

November 19, 2013

Nancy Martins
Secretariat – City of Toronto Planning and Growth Management Committee
100 Queen Street West
10th floor, West Tower, City Hall
Toronto, ON
M5H 2N2

Dear Ms. Martins:

**RE: Proposed Official Plan Amendment No. 231
Site and Area Specific Policy No. 388
Dufferin Street and Wilson Avenue
Our File 13206A**

On behalf of my clients, Grazia Maria Antinori and D. & L. Group Limited, please be advised that I have reviewed the Site and Area Specific Policy No. 388 (i.e. Lands Southeast of Wilson Avenue and Dufferin Street) as identified in proposed Official Plan Amendment No. 231 and the corresponding staff report entitled "*City of Toronto Economic Health Policies and the Policies, Designations and Mapping for Employment Areas*". My Clients are landowners within this proposed special policy area with their lands being located immediately south of Wilson Avenue, east of Dufferin Street with frontage on both streets.

I would like to take this opportunity to provide the City of Toronto Planning and Growth Management Committee with the following comments regarding Site and Area Specific Policy No. 388:

- 1) My client supports the proposed Official Plan amendment and staff report recommendation that the subject lands southeast of Wilson Avenue and Dufferin Street be designated as a Regeneration Area and also support the Regeneration Area policies/criteria of the Official Plan.
- 2) Site and Area Specific Policy No. 388 has identified a future north-south road between Billy Bishop Way and Wilson Avenue. Currently, the details of this future road connection (i.e. size, placement, cost sharing, etc.) are unknown and will ultimately impact the future development of my Clients' lands. While we do not object to the concept of a proposed north-south road, my clients object to the road as currently shown on the Canada Lands Company application (3621 Dufferin Street) which when extended will bisect their property, reducing the development potential of their lands substantially and not provide the best overall traffic solution for this area. To this extent, it would be appropriate to relocate the road such that it intersects Wilson Avenue at the extreme east limit of our client's property to allow sufficient distance from the two

signalized intersections at Dufferin / Wilson and Wilson / SmartCentres entrance for future signalization (if / when warranted).

We will be meeting with Canada Lands Company regarding Item 2 above in the next few weeks, and City staff thereafter.

Thank you.

Yours truly,

MHBC


David A. McKay, MSc, MCIP, RPP
Partner

cc. *Clients*
Robert Kligerman