

November 20, 2013

Our File No.: 11-0369

**Via Email**

Planning and Growth Management Committee  
Toronto City Hall, 10th Floor, West Tower  
Toronto, ON  
M5H 2N2

**Attention: Nancy Martins, Committee Secretariat**

Dear Sirs/Mesdames:

**Re: Planning and Growth Management Committee Item  
Municipal Comprehensive Review – Employment Lands**

We are solicitors for Tippet Developments Inc., the owner of the property known municipally as 9 Tippet Road in the City of Toronto (the “Property”). We are writing to indicate our client’s general support for the recommendation in the draft official plan amendment resulting from the municipal comprehensive review (the “Draft OPA”) that the Property be redesignated to *Regeneration Areas*, with inclusion of a new Site and Area Specific Policy (“SASP”) for the broader area. (We should note that there appears to be a mapping area because the Property and surrounding lands are shown in white without any new land use designation.)

However, we are writing to request a small modification to the SASP proposed for inclusion in the Draft OPA. As drafted, sub-policy (c) is unclear and may not actually result in any new employment being provided generated in the area.

Our client submits that a more appropriate sub-policy for inclusion in the Draft OPA would read as follows:

“Policies to ensure an appropriate amount of non-residential development as part of any redevelopment that includes residential gross floor area”

We understand that the local councillor is supportive of this direction and may have submitted a letter to Planning and Growth Management Committee with a proposed motion to amend the SASP proposed for inclusion in the Draft OPA.

We would appreciate receiving notice of any decision or public meetings regarding the above-noted matter. Please do not hesitate to contact us if any additional information is required.

Yours very truly,

**Goodmans LLP**

*M Roblin*

*for*

David Bronskill

DJB/

cc: Client

\6264246