

December 13, 2013

Neil Cresswell
Director, Community Planning
Etobicoke York District
2 Civic Centre Court, 3rd floor
Etobicoke ON M9C 5A3

Dear Mr. Cresswell:

Re: *Development Application, Official Plan Amendment*
23 Park Lawn Road and 2150 Lake Shore Boulevard West

We are the planning consultants for Mondelez Canada Inc., the owner of the subject site located at the northeast corner of Lake Shore Boulevard West and Park Lawn Road, municipally known as 23 Park Lawn Road and 2150 Lake Shore Boulevard West. On its behalf, we are pleased to enclose herewith, the plans and reports in support of an Official Plan Amendment to the City of Toronto Official Plan.

The subject lands are approximately 11 hectares (27 acres) in size and contain the Mondelez Lakeshore Bakery, which recently ceased operations, as well as extensive areas of surface parking and grassed lawns. The proposed Official Plan Amendment would redesignate the subject lands from *Employment Areas* to *Regeneration Areas* (with an associated Site and Area Specific Policy requiring additional strategies to ensure appropriate development and address technical matters), and delete the *Employment Districts* identification applying to the northwest corner of the lands on Map 2 of the Official Plan.

The proposed Official Plan Amendment will support intensified mixed-use development on the site. It is our opinion that the proposed application to redesignate the site from *Employment Areas* to *Regeneration Areas* and to delete the *Employment District* designation is consistent with the planning and urban design framework established by the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, and is in keeping with the general intent and purpose of the City of Toronto Official Plan.

In support of this submission, please find enclosed the following materials:

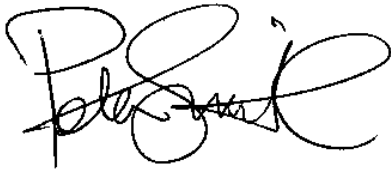
1. One (1) cheque for the required fee of \$16,041.46 made payable to
2. "Treasurer, City of Toronto";
3. One (1) copy of a completed Development Application form for Official Plan Amendment;
4. Five (5) copies of the Planning Rationale, prepared by Bousfields (dated December 13, 2013);

5. Five (5) copies of the Community Services and Facilities Study (appended to the Planning Rationale), prepared by Bousfields (dated December 13, 2013);
6. Five (5) copies of the Draft Official Plan Amendment, prepared by Bousfields (dated December 13, 2013);
7. Twenty (20) copies of the Boundary Plan and Topographical Survey;
8. One (1) DVD containing all the above noted documents and drawings.

Please do not hesitate to contact me or Alexandra Schaffhauser of our office if you have any questions or concerns regarding the foregoing.

Yours very truly,

Bousfields Inc.



Peter F. Smith, MCIP, RPP

cc: *Susannah Riggs – Mondelez Canada Inc.*
Mary Bull – Wood Bull LLP