

May 16th, 2016

By email: pwic@toronto.ca

Public Works and Infrastructure Committee
Toronto City Hall, Floor 10, West Tower
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Members of the Committee

Re: Liberty New Street – Environmental Assessment Study

We Hullmark Developments Ltd. are the property owners of two existing non-residential buildings within the Employment District known as Liberty Village (60 Atlantic Avenue & a partnership in the Toronto Carpet Factory). We also have a development proposal under review for one of the first office buildings to be located at Liberty Street and Atlantic Avenue. We are writing to provide input with respect to the March 30th, 2016 Staff Report to the Public Works and Infrastructure Committee.

Having a significant stake in the prosperity of Liberty Village, we with fellow property owners in the district, engaged discussions with each level of government, relevant provincial ministries and other stakeholders roughly one and a half years ago. Each discussion focused on Liberty Village as the next important employment node for the City, the infrastructure groundwork is already in place (unlike other areas of the City that are receiving better attention) and Liberty Village needs investment to improve our traffic and transit in order to preserve Liberty Village's momentum of being a pre-eminent employment cluster. Everyone that we spoke to recognized Liberty Village's pre-existing transportation and transit challenges. The big question is, how do we get these much needed City investments on a budget agenda?

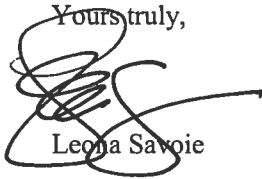
We are thrilled to see that a step is being taken to build the new road, and we are very keen to see the City act swiftly to execute. The time is now. The local road is a necessary City investment to unlock the development potential to build new non-residential uses on the acres and acres of parking lots and redevelopment sites. We are concerned that the current tenant base that occupy our buildings right now may not have room to grow and relocate into a business neighbourhood that they have grown to love. Unlocking this potential will create these 'growing in place' opportunities.

We are also a property owner that has been actively engaged with the BIA in the establishment of Liberty Village's Masterplan authored by Ken Greenberg and the Planning Partnership. It has immense community buy-in and the BIA's members have spent countless hours on establishing the vision contained in the document. We note that one of the recommendations contained in the staff report before the Committee directs the Planning Department to initiate an Official Plan

Amendment to protect the lands needed for the new street between Strachan and Dufferin north of the rail corridor. We believe that this does not go far enough. The Masterplan sets out a number of desired planning outcomes throughout the district including streetscape standards and how newly developed buildings relate to the proposed new local road. We believe that the Planning Department should also be engaged to start planning out these details now in extensive consultation with the properties that own land next to the proposed road. It is not too early to do so. We also ask that the Planning Department extensively consult with the BIA with any City initiated OPA that may be informed by the endorsed Masterplan.

We are more than happy to discuss these submissions in person.

Yours truly,



Leona Savoie