

November 20, 2013

Our File No.: 10-2814

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 the owners of the properties known municipally as 17-21 Peel Avenue and 11 Peel Avenue in the City of Toronto. 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"), but would request two revisions to the Draft OPA as it would apply to the above-noted properties.

First, sub-policy (d) should be revised to increase the maximum gross floor area for any one retail store to recognize the grocery store use proposed as part of the redevelopment 11 Peel Avenue. Second, the properties known municipally as 17-21 Peel Avenue are proposed to be redesignated as Parks. In our view, it is premature to redesignate privately owned lands as Parks. While these lands may be conveyed into public ownership for future park use, it would be more appropriate to redesignate these lands as Mixed Use until such time as any such conveyance occurs.

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

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