



PALETTA INTERNATIONAL
CORPORATION

March 16, 2011

Paul Bain
Policy & Research
City of Toronto – Metro Hall
55 John Street, 23rd Floor
Toronto, Ontario
M5V 3C6

Dear Mr. Bain:

Re: Avenue Study for St. Clair Avenue West from Keele St./Weston Rd. to Scarlett Rd.

We have reviewed the staff report provided to us on March 14th, and submit the following comments for consideration in advance of and at the March 22nd Public Meeting.

Our company owns the property located at 109 Ryding Avenue, where Maple Leaf Foods is the current tenant. As indicated to you in earlier correspondence and meetings, our intention is to maintain the current tenant as long as they remain viable, but at the same time we must also think to the future of this property in the event our tenant ends their lease for whatever reason.

Given the changing nature of this neighbourhood, we have maintained that in the event of future redevelopment, residential and/or commercial uses would be a more appropriate fit with the adjacent residential and commercial lands. We note in the staff report near the bottom of page 10 a sentence specific to this property that states “*However, if the plant were to be closed as part of a corporate restructuring, consideration could be given to a conversion to residential uses as a) The plant currently emits odours that affect the nearby local residents on Ryding Avenue and Cobalt Avenue; and b) There would be no major employers left in this industrial node.*” While this is encouraging, we would like to see the word “could” replaced with “should”, and have wording to this effect included in a Site Specific Policy in the Official Plan instead of just a brief reference in a staff report.

Secondly, there is a statement in the second paragraph on page 22 that reads “*While the City wishes to retain the Maple Leaf Poultry plant at 109 Ryding Avenue, should it relocate due to corporate restructuring and a less impactful use replace it, residential uses could be permitted on these St. Clair Avenue lands without the need for an Official Plan Amendment.*” We request confirmation that residential uses on 109 Ryding Avenue would also be permitted without the need for an Official Plan Amendment, subject to the Site Specific Policy requested above.

Lastly, we question some of the statements in the staff report referring to Maple Leaf Foods as “*the largest single employer in the area*”. Is this being determined based on the overall company, or just this plant? We are also unsure about the statements that “*this plant is expanding both in terms of product lines and employment*”. These statements are not necessarily consistent with our understanding.

Please feel free to contact us if you wish to discuss these comments further, along with the wording of the Site Specific Policy we are requesting be added to the Official Plan as part of this process.

Yours truly,

PALETTA INTERNATIONAL CORPORATION



Dave Pitblado

Cc: City Clerk, Attn: Rosemary MacKenzie – Etobicoke York Community Council (for distribution to Council)