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COLVILLE DEVELOPMENTS

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November 29, 2013

By E-mail to pbain@toronto.ca

Paul Bain, Project Manager
Toronto Official Plan Reviews
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Mr. Bain:

**Re: Proposed Official Plan Policies – Employment Lands Review
50-52, 64, 66-68 and 70 Colville Road
Colville Developments**

We act on behalf of the owners of those parcels of land located at 50-52, 64, 66-68 and 70 Colville Road, at the southeast corner of Lawrence Ave. West and Keele Street. (see attached Figure 1). The Properties are currently developed with single storey buildings which support various tenants/uses including wholesale, retail, office, laundromat, vehicle service and repair, manufacturing and light industrial.

In terms of surrounding land uses, the parcel to the north is the North Park Shopping Centre. The parcel to the east is developed with a wood servicing use which resurfaces furniture. To the south, the lands support office, metal fabricating and garment manufacturing uses. The lands to the west support an automotive service and repair shop, a fitness centre and a wholesale and retail outlet open to the public.

The subject properties are currently designated Employment Area in the Official Plan. The proposed Official Plan Employment Areas policies propose to designate the parcels Core Employment Area (see attached Figure 2). The lands are currently zoned Industrial Zone 2 (M2) in the former City of North York Zoning Bylaw 7625, as amended. In the new City of Toronto Zoning Bylaw, the lands are proposed to be zoned Employment Industrial (E 1.0). Through our counsel, Davies Howe, we have appealed the proposed zoning bylaw as it pertains to these lands and therefore, the Industrial Zone 2 (M2) will continue to apply until the appeal is finalized.

The property's current designation of Employment Area provides for commercial uses such as small scale retail stores and services and restaurants. Those commercial uses are currently implemented and enjoyed through the M2 zoning in effect. For instance, retail uses are permitted as-of-right, as are restaurants, personal service shops, banks and other commercial operations. The proposed Core Employment Area designation does not carry forward the commercial uses currently permitted by the Employment Area designation.

[DHP 00046122 3]

In our view, the General Employment Area designation is more suitable to replace the existing Employment Area designation as existing complementary retail, service and restaurant uses are currently operating in the area, readily accessible to serve the daily needs of businesses and employees in the area, and it is likely that a similar range of retail/service commercial uses could be tenants for the buildings over time.

The General Employment Area designation provides the appropriate level of flexibility in permitted uses to help maintain a healthy leasing occupancy rate and would continue to allow all of the uses permitted within the Core Employment Area, which could also be tenants within the buildings.

We write to set out our concerns with the proposed Official Plan Employment Area designation as it affects the Properties and respectfully request for staff to consider the General Employment Area designation as appropriate for the subject parcels, for the following reasons:

- the properties front onto an existing street (Colville Road) which acts as a “Ring Road” around the busy intersection of Keele/Lawrence with visibility and access suitable for retail uses;
- the properties to the west are proposed to be designated General Employment Area and support a range of uses that are similar to the uses contained within the subject parcels;
- the abutting property to the north is an operating retail commercial plaza (North Park Shopping Centre);
- the size, shape and depth of the parcels have historically attracted a mix of employment, retail and service users and maintaining that balance through a flexible designation is healthy for the area; and
- some building space is currently vacant and can be leased out for as-of-right retail, service or restaurant uses, as well as a range of employment uses. A General Employment Area designation would eliminate a potential land use inconsistency when the final zoning is eventually brought into conformity with the Official Plan and a legal non-conforming retail/service commercial use could result if the space is leased for such uses.

From a broader land use perspective, it is acknowledged that the Colville Road area, particularly the parcels on the north side extending easterly from Keele Street, have been and are undergoing a transition toward retail and service commercial uses to contribute to and support the economic function of the Employment Area. The transition is recognized by the proposed General Employment Area designation which provides planned flexibility for commercial business and economic activities, alongside other base employment functions permitted within the Core Employment Area designation.

