

**From:** Josh Silvers <josh\_silvers99@yahoo.ca>  
**To:** "pgmc@toronto.ca" <pgmc@toronto.ca>  
**CC:** "councillor\_bailao@toronto.ca" <councillor\_bailao@toronto.ca>  
**Date:** 2013-11-20 11:28 AM  
**Subject:** 440 Dufferin St. & 11 Peel Avenue Development

Planning and Growth Management Committee:

The details of the proposed developments were recently brought to my attention. I live on Argyle St. just east of these proposed sites. These locations are currently designated as employment areas. I would like to see these locations developed with employment being the prime focus. Building a mini Liberty Village with a grocery store should not be considered employment. I would like to see a proportional ratio of residential to employment. Toronto already has a surplus of condos with Starbucks and dry cleaners at the ground level. Toronto should focus first on employment growth rather than residential development. With any development, let's consider the neighbours in the immediate area first. Residents on Argyle St are concerned with many issues that will arrive after the completion of these grand proposals. More studies and public consultation are needed to reach compromises and adjustments. Traffic, Transit, school safety

zones, infrastructure along with others should be discussed. The disappointing and overcrowded development south of Queen St. on Sudbury St. should not be a blueprint for this neighbourhood. I would like the city to take some time to evaluate this proposal before regretful decisions are made.

Josh Silvers