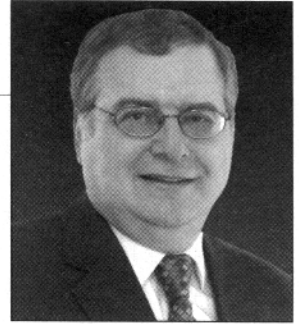


Councillor Mike Del Grande B.Comm., C.A., M.T.S., B.Ed.

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February 2nd, 2009

To: Planning & Growth Management Committee
Councillor Norm Kelly, Chair
Councillor Peter Milczyn, Vice-Chair
Councillor Frank Di Giorgio
Councillor John Filion
Councillor Michael Thompson
Councillor Adam Vaughan

Re: PG23.2 – 3101 Kennedy Road – Zoning Application – Refusal Report (Ward 39)

Dear Colleagues:

You will be asked on February 4th, to approve a project at 3101 Kennedy Road. As the local Councillor, I wish to inform you of the conflicting views on this project.

Staff will indicate the following:

This project is on employment lands and is a full retail development which goes against our Official Plan. The Planning department has tried to work with the Applicant to compromise on the amount of retail that is acceptable.

On the other hand the Applicant points to the following:

Retail jobs are employment jobs. Would it be better to have a warehouse with a couple of employees or a development that can add a significant number of jobs? The question is how do we define "retail" jobs?

They will also point to a development on Markham Road which was on Employment Lands as well; however, a Retail Box Store was allowed to be built with OMB approval.

Here is what I would like to point out:

The City lost on a Commercial- Highway zoning in an Employment Area at Victoria Park and McNicoll. We actually got not one but two residential towers approved on this site. On this site, the owner originally introduced a Church, which is permitted in an employment area. Our logic was that we had a winnable strong case against the proponent.

This employment area now has a large Box Store with retail stores at McNicoll and Midland. If retail is not allowed, then why is this "mix" permitted which is not the case at 3101 Kennedy Road?

The employment area allowed a recently completed 236 unit life lease building for seniors at Kennedy and McNicoll.

The property in question has been vacant for decades and I cannot see anyone building industrial condos here. I do have them on Milliken Road and they are an eyesore. This same area has a commercial building and retail/supermarket next to the industrial condo.

On a side note the Applicant has offered the City \$150,000 towards a Traffic Light which will be needed in the near future if they do not have to go to the OMB.

I put these issues and facts for your consideration; the Committee will have to decide what is best for the City. I have, however, also seen The Official Plan change and change significantly. This past Council Meeting (Jan 27th), for example, allowed a 35 story condo/hotel on Richmond Street when the Plan permitted only a building which was less than half that size.

While I fail to understand the above, I do know one thing which I have said repeatedly: that we are consistent in being inconsistent.

If you ask me whether I am against this proposal, my answer is NO. But then it will be up to the Committee to say YES.

Regards,



Mike Del Grande
Councillor, Ward 39
Scarborough-Agincourt
City of Toronto

cc. Merle Macdonald, City Clerk's Office
Kevin Chan, Scrillion Developments Inc.