

Project No. 11108

November 8, 2012

Planning and Growth Management Committee
c/o Ms. Merle MacDonald
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Ms. MacDonald:

**Re: Five-Year Official Plan Review / Municipal Comprehensive Review
Draft Policies and Designations for Employment
Committee Item 2012.PG19.5
462 Eastern Avenue, Weston Bakeries Canada Limited**

We are planning consultants to Weston Bakeries Canada Limited with respect to a 0.62 hectare site located on the north side of Eastern Avenue, between Booth Avenue and Logan Avenue and municipally known as 462 Eastern Avenue (the "subject site").

We have reviewed the staff recommendations and directions set out in the October 12, 2012 staff report, and we support staff's recommendation to designate the subject site "Mixed Use Areas" and "Neighbourhoods" to the extent that these designations would appear to permit the uses proposed in association with the applications filed by Weston in March 2012. Our detailed comments, many of which have been provided previously in our letter dated July 31, 2012, are set out below.

Background

On March 29, 2012 our client filed an application for Official Plan Amendment and rezoning to redesignate the subject property from *Employment Areas* to *Neighbourhoods* together with a site-specific policy to permit a height of seven storeys (City File No. 12 148473 STE 30 OZ). The proposal would result in the redevelopment of the site, which is currently being used as a bakery, with a mixed-use development, consisting of a 7-storey U-shaped residential apartment building with ground floor retail and service commercial uses, as well as a 3-1/2 storey townhouse building at the rear of the site along the Logan Avenue frontage. The proposed development would include a total of 259 residential units in the apartment building as well as 7 townhouse units. The development would also incorporate 1,432 square metres of ground floor commercial uses, including a 1,256 square metre food store.

A notification of complete application was issued on April 30, 2012. In its preliminary report to the Planning and Growth Management Committee, staff recommended that the application be processed concurrently with the Five Year of the Official Plan and

Municipal Comprehensive Review.

Support for Proposed Redesignation to Mixed Use Areas and Neighbourhoods

Further to our submission on the Toronto OP Review dated July 31, 2012, we have now reviewed the staff report respecting the draft policies and designations for employment, dated October 23, 2012 (the "staff report"). Based on our review, we are writing to support the recommendation of staff to designate the subject site as "Mixed Use Areas" and "Neighbourhoods" through the municipal comprehensive review (see Attachment 6 pages 29 and 30).

Our reasons for support, as set out in our July 31, 2012 letter, are provided below.

Redevelopment of the site for a residential/mixed-use building, with at-grade retail and service commercial uses (including a small grocery store), is appropriate and desirable in land use planning terms, having regard for its existing and planned land use context.

The existing bakery facility has operated on the site for over a century and has expanded over time to respond to its growing needs both in terms of operational logistics and additional product lines. It has grown from a local bakery operated by Lewis Brown serving the local residential neighbourhood to a large regional-serving bakery facility that has outgrown the capacity of the site and is no longer in a desired location, far from the Weston Distribution Centre in Etobicoke. In addition, the growth of the operation and the expansion of the facility has created challenges in terms of compatibility with the surrounding residential neighbourhood, particularly with respect to truck traffic, noise and odour impacts.

The relocation of the Weston Bakery facility is in keeping with the evolution of land use patterns within the neighbourhood north of Eastern Avenue. Over time, a number of the industrial uses that had historically been intermixed with the predominant residential uses have left the area. The former industrial sites have been redeveloped for residential and live-work uses. These changes have helped improve the residential amenity of the neighbourhood and increase the resident population.

Recent examples include:

- The site at 508 Eastern Avenue (northwest corner of Eastern Avenue and Morse Street) was redesignated from *Employment Areas* to *Neighbourhoods* in 2007 (OPA 16). The property was rezoned from I2 D2 to R2 Z1.0 (By-law 351-2007) and redeveloped from a commercial use (former hotel and bar) to 10 residential units.
- The property at 7 McGee Street (east side of McGee Street, north of Eastern Avenue) was redesignated from *Employment Areas* to *Neighbourhoods* in 2004

(OPA 34). The property was rezoned from I2 D2 to R3 Z1.0 (By-law 699-2004) and redeveloped from an industrial warehouse building and two houses to 8 rowhouse units.

