



Project No. 1296

December 9, 2013

Mayor and Members of Council  
City of Toronto  
c/o City Planning Division  
100 Queen Street West, City Hall, Second floor  
Toronto, Ontario M5H 2N2

Attention: Ulli Watkiss, City Clerk

Dear Mayor & Members of Council:

**Re: Five-Year Official Plan Review/Municipal Comprehensive Review  
188 Cartwright Avenue, Toronto  
Ahern Real Estate Corporation**

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We are planning consultants for Desjardins Financial Security Life Assurance ("Desjardins") c/o its agent Ahern Real Estate Corporation ("Ahern") with respect to its property located at 188 Cartwright Avenue, at the northwest corner of Cartwright Avenue and Caledonia Road (the "subject property").

The subject property is approximately 2.9 hectares in size and is located on the northwest corner of Caledonia Road and Cartwright Avenue. It is currently developed with a single storey warehouse and industrial office building, currently occupied by Norampac Packaging and associated parking and loading area. The existing building has approximately 160,000 square feet of Gross Floor Area, 250 parking spaces and 8 loading spots. The subject property has frontage on Cartwright Avenue and on Caledonia Road.

Desjardins is proposing a redevelopment of the subject property. The proposal is to retain a large portion of the existing warehouse/office building and construct new small-scale retail and restaurant space (restaurant fronting onto Caledonia Road). The proposal currently contemplates a total of approximately 12,442 square metres of gross floor area with a maximum of 2,500 square metres of retail and restaurant space in accordance with the existing M2 zoning within the North York Zoning By-law No. 7625. The proposal may also include a fitness centre use in accordance with the current M2 permissions.

The site is located in an area consisting of a mix of retail and industrial uses, with a vast amount of retail located within the MC zoning to the east and also within the M2 zoning generally to the south along Caledonia Road. This land use pattern has evolved primarily due to the permission for up to 5,000 square metres and 2,500 square metres of retail uses within the MC and M2 zones, respectively.

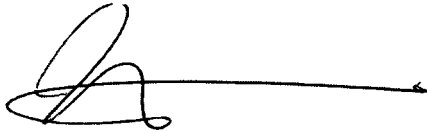
The site is proposed to be designated as Core Employment within the new Official Plan, which would limit retail uses to accessory only and would not permit the fitness centre as

a recreational use. Given the existing zoning, land use pattern and nature of the area in terms of light industrial and retail uses, we request that the proposed new Official Plan policies recognize the existing Official Plan and zoning permission on the subject site and allow the proposed redevelopment of the site for small-scale retail and service uses. This will allow for a complementary development within the area and on the site, which is proposed to remain primarily utilized for warehouse purposes.

We appreciate your consideration of the foregoing comments. Should you require any additional information, please do not hesitate to contact me.

Yours very truly,

**Bousfields Inc.**



Michael Bissett, MCIP, RPP

cc: *David Court*  
*Christian Giles*