

City Councillor – Ward 17 • Davenport

Date: November 07, 2012

To: Chair Peter Milczyn, and Members of the Planning and Growth Management Committee

From: councillor Cesar Palacio

Subject: **Item PG19.5 – Planning for a Strong and Diverse Economy: Official Plan/Municipal Comprehensive Reviews – Draft Policies and Designations for Employment**

Dear Mr. Chair Milczyn:

The purpose of this missive and attached materials is to respectfully request your respected Committee to allow this (late) communication to be part of the Agenda; and be refer to City Planning Staff for their consideration –as noted on requests and/or applications for the conversion of employment uses and/or the introduction of residential uses, appended as Attachment 5 to this report relating to Ward 17 –Davenport.

RECOMMENDATIONS:

That Planning and Growth Management Committee recommend that:

1. The Chief Planner and Executive Director, City Planning Division be requested to report back to Planning and Growth Management Committee on the preliminary assessment for **1377-1381 Dufferin Street; 290 Old Weston Road; 404 Old Weston Road; and 362 Old Weston Road**, prior to the statutory meeting to consider proposed Official Plan amendments pertaining to the employment policies.
2. The Chief Planner and Executive Director, City Planning Division, upon commencement of its assessment, notify the property owners noted in recommendation #1

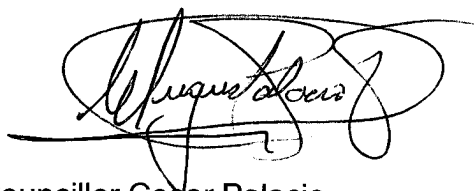
SUMMARY:

As part of the Municipal Comprehensive and Five-Year Official Plan Reviews, I am requesting that the Chief Planner and Executive Director, City Planning include the attached **additional** information for the above-noted locations in recommendation #1. The noted sites under consideration for conversion from employment uses to non-employment uses are noted in attachment 5 of PG19.5.



During the last 3 years City Planning Staff in conjunction with my office and local "Community Working Groups" have had planning discussions on a few sites that have been vacant, an eyesore to adjacent residential neighbourhoods, and an impediment to economic revitalization.

As requested by Planning Staff, I'm sending additional (e-mail) information noted in appendix #1



Councillor Cesar Palacio



City Councillor – Ward 17 • Davenport

Date: November 2, 2012
To: Members of the Planning and Growth Management Committee
From: Councillor Cesar Palacio
Subject: Item PG19.5 – Planning for a Strong and Diverse Economy: Official Plan/Municipal Comprehensive Reviews – Draft Policies and Designations for Employment

Request to include 404 Old Weston Road in Ward 17 – Davenport as a candidate site for conversion to non-employment uses

SUMMARY:

As part of the Municipal Comprehensive and Five-Year Official Plan Reviews, I am requesting that the Chief Planner and Executive Director, City Planning include 404 Old Weston Road to the list of sites under consideration for conversion from employment uses to non-employment uses.

As a long time resident of the area, I can confirm that the subject site has only been used as a grocery store dating back to the late 60's. For the last 10 years or more, the only use has been a one storey flea market that spills out into the parking lot, creating an eyesore that results in economic losses to the local St. Clair Gardens BIA. and disrupts the local community with increased traffic infiltration.

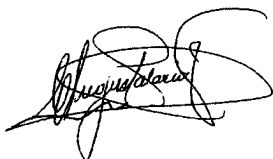
In the summer of 2012, my office forwarded a petition with 252 signatures from area residents and business owners requesting that the employment designation on Toronto Western Flea Market site at 404 Old Weston Road be reviewed. Instead, the community would like to see a more compatible use such as light industrial (professional uses) with residential.

RECOMMENDATIONS:

That Planning and Growth Management Committee recommend that:

1. The Chief Planner and Executive Director, City Planning Division be requested to report back to Planning and Growth Management Committee on the preliminary assessment for 404 Old Weston Road prior to the statutory meeting to consider proposed Official Plan amendments pertaining to the employment policies.
2. The Chief Planner and Executive Director, City Planning Division, upon commencement of its assessment, notify the property owner(s) of 404 Old Weston Road.

Thank you,



Councillor Cesar Palacio
Davenport- Ward 17

APPENDIX #1

(Via e-mail to Paul Bain, MCIP RPP
Project Manager, Official Plan Review
Strategic Initiatives, Cantos Jeffrey; Moretto Lou; Carvalino Philip)

Hello folks!
Please refer to attached documents which are self explanatory.

The purpose of this e-mail is to provide you with further information on the following locations:

- a) 1377-1381 Dufferin Street**
- b) 290 Old Weston Road**
- c) 404 Old Weston Road**
- d) 362 Old Weston Road**

Please refer to attached drawings that were submitted to you previously.

