

**From:** [Michael Nemanic](#)  
**To:** [Planning and Housing](#)  
**Cc:** [Rabia Munir](#)  
**Subject:** Request to make Deputation at the June 28, 2021 Planning and Housing Committee - 35 Cawthra Ave (Dunpar Homes) - PH25.8 Our Plan Toronto: Keele-St. Clair Local Area Study-Directions Report  
**Date:** June 25, 2021 9:51:30 AM  
**Attachments:** [image001.png](#)

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To Whom It May Concern:

I am writing this email regarding the June 28, 2021 Planning and Housing Committee agenda for item: PH25.8 Our Plan Toronto: Keele-St. Clair Local Area Study- Directions Report (Ward 5 & 9).

I am requesting the opportunity to make a **10-minute** deputation with my colleague Rabia Munir to comment on the recommendations in the Request for Directions Report at this meeting on behalf of Dunpar Homes. Dunpar Homes is the owner of the lands municipally known as 35 Cawthra Ave, which is the current location of the KN Rubber Plant. The KN Rubber Plant manufactures rubber products from post-industrial and post-consumer rubber scrap. Put plainly, it is the “heaviest of heavy Industries” in the neighborhood.

Currently, staff is recommending that no changes should be made to the Core Employment designation of 35 Cawthra Ave, despite contrary recommendations for the lands proximate to, and surrounding the subject lands on essentially all sides. Dunpar Homes is concerned that with residential encroachment will come increased complaints which will threaten the operations of the KN Rubber Plant and cause the planned function of this dynamic neighborhood to fall short of its potential.

As a local resident myself, I have frequently walked around the KN Rubber Plant. The smell of rubber and the noise of truck traffic is unmistakable. Accordingly, at this meeting of the Committee I would like to respectfully suggest a different future for 35 Cawthra Ave, one which would include a mix of light commercial-industrial and residential uses and that would breathe life into this part of the neighborhood and give local residents what they want: (a) placemaking through the provision of an improved public realm which replaces concrete with greenspace; (b) affordable housing for the next generation of homebuyers; and (c) new opportunities for employment to incubate and create jobs of the future

My colleague, Rabia Munir, will also be in attendance to briefly speak to her experience as a Millennial living within the City. Much of what I said in my preceding paragraph applies more to her than it does to me, and it is my firm belief that her voice should also be heard. For this reason, we would kindly like to request that the Committee jointly allot us **10-minutes** to speak to this important matter.

After this meeting of the Committee, we attend to present written correspondence which will further outline our view on the potential of 35 Cawthra Ave to become the anchor of a progressive and new mixed-use community. Please let me know if additional documents are required to ensure council has the opportunity to review this written correspondence and that we will have an opportunity to make a deputation in this meeting.

Sincerely,

Michael Nemanic  
Legal Counsel & Development Management

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