



BOUSFIELDS INC.

PG 28.2.276

December 16, 2013

Project No. 13P702

Attention: Ms. Nancy Martins
Administrator, Planning and Growth Management Committee
City of Toronto
100 Queen Street West, West Tower, 10th Floor
Toronto, Ontario M5H 2N2
Email – pgmc@toronto.ca

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2013 DEC 16 PM 3:05

Dear Mr. Chairman and Members:

**Re: Proposed OPA No. 231 Five-Year Official Plan Review/Municipal Comprehensive Review
32 & 36 Caledonia Road; and 1500, 1536 & 1550 St Clair Avenue West**

We are planning consultants to the Curtosi family, the owners of 32 and 36 Caledonia Road; and 1500, 1536, and 1550 St Clair Avenue West located at the northeast corner of St. Clair Avenue West and Caledonia Road (the "subject lands" see Attachment A – Property Data Map). The properties are currently operating as follows:

- 32 Caledonia Rd. (0.174 ha) – currently vacant, was used for outdoor storage
- 36 Caledonia Rd. (0.291 ha) – currently a concrete supply plant, New Sabby Concrete & Supplies Inc.
- 1500 St Clair Ave. W. (0.046 ha) – vacant office building
- 1536 & 1550 St. Clair Ave. W. (0.483 ha) – used for storage and access to New Sabby Concrete & Supplies Inc. manufacturing plant

For the reasons set out in detail in this letter, we are requesting redesignation of the subject site from *General Employment Areas* to *Neighbourhoods* as proposed on Map 33 in the recent Final Report entitled "Official Plan and Municipal Comprehensive Reviews: Amendments to the Official Plan for Economic Health and Employment Lands Policies and Designations and Recommendations on Conversion Requests" and Draft OPA No. 231 released on November 5, 2013 (see Attachment B).

The redesignation is being requested in order to allow for potential future redevelopment of the subject site for residential purposes more appropriately fitting the surrounding uses and context of the immediate area. The *Neighbourhoods* designation would maximize the use of the lands and consist of more compatible uses of the property with the surrounding low-density residential and institutional uses.

Site

The subject lands are located generally just north of St Clair Avenue West and west of Caledonia Road.

The subject lands are all roughly rectangular in shape, with the exception of 1536 and 1550 St Clair Avenue West, which is generally triangular in shape and is bounded by the Canadian Pacific Railway line to the west. The area has been developing on an incremental basis to a more established low-rise residential neighbourhood with complimentary retail and institutional uses nearby.

In our opinion, the redesignation from *General Employment Areas* to *Neighbourhoods* in order to permit residential uses is appropriate and desirable for the following reasons:

- the subject lands are currently an isolated pocket surrounded by low-density residential uses;
- would be more compatible with existing residential uses in the larger surrounding area, minimizing negative impacts on these established single-detached residential neighbourhoods;
- Adheres to an existing and emerging trend of residential development in the area; and
- The site is surrounded by *Neighbourhoods* designations to the east, north, and west of the CPR rail.

In summary, it is our opinion that the proposed redesignation of the subject site from *General Employment Areas* to *Neighbourhoods* to facilitate low-rise residential development would be compatible with surrounding land uses within the immediate and surrounding area, and would not adversely affect the viability of any employment uses within the Dufferin Keele South Employment District to the northwest.

We appreciate your consideration of the foregoing submission. Please provide us with notice of any further public meetings and on any decisions of Council respecting this matter. Should you require any additional information, please do not hesitate to contact me.

Yours very truly,

Bousfields Inc.



Tony Volpentesta, MCIP, RPP

cc: *John Curtosi*
Councillor Cesar Palacio, Ward 17 City of Toronto
Mike Makrigiorgos, Ward 17 City of Toronto



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

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

Map 33



32 & 36 Caledonia Ave. and 1500 & 1536 St.Clair West



TO Employment Area Redesignation Map 33