- **With regards to 1377-1381 Dufferin St. please refer to attachment #5 page 20. The following correction should be noted as proposed and discussed previously:**

With regards to 1381 Dufferin will require only interior alterations to the existing vacant second floor for the proposed 6 dwelling units + 2 Employment Offices (at the front)

With regards to 1377 Dufferin Street - the existing back section of the second floor will require only interior alterations for 3 new dwelling units.

The front part will require a second floor addition for new 2 dwelling units + 2 employment offices

–facing the front.

The Total Combined number of units for 1377 + 1381 Dufferin Street are: 11 Dwelling units, and 4 Employment Office Spaces (on second floor) –facing the street.

The ground floor to remain as employment.

- **With regards to 360 and 362 Old Weston Road**, please be advised that the existing building has multiple residential apartments/units. It is NOT used as a Hotel as noted in Attachment #5 page 86 of the P&G Committee item P&G19.5
- **With regards to 290 Old Weston Road**, please refer to attached letter of intent from the property owner.

As you know this location has been vacant for a long time, it has become an impediment towards economic revitalisation and is an eyesore to the local community. We have had a number of meetings with potential investors, unfortunately they walked away because of the existing land use restrictions.

- **With regards to 404 Old Weston Road (flee market)**

Please refer to my attached communication, which is self-explanatory.

The purpose of this e-mail is to provide you with further information on the following locations:

- **With regards to Attachment 6(c) 313 Preliminary Assessment for Consultation "Caledonia-St Clair" Site and Area Specific Policy.**

Please note that 32 Caledonia RD has **legal non-conforming** status for the concrete batching operation. **36 Caledonia** is **NOT** part of this abnoxious operation as noted in subsection b) of the report.

I'll be convening a meeting with Planning Staff to discuss this further. I believe the community working group planning charate should be subject to a planning report to the local EYCC for public deputations, as promised to the local community.

I'll appreciate **acknowledgment of this e-mail asap**

Thank you for your good work and cooperation.

Cesar Palacio

>>> Paul Bain 10/31/2012 8:14 am >>>
gerry, u should discuss with lorne in zoning as well.

Paul Bain, MCIP RPP
Project Manager, Official Plan Review
Strategic Initiatives, Policy and Analysis
City Planning Division
T: 416-392-8781

>>> Cesar Palacio 10/30/2012 3:12 PM >>>
Hello Gerry:

Further to our meeting on Thursday, October 26th, I would appreciate if you could please send me a listing of the "light industrial employment uses" and what is allowed under that category. Furthermore, can you also send me some of the recommendations of what we discussed at the meeting with regards to:

- a) 1377-1381 Dufferin Street
- b) 290 Old Weston Road
- c) 404 Old Weston Road
- d) 362 Old Weston Road

Thank you very much for your assistance and I look forward to your response. All the best.

Cesar Palacio
Toronto City Councillor
Ward 17 - Davenport

Junction Lofts Inc.

450 Lyndbrook Rd Whitby, On L1P – 2A3 Tel: (416) 833-5677 - Email- Ferdwagner@gmail.com

November 1, 2012

DELIVERED BY EMAIL

Councillor Cesar Palacio

Toronto City Hall
Toronto, Ontario

Dear Councillor Palacio;

RE: PROPERTY KNOWN AS 290 OLD WESTON RD., TORONTO, ONTARIO

We are hereby formally submitting this letter in which we are making a request for an Official Plan Designation change for our property which is solely owned by Junction Lofts Inc.

We are hereby requesting that the Official Plan designation be changed to "Neighbourhoods" designation from the current Employment Area designation.

Thank you for your help in this matter and please advise us of any additional information or clarifications you may require.

Yours truly,

Junction Lofts Inc.

Per: 

