

900 CALEDONIA ROAD LIMITED

900 Caledonia Road, Toronto, Ontario, M6B 3Y1

August 27, 2012

**Attention: Mayor and Members of Council
Chair and Members of the Planning and Growth Committee
Chief Planner**

**Re: Request to Remove the Properties Municipally known as 900 and 916 Caledonia Road
from the "Employment District" Designation in the Urban Structure section of the
City of Toronto official Plan**

We, 900 Caledonia Road Limited, are the owners of a 7 acre property municipally known as 900 Caledonia Road and a 30,000 sq.ft. property located at 916 Caledonia Road, in the former City of North York.

We have owned the property at 900 Caledonia Road since 1971 and since that time the existing buildings have been used strictly for storage, with little opportunity to generate any significant employment opportunities. The existing buildings are approximately 140,000 square feet in size, which buildings have remained almost entirely vacant for the past number of years. With our sites abutting a higher density residential development to the immediate north, we have been unsuccessful in attracting any potential interest as an employment site, with manufacturing and industrial operators having no interest in occupying a site which is directly abutting an active residential use.

The site at 916 Caledonia Road was, in the past, a gas station and now it is a sales depot for trucks. The owner of this depot is the sole employee.

In light of the locational attributes of both of the sites, we would ask that the City Planning Staff and Council consider removing the "Employment" designation from the sites when the City proceeds with its review of its current employment policies. Given the locational attributes of the site and given the adjacent residential uses, the re-designation of our lands for residential uses would be more appropriate. A re-designation would allow us to proceed with a reasonable form of residential development which would facilitate ground related private market, affordable housing which, in and of itself, would not only create significant employment opportunities, it will also provide much needed affordable private ground related housing in a desirable area of the City of Toronto.

Sincerely

900 CALEDONIA ROAD LIMITED

Per:



Joseph Iacolucci

Cc: Councilor Josh Colle

Cc: Adam Brown