

PG 20.15

November 3, 2008

CITY CLERK'S OFFICE
SECRETARY'S SECTION

2008 NOV -6 A 11: 38



Mike Feldman
COUNCILLOR

York Centre
Ward 10

City Hall
100 Queen Street West
Suite A22
Toronto, Ontario
M5H 2N2

Tel: 416-392-1371
Fax: 416-392-7299
Email:

councillor_feldman@toronto.ca

Constituency Office
5100 Yonge Street
Toronto, Ontario
M2N 5V7

Tel: 416-395-6407

Councillor Norm Kelly
Ward 40, Scarborough-Agincourt
City Hall
100 Queen Street West, Suite C43
Toronto, Ontario
M5H 2N2

Dear Councillor Kelly:

In working through planning applications in my Ward, I am becoming more and more concerned with the loss of commercial uses in our City.

As you know, steps have been taken to protect lands zoned Industrial and Employment under our Official Plan, but so far the commercial component of sites designated as Mixed Use are vulnerable.

Two different applications in my Ward will see the City losing a combined total of approximately 80,000 square feet of commercial space if they are to proceed under the current rules which do not require the replacement of what's currently there.

Council has made a decision that it is important to protect our jobs. However, Planning Staff advise that Mixed Use means either all residential or all commercial or a combination thereof. Developers are coming in with residential projects on arterial roads rather than replacing the commercial space that's on the site first and blending in residential where possible. There must be a clear definition of what Mixed Use means.

I would like to request that Staff be directed to write a report on making the replacement of existing commercial space mandatory under the Mixed Use zoning designation.

Thanks very much for bringing this matter before the next Planning and Growth Management Committee meeting on Thursday, November 13, 2008.

Sincerely,

Mike Feldman
Councillor, Ward 10
York Centre

MF/no

c. Councillor Karen Stinz
✓ c. Merle MacDonald, Committee Administrator