



February 26th, 2019

The City of Toronto
100 Queen Street West
Toronto, ON
M5H 2N2

ATTN: Marilyn Toft

RE: Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe 2017,
Preliminary City Comments
Item PH2.4 - February 26th Council Meeting

Dear: Mayor Tory and Members of Council

Dunpar Developments owns various properties in the City of Toronto that have been included in the proposed Provincially Significant Employment Zones (PSEZ) designation. We recognize the value of the policies that the Province of Ontario and the City of Toronto are working to achieve by identifying and protecting Employment Lands. We want to bring to light a grey area that the City should consider when consulting with the Province that specifically relates to existing Mixed-Use designations in the City of Toronto's Official Plan. Our concerns relate to the transition areas between Employment Areas and existing residential neighborhoods that have been designated as Mixed-Use in the City's Official Plan to provide a transition and a buffer between these two potentially incompatible land uses.

Our review of the impacts of the Growth Plan Amendments and PSEZ implementation on Mixed-Use designated properties is uncertain. Understanding that the Growth Plan policy amendments are in their infancy and the Province is currently soliciting comments on them, more emphasis should be incorporated to clarify how transitional areas within PSEZ's and external to PSEZ's are to be treated.

We suggest that the City of Toronto seek clarity on how properties currently designated as Mixed-Use under the City's Official Plan will be treated at the boundaries of PSEZ's as proposed by the Province of Ontario. Further, the City of Toronto should ensure that the qualities of Mixed-Use sites are protected and maintained, rather than potentially overridden or restricted by the PSEZ's and the Growth Plan Amendments.

Respectfully,

Ann Lam,
Vice President, Land Development
Dunpar Developments Inc.



cc. John Zanini, Dunpar Developments Inc.
cc. Alex Puppi, Dunpar Developments Inc.
cc. Christopher Langley, Dunpar Developments Inc.
cc. Calvin Lantz, Stikeman Elliott LLP