

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. 426
FIRST GULF DON VALLEY LIMITED
21 DON ROADWAY
OUR FILE 1254'A'**

We represent First Gulf Don Valley Limited (“First Gulf”), which owns an approximately 30 acre parcel of land generally located at the northeast corner of Lakeshore Boulevard and Don Roadway and municipally addressed as 21 Don Roadway.

Further to our submission to the City dated July 5, 2013, First Gulf has prepared a comprehensive concept for the redevelopment of the entire block of land bounded by Don Roadway on the west, Booth Avenue on the East, Lake Shore Boulevard on the south and the Metrolinx Railway Lands / Eastern Avenue on the north (**Figure 1**) which comprises an area of approximately 60 acres. The vision is for an employment precinct with a broad range and variety of non-residential land uses that will generate between 50,000 to 60,000 jobs.

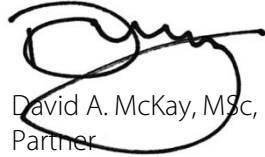
While proposed Site and Area Policy 426 identifies the intent to create a comprehensively planned employment precinct with the range of uses required for a vibrant and animated urban district, the mapping does not reflect a land area with sufficient critical mass to generate the jobs that could and should be accommodated in the new employment precinct.

We are therefore requesting that the mapping be modified so as to be consistent with the stated policy objective in Proposed Policy 426. The attached **Figures 2 and 3** reflect the revisions we are requesting above to Map 44 and the Site and Area Specific Policy 426 map.

Thank you.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read "David McKay", written over a circular stamp or mark.

David A. McKay, MSc, MCIP, RPP
Partner

cc: David Gerofsky, John MacNeil, & Don Manlapaz, First Gulf Don Valley Limited
Mark Cowie & Mike Cowie, Colliers International
Roslyn Houser, Goodmans LLP
John Livey, Deputy City Manager, City of Toronto
Jennifer Keesmaat, Chief Planner, City of Toronto
Gregg Lintern, Director, TEY Community Planning, City of Toronto
Kyle Knoeck, Manager of Community Planning, East Section TEY District, City of Toronto




Data Source: VuMap FBS Imagery - Aerial Flown 2011

Figure 1 LOCATION MAP

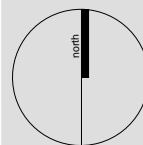
21 Don Roadway
City of Toronto, ON

LEGEND

 Subject Lands

DATE: November 18, 2013

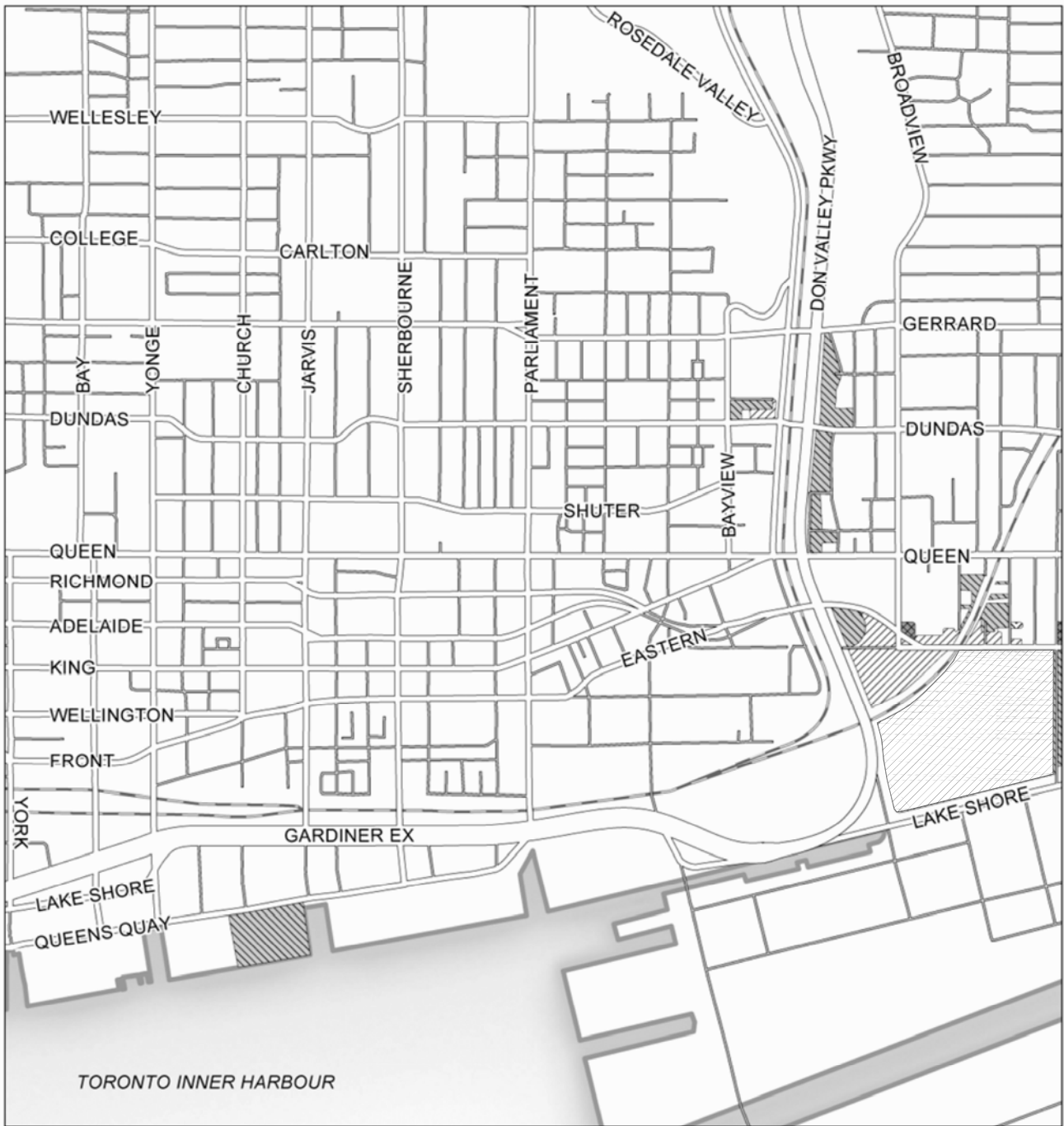
SCALE 1 : 5,000



N:\1254\A\2013\November\1254A - Figure - Nov 18-13


**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**
 230-7050 WESTON ROAD WOODBRIDGE, ON, L4L 8G7
 P: 905 761 5588 F: 905 761 5589 | WWW.MHBCPLAN.COM

Figure 2



Toronto City Planning

Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 44

- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------|
| Neighbourhoods | Parks & Open Space Areas | Employment Areas | Utility Corridors |
| Apartment Neighbourhoods | Natural Areas | Core Employment Areas | |
| Mixed Use Areas | Parks | General Employment Areas | |
| Regeneration Areas | | | |



Not to Scale
10/30/2013

Figure 3