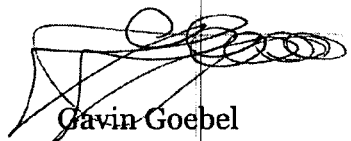
Currently, the proposed land use designations are determined by the side yard property boundaries of Colville Road lots forming the border between General Employment and Core Employment Areas. In our view, an appropriate revision to the General Employment Area designation would be to include the subject parcels fronting onto the north side of Colville Road to the extent of the easterly property boundary for North Park Shopping Centre.

In summary, a General Employment Area designation on the subject properties, with the range of commercial uses permitted, would also help facilitate an advancement of the planned economic function of the area and, in our view, is the appropriate designation based on the foregoing.

We would also be pleased to discuss any of our comments with City Staff.

Please provide us with notice of any decision of the Planning and Growth Management Committee and City Council, and of any future public meetings and staff reports concerning the proposed Official Plan policies.

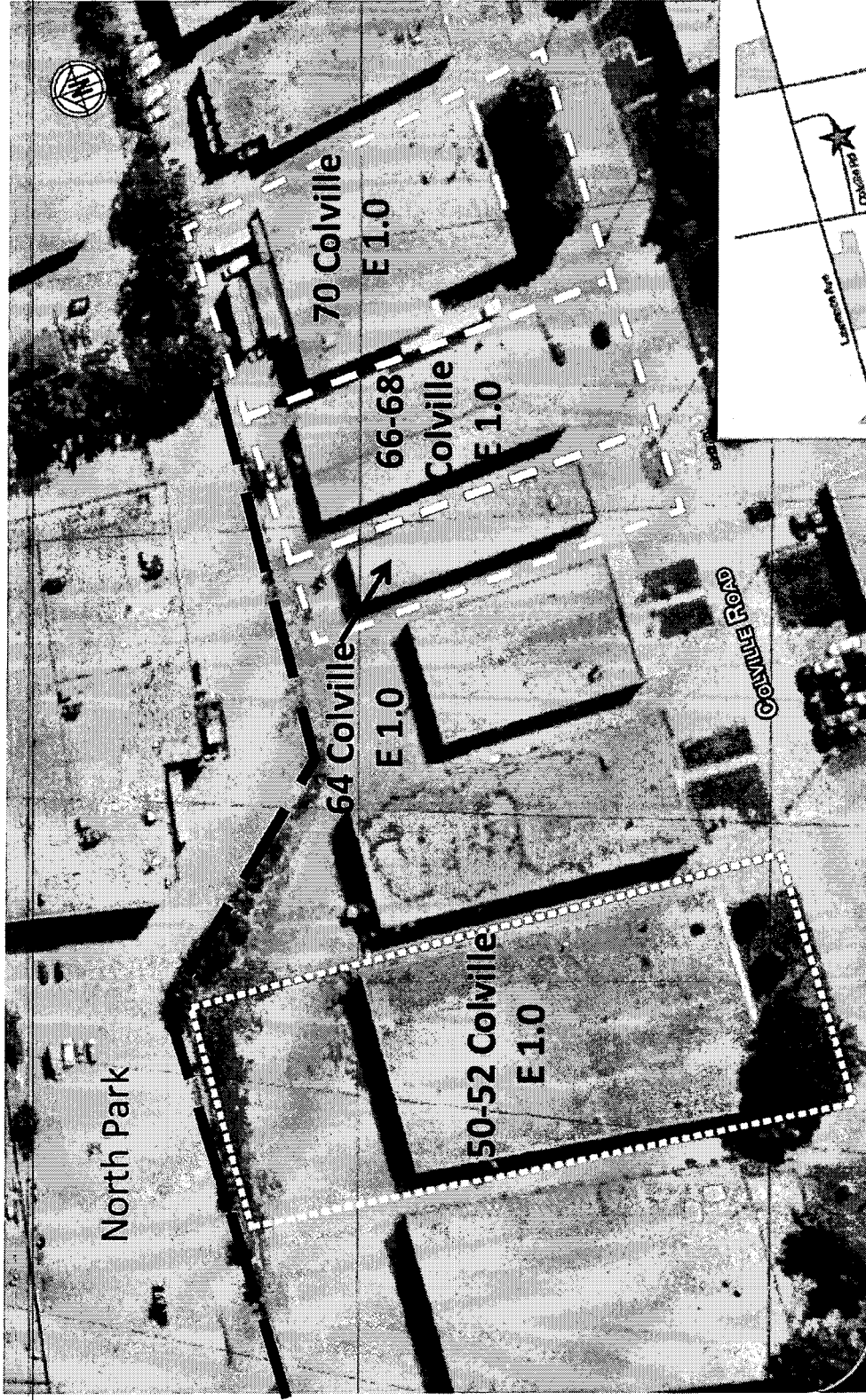
Yours truly,

A handwritten signature in black ink, appearing to read "Gavin Goebel", with some scribbles and loops.

copy kvoumva@toronto.ca
grogals@toronto.ca

50-52, 64, 66-68, 70 Colville Road

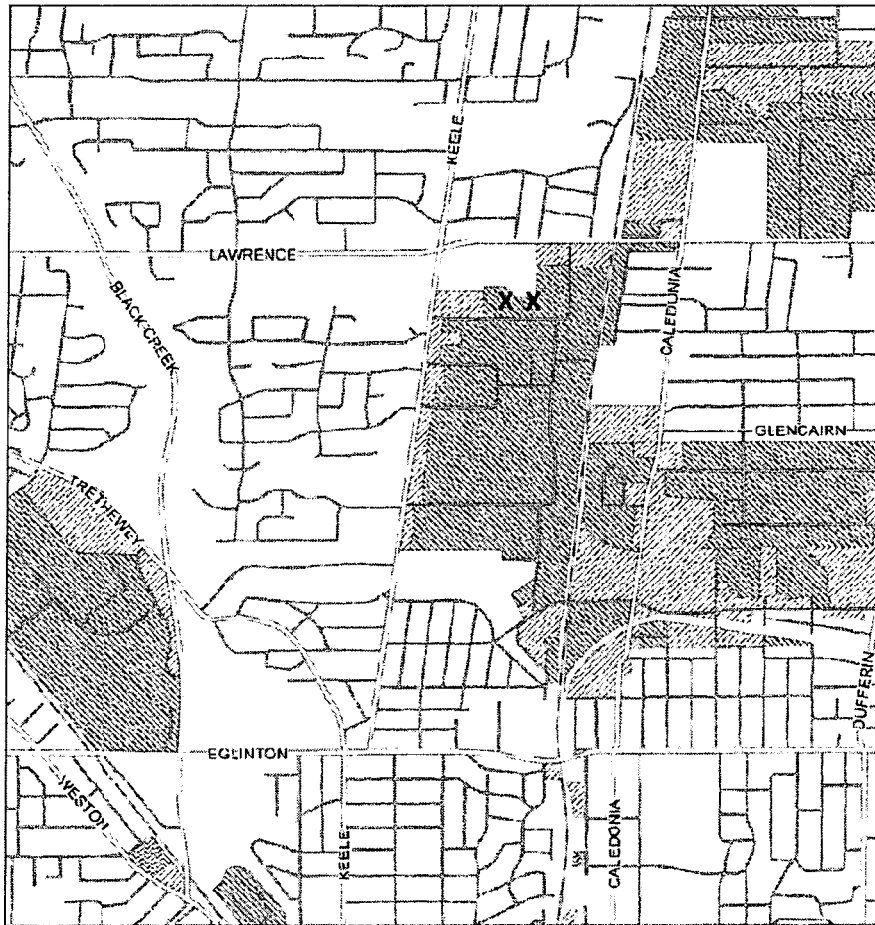
Figure 1



Current Official Plan: Employment Area

Proposed Official Plan: Core Employment Area

FIGURE 2



TORONTO City Planning
 Redesignate from 'Employment Areas' to Official Plan
 Designations Shown on Maps 1 to 48 inclusive

Map 23

- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------|
| Neighbourhoods | Parks & Open Space Areas | Employment Areas | Utility Corridors |
| Apartment Neighbourhoods | Natural Areas | Core Employment Areas | |
| Mixed Use Areas | Parks | General Employment Areas | |
| Regeneration Areas | | | |

↑
 Not to Scale
 10/30/2013