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Thursday, February-19-15

Planning and Growth Committee  
100 Queen Street West  
Toronto, ON  
M5H 2N2

Dear Chair and Members:

**Re: Request for Review of Dufferin Triangle Lands**

Please accept this letter as my request for the Planning and Growth Committee to add this item to the meeting agenda of February 24, 2015 and that the committee adopt the following motion:

1. *City Council requests the Chief Planner and Executive Director, City Planning, to review the lands bounded by Dufferin Street on the east, Florence Street on the north and the Lower Galt Subdivision rail corridor on the south and west (The Dufferin Triangle) in order to identify locations for public parks and public roads. City Planning staff are also requested to report back to Planning and Growth Management Committee on the review and provide recommendations regarding the following matters:*
  - a. *A public road network and pedestrian links;*
  - b. *Protection of lands for employment uses;*
  - c. *Location, massing and orientation of buildings;*
  - d. *The appropriate location for public parks;*
  - e. *Appropriate buffering and transition to lower scale residential uses in the area;*
  - f. *And, appropriate buffering and rail mitigation measures in accordance with the FCM guidelines.*

Located on the west side of Dufferin Street and bounded by the rail corridor on the west and Florence Street on the north, the "Dufferin Triangle" has a long history of being the home for a variety of economic activities. Although, the nature of employment in the area has changed over the years, City Council has reaffirmed the important contribution the Triangle continues to make to the City's economy by preserving the lands for employment uses during the recently completed Municipal Comprehensive Review.

However, with the elimination of the Dufferin Jog, increasing intensification and development along Queen Street West and the submission of the development proposal at 440 Dufferin Street, there is growing interest in the Triangle lands for potential reinvestment.

Recognizing the importance of the lands to the local community, the City and to ensure the public's interest is protected over the long term in advance of any future redevelopment proposals, I hope committee members will support the above recommendations.

Should you require additional information or clarification, please do not hesitate to contact me.

Sincerely,

Ana Bailão  
City Councillor,  
Ward 18, Davenport