- Residential units were permitted within the *Employment Area* designation at 53 to 67 Saulter Street (just west of the CN rail line) through a modification to the City of Toronto Official Plan (Site and Area Specific Policy 153). This property, which was formerly occupied by one and two storey light industrial uses, was rezoned through a site-specific amendment to permit 6 new live-work units along Saulter Street (By-law 1188-2010).

The relocation of the Weston Bakery operation will eliminate existing and potential land use incompatibilities related to truck traffic and loading, noise, particulate releases and visual impact.

- The Bakery's loading docks are located on Logan Avenue directly opposite residential properties on the east side of the street. Guard rails have been installed along the edge of the public sidewalk to prevent trucks from backing up onto the sidewalk. All truck traffic to and from the site must use Logan Avenue to access the loading docks. Trucks approaching from the south would typically use Logan Avenue northbound from Lake Shore Boulevard, however, trucks leaving to the south would have to turn at Eastern Avenue and then at Booth Avenue to access Lake Shore Boulevard.
- Noise sources would include loading operations and truck traffic, as well as ventilation units.
- Emission sources include evaporative condensers and general ventilation fans from the bread-making line and the roll-making line. The 2009 Certificate of Approval (air) for the Bakery includes 2 natural gas fired boilers, 3 natural gas fired bread ovens, 3 natural gas fired buns ovens, 5 natural gas fired heating, ventilation and air conditioning units, 14 natural gas fired unit heaters, 5 exhaust systems serving baking lines, 8 general ventilation systems, and 3 cooling towers. The 2006 and 2007 National Pollution Release Inventory (NPRI) reported total air releases at the Weston Bakeries facility of 190.74 tonnes in 2006 and 203.559 tonnes in 2007.
- From a visual impact perspective, the interface of the existing building with the adjacent residential neighbourhood is unattractive, as it includes blank rear and side walls as well as chain link fences around the loading and parking area. In our opinion, the redevelopment of the site for manufacturing and warehousing uses permitted by the *Employment Areas* designation and the I2 D3 zoning would be undesirable in land use planning terms, both due to potential conflicts with the immediately adjacent residential uses to the north, east and west and the resulting underutilization of lands that are well suited for the proposed residential/mixed-use development.

Accordingly, it is our opinion that redevelopment of the site for predominantly residential uses is the preferred redevelopment option in land use planning terms. The introduction of residential uses would be more compatible with the surrounding residential neighbourhood than either the existing bakery operation or other employment uses. It would improve the residential amenity of the neighbourhood by reducing truck traffic along Logan Avenue and eliminating truck loading from the Logan Avenue frontage.

The proposed at-grade retail and service commercial uses would provide an active commercial frontage that would complement the existing mix of uses along the Eastern Avenue corridor, and would provide commercial services to the surrounding residential neighbourhood. In addition, the proposed commercial component is expected to generate 32 jobs, which will partially offset the loss of jobs resulting from the relocation of the Weston Bakery. Together with the estimated 335 jobs that would result from the proposed redevelopment of the employee parking and tractor-trailer storage at 459 Eastern Avenue, the combined redevelopment of the two properties will result in more jobs than the 100 jobs that currently exist at the Weston Bakery.

The proposed "Mixed Use Areas" and "Neighbourhoods" designation would be compatible with mixed-use nature of the area, including the surrounding residential uses within the Leslieville neighbourhood that surrounds the site as well as the residential community to the south along Logan Avenue, Morse Street and Carlaw Avenue.

Based on the foregoing, we are pleased that the City supports a redesignation to "Mixed Use Areas" and "Neighbourhoods" in the context of the Municipal Comprehensive Review.

We appreciate your consideration of the foregoing submission.

Yours very truly,

Bousfields Inc.



Michael Bissett, MCIP, RPP

cc: *Eileen Costello – Aird & Berlis LLP*
Steve Thompson – Weston Bakeries