

July 2, 2019

10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Nancy Martins, Secretariat
email: phc@toronto.ca

RE: PH7.12 How Does the City Grow? - Update 2019

Dear Chair Ana Bailao, and Members, Planning and Housing Committee,

The collection, analysis, presentation and distribution of information regarding the City of Toronto's growth and development is of vital interest and concern to planners and developers alike. We congratulate the City on maintaining this database and reporting out on a consistent basis every year. However, we feel that while the report contains much useful information its utility would be increased if it was revised in a few areas:

1. The Non-Residential category includes Manufacturing, Retail and Office employment. The areas designated in the Official Plan are under considerable pressure due to: decline of manufacturing, growth of retail, and office employment. The trends in these components needs to be readily available. Similarly Residential includes a number of categories of density.
2. The report references "proposed" development, so we're never sure what has actually been approved, the number of permits issued, and the development stage (i.e. actual "shovels are in the ground").
3. The report refers to gross square footage, but not the type of businesses that will go into the identified space. Real beneficial "growth" for the City entails the creation of forward looking, future proof jobs, and cannot simply be summarized as the amount of physical space, but rather how that space will be used.

We would recommend that the City departments of City Planning, and Economic Development combine their efforts to develop an integrated report that would provide greater clarity and insight for all stakeholders.

Respectfully submitted,

Geoff Kettel, Co-Chair, Leaside Property Owners Association
and

Glenn Asano, Instructor, Ted Rogers School of Management, Ryerson University and Co-Founder, Leaside Innovation Centre

C.C. Gregg Lintern, Chief Planner and Executive Director, City Planning
Kerri Voumvakis, Director, Strategic Initiatives, Policy & Analysis, City Planning,
David Fitzpatrick, Project Manager, Research and Information, City Planning,
Thomas McGinty, Economic Development Officer, Business Retention and Expansion
Unit, Economic Development & Culture
Dag Enhorning, President, Leaside Business Park Association