

November 20, 2013

Our File No.: 09-2624

**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 Parc Downsview Park Inc. (“PDPI”) and Canada Lands Company CLC Limited (“CLC”). We have reviewed the proposed official plan amendment resulting from the City’s municipal comprehensive review (the “Draft OPA”) and we are writing to express our client’s concerns regarding the proposed treatment of the employment lands within the Downsview Area Secondary Plan area.

As we understand it, the Draft OPA would re-designate certain lands within the Downsview lands portion of the Downsview Area Secondary Plan area as *Core Employment*. In our view, it would be more appropriate to re-designate these lands as *General Employment*, for a variety of reasons:

1. Residential uses are permitted in close proximity to these lands. The *General Employment* designation would allow for more compatible land uses in proximity to these residential uses, while the proposed *Core Employment* designation would not provide for an appropriate transition.
2. PDPI/CLC has long considered that the employment areas within the Downsview lands would function as a gateway from the new subway station south to Downsview Park. The long-term vision is to redevelop the employment area as a mixed-use gateway, with pedestrian related activities along a new street linking the subway station to Downsview Park. The Downsview Secondary Plan supports this vision by requiring a new public street connection between the new subway station and Downsview Park and requiring enhanced streetscapes to reinforce the importance of that street as a pedestrian corridor. In our view, the proposed Core Employment designation would not allow this vision to be realized.

We would request that the Draft OPA be amended in accordance with this request or that any decision regarding the application of the Draft OPA to the Downsview Area Secondary Plan area be deferred until this request can be discussed with City staff.

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**



*for* David Bronskill  
DJB/  
cc: Client

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