Ferdinand Wagner
President

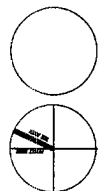
ltr2CPlacio-1-11-12

C.C. Jeff Cantos
Paul Bain
Lou Moretto

NOT TO SCALE
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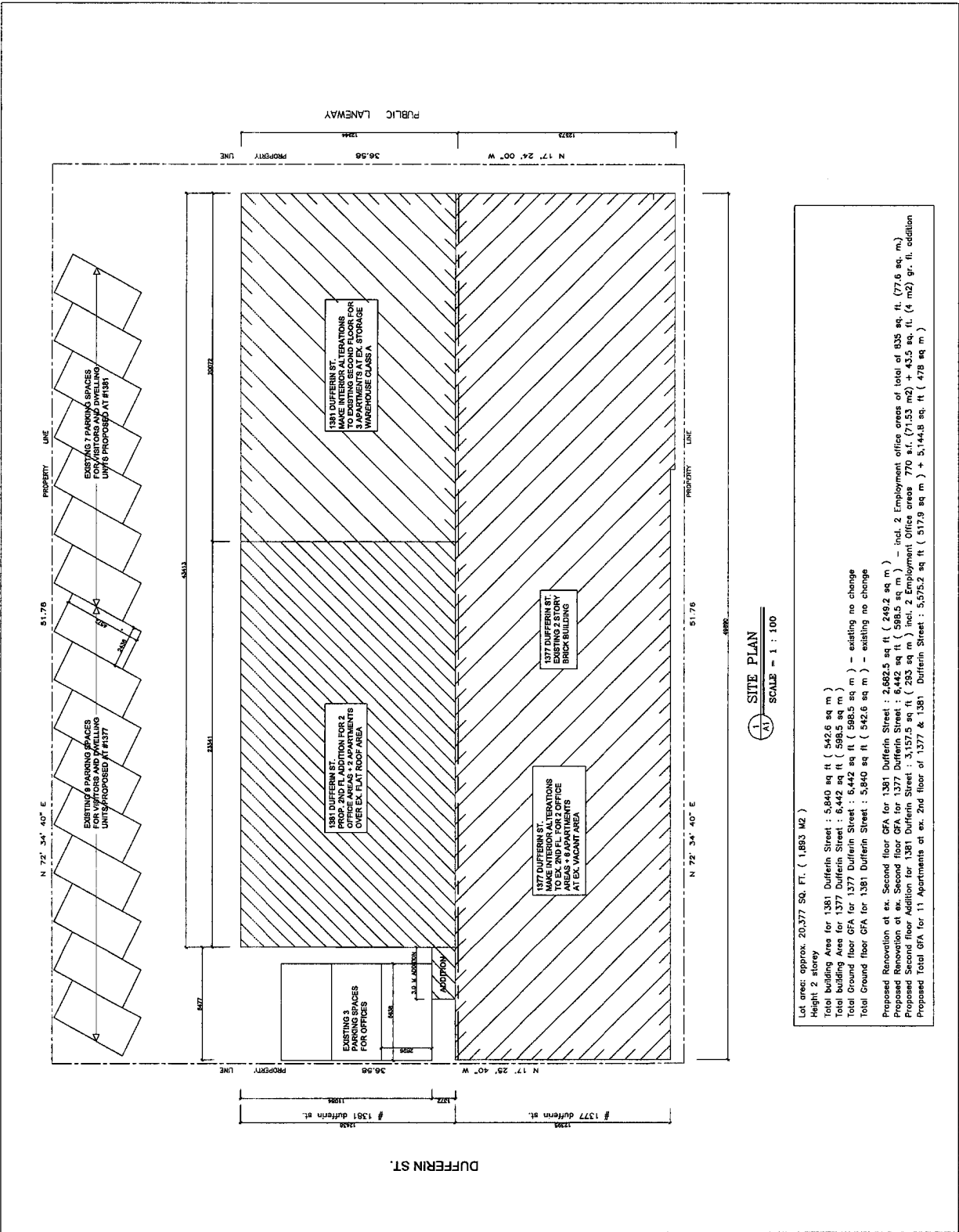


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PEDRO PIMENTEL ARCHITECT INC.
 1000 10th Avenue, Suite 200
 New York, NY 10018
 Tel: (212) 512-1000
 Fax: (212) 512-1001
 Email: info@pedropimentel.com
 Website: www.pedropimentel.com

SITE PLAN

Scale	1" = 100'
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Checked	P. O.
Project	P.
Sheet	A1
Project No.	201019



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ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC AND IN METRES AND ARE RELATED TO CITY OF TORONTO BENCHMARK N 171-51 HAVING A PUBLISHED ELEVATION OF 122.218 METRES.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED
TO THE EASTERLY LIMIT OF DUFFERIN STREET
HAVING A BEARING OF N 17° 25' 40" W
AS SHOWN ON PLAN 63R-2905.

DATE

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LSG | **LAND SURVEY GROUP**
ONTARIO LAND SURVEYORS

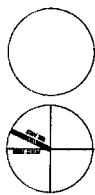
777 THE QUEENSWAY, UNIT 1, TORONTO, ONTARIO, M8Z 1N4
 Tel: 416-353-2511 416-467-5623 Fax: 416-352-1591 www.landsurveygroup.com

DRAWN BY: _____ CHECKED BY: _____ PLAN N: LSG-1872

1. The owner hereby certifies that the information furnished in this application is true and correct to the best of his knowledge and belief, and that he is not aware of any facts or circumstances which would render the same misleading or incomplete.

