

Ontario Growth Secretariat  
Ministry of Municipal Affairs and Housing  
777 Bay Street  
23<sup>rd</sup> Floor, Suite 2304 Toronto  
ON M5G 2E5

February 22, 2019

Attention: Charles O'Hara, Director Growth Policy, Planning and Analysis Branch

Dear Mr. O'Hara:

Subject: Comment Regarding the Proposed Amendment to the Growth Plan for the Greater Golden Horseshoe, 2017 (ERO No.: 013-4504)

We are writing to support the proposed amendments to the Growth Plan regarding employment lands, particularly section 2.2.5.10 which allows for the conversion of employment lands to a designation that permits non-employment uses in advance of a Municipal Comprehensive Review, provided that there is: a demonstrated need, no adverse effects on the viability of an employment area or achievement of minimum intensification targets, there are existing or planned services in place, and a significant amount of jobs are maintained on the lands.

Gladki Planning Associates Inc. (GPA) is the planning consultant for LFL Group, the owners of the property municipally known as 45 Gordon Mackay Road as (hereafter referred to as the 'subject property'). This letter is provided as comment regarding the Proposed Amendment to the Growth Plan for the Greater Golden Horseshoe, 2017.

The subject property is located southeast of the interchange of Highway 400/Black Creek Drive and Highway 401. It is located just west of Jane Street. The subject property is comprised of approximately 40 acres including the LFL office and warehouse headquarters which have existed on this site since 1964. Approximately 270 jobs are located on the site.

The subject property is designated as *Employment Areas* in the City of Toronto Official Plan. This designation is generally intended to ensure an adequate supply of land to accommodate employment activities within the City of Toronto. It is designated as *General Employment Area* subject to Official Plan Amendment 231 which recognizes the proximity of sensitive residential land uses and major arterials and allows for an expanded set of uses which are more appropriate for this context. The site is isolated from other *Employment Lands* designated areas. Part of the site is within a floodplain.

LFL is currently contemplating the redevelopment of its property for a mix of uses including the addition of a significant number of jobs.

The subject property is well positioned at the centre of the GTA. It is ten minutes away from Pearson Airport and 30 minutes by car to Downtown Toronto. It is also 800 metres away from the Weston GO Station with frequent transit connections to the Airport and Downtown Toronto via the UP Express and locations across the GTHA via GO Transit.

The surrounding community has been identified as a priority neighbourhood by the City of Toronto and is in need of revitalization. The planned redevelopment of the property represents an opportunity to provide a considerable investment in the site, aligning and enhancing the City of Toronto's policy intent regarding priority neighbourhoods.

LFL is currently in the process of developing a preliminary development concept for the site which is intended to provide a combination of office commercial, residential, community/cultural, parks and open spaces. The concept under development is intended to better utilize available lands, enhance the public realm and allow for better a connection to the existing community.

The concept contemplates a mix of land uses which build on and are complementary to the existing employment use located on the property. The size of the property and its location allows for the development of a complete community that is inclusive of a mix of employment, commercial and residential uses. In today's world, complete communities are essential for attracting employees to modern, employment uses. These communities include modern research, office and service-related jobs as well as a variety of nearby food and retail activities that employees can access within walking distance, as well as residential development that contributes 24 hour vibrancy. The current vision for these lands proposes to add thousands of jobs, as an integral part of a complete community.

LFL has been closely following the proposed amendment to the Growth Plan and has participated in the Stakeholder Exchange and Regional Roundtables on February 11 and 13. We understand and support this opportunity to protect core employment uses for industry across the province while enhancing employment areas through industrial intensification designed to create complete communities, protect existing jobs as much as is feasible and grow employment over the long term.

In addition to our support for the proposed amendment regarding section 2.2.5.10 of the Growth Plan, we are hoping to convince the City that our site be given priority status for consideration of mixed use development, while maintaining and adding significant jobs, given its unique setting and character. We also note that the proposed amendment to the Growth Plan, under section 2.2.5.12 allows the Minister to identify provincially significant employment zones to support coordination of planning for jobs and economic development at the regional scale. Lands so identified cannot be converted using s. 2.2.5.10. We note that LFL site is not identified as a provincially significant employment zone.

We also support the proposed amendment to section 2.2.5.14 which calls for the redevelopment of employment lands to maintain similar amounts of jobs on site.

LFL (Leon's) employs 10,000 people across Canada. It is a family owned business with deep roots in its community. The business was started in 1909 in Welland. The head offices moved to the current location on the subject property in 1964. The redevelopment of the subject property allows

for a reinvestment in the site and for a continuation of business activities and a host of new residential, retail and commercial opportunities for a growing community.

Thank you for your consideration. We wish to continue to be informed as the proposed amendment continues. Please contact the undersigned if you have any questions.

Regards,

A handwritten signature in blue ink, appearing to read "John Gladki".

John Gladki FCIP RPP  
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cc Scott Loudon, Director Real Estate Development, LFL Group  
Edward Leon, President, and CEO, LFL Group