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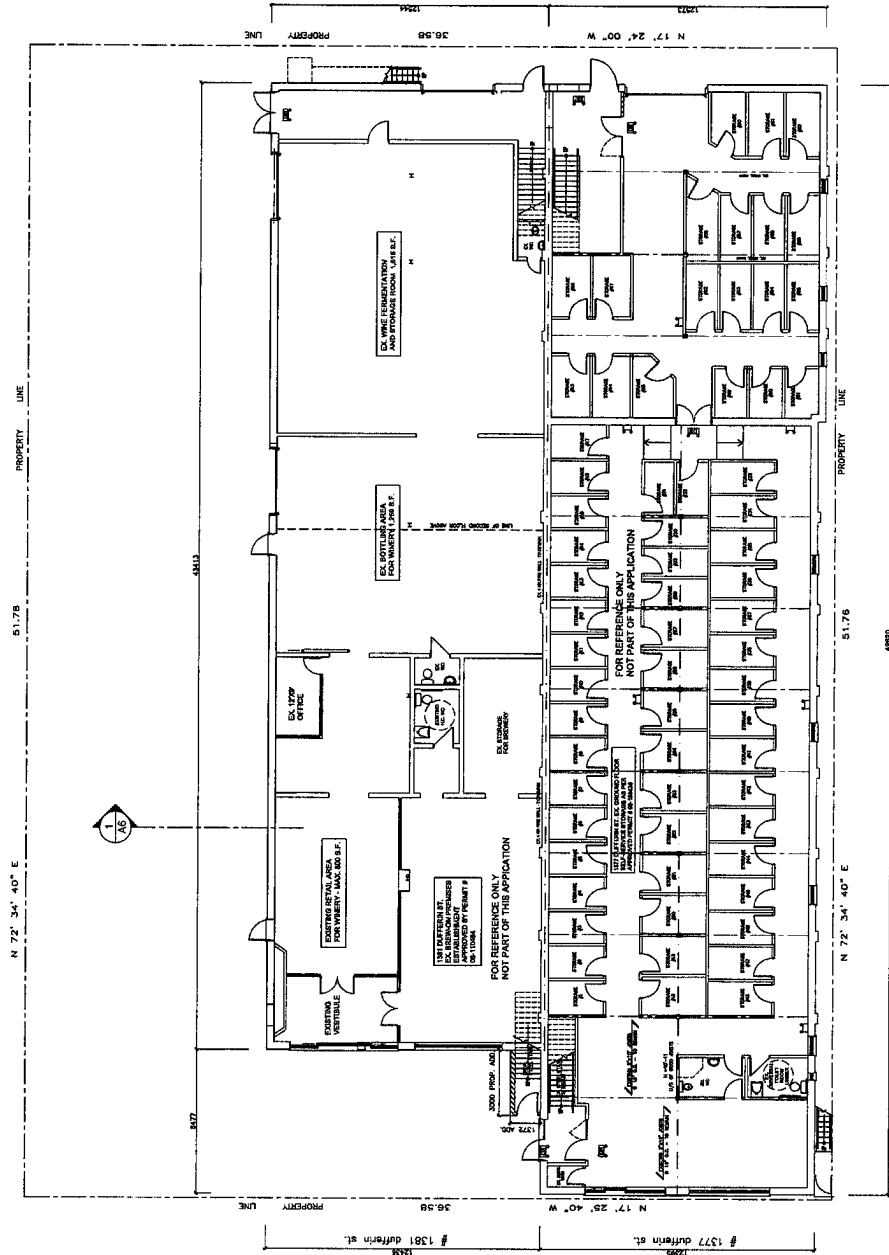
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PEDRO FILANTHEL ARCHITECT INC.

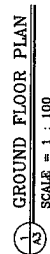
1. The owner hereby certifies that the information furnished in this application is true and correct to the best of his knowledge and belief, and that he is not aware of any facts or circumstances which would render the same misleading or incomplete.

GROUND FLOOR PLAN

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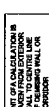
GROUND FLOOR PLAN FOR REFERENCE ONLY - NO CHANGES (EXCEPT FOR 3.0 M X 1.37 M STAIR ADDITION FOR STAIR TO SECOND FLOOR)



GROUND FLOOR PLAN

SCALE = 1 : 100

DUFFERIN STREET



4 SOUTH ELEVATION
A5
SCALE = 1 : 100

1 BUILDING SECTION NORTH-SOUTH
A5 SCALE = 1 : 100