



PLEASE REFER TO:  
Barry Horosko (Ext: 339)  
Email: bhorosko@bratty.com  
Assistant: Antoinette Algieri (Ext: 263)  
Email: aalgieri@bratty.com  
Telephone: (905)760-2700

January 18, 2013

Chairman and Members  
Planning and Growth Management Committee  
City of Toronto  
City Hall, 100 Queen Street West  
10<sup>th</sup> Floor, West Tower  
Toronto, Ontario, M5H 2N2

**Attention: Chairman and Members**

Dear Chairman and Members:

**Re: Five-Year Official Plan Review / Municipal Comprehensive Review  
Draft Policies and Designations for Employment  
956 Islington Avenue**

---

We are the Solicitors for Candykerr Limited, with respect to its property located on the west side of Islington Avenue between Nordin Avenue and Jutland Road, municipality known 956 Islington Avenue ("the Site") (see Attachment 1). The Site is approximately 4 acres in size.

The Site is Surrounded by Non-Employment Uses

As shown on Attachment 1, the Site is surrounded on three sides by non-employment uses. To the north of the Site is a single detached house along Islington Avenue (962 Islington Avenue) and Holy Angels Catholic School and associated play area. South of the school, also adjacent to the Site is the Holy Angels Catholic Church and Rectory. To the south of the Site is another Church, Queensway Baptist Church. South of the Church, also adjacent to the Site, are single detached houses fronting on Nordin Avenue. East of the Site, on the east side of Islington Avenue, is a low density single family neighbourhood with houses fronting Islington Avenue. To the west of the Site is a multi-unit industrial complex, fronting Jutland Road (41-56 Jutland Road).

The Site is Already Designated Mixed Use and Requires a Rationale Boundary.

The frontage of the Site and the lands north to Jutland Road are designated "Mixed Use" in the City of Toronto Official Plan. To the south of the Site, the lands are designated "Neighbourhoods". Lands to the rear of the "Mixed Use" designation are designated

"Employment Areas". The Site is surrounded on three sides by sensitive land uses. The playground area of the school yard directly abuts the Site. The priest associated with Holy Angels

School lives in the Rectory. The backyards of homes on Nordin Avenue back onto a significant portion of the Site.

Islington Avenue is evolving from a primarily industrial/commercial strip to a more mixed use urban residential corridor. To the north of the Site at Norseman Street, the former Sunbeam Factory was recently rezoned to permit approximately 250 townhouse units along Islington Avenue. Further north, a former commercial site was redeveloped for townhouse units.

This change in character is reflected in the Official Plan designation of Mixed Use along Islington Avenue. However, the depth of the Mixed Use designation varies along Islington Avenue. For example, the Mixed Use Area that extends north from the hydro corridor to Norseman Street, which includes the Sunbeam property, extends to a depth that would be comparable to the depth of the subject Site. Given that the entire depth of subject Site is adjacent to sensitive land uses including residential, it is considered appropriate to consider a Mixed Use designation for the depth of the Site, to the same extent as the designation north of the hydro corridor (see Attachment 2).

The Request for Consideration to Extend the Mixed Use Boundary

Given the context of surrounding uses, the future use of the Site for employment uses is compromised. In this regard, it is noted that the PPS defines "employment area" as:

"... those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities".

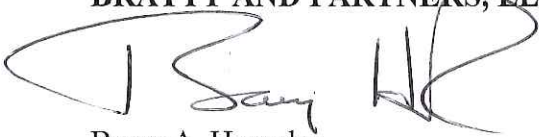
It is noted that the Growth Plan for the Greater Golden Horseshoe definition of "employment area" is identical to that contained in the Provincial Policy Statement.

Within the block, to the depth of the Site, there are no other businesses or economic activity. This area does not constitute an employment area for the purposes of the definition. In this regard, it is recommended that the block, to the depth of the Site, which corresponds with the property boundary of the church, be re-designated for Mixed Use.

We respectfully request that you consider the block for Mixed Use within the context of the Municipal Comprehensive Review currently underway and that Staff be so directed to report to Planning and Growth Committee on this request.

Yours truly,

**BRATTY AND PARTNERS, LLP**



Barry A. Horosko

encl.



**Attachment 1  
Site and Surrounding Uses**

**956 Islington Avenue, Toronto  
BOUSFIELDS inc.**





# Attachment 2 Mixed Use Designation



 Official Plan Mixed Use Designation

**956 Islington Avenue, Toronto**  
**BOUSFIELDS inc.**





# Attachment 3 Proposed Official Plan Amendment

 Existing Mixed Use Areas  
 Redesignate from Employment Areas to Mixed Use Areas

**956 Islington Avenue, Toronto**  
**BOUSFIELDS inc.**


Holy Angels Catholic Church  
61 Jutland Road,  
Etobicoke ON M8Z 2G6  
416-393-5329

January 11, 2013

Chairman and Members  
Planning and Growth Committee  
City of Toronto  
100 Queen Street  
Toronto, Ontario

**Attention: Chairman and Members**

Dear Chairman and Members:

**Re: Five-Year Official Plan Review / Municipal Comprehensive Review  
Draft Policies and Designations for Employment  
956 Islington Avenue**

I am Father Peter Gioppato at the Parish of Holy Angels Catholic Church, Holy Angels Catholic Church is located at 61 Jutland Road in Etobicoke.

We are aware that the City of Toronto is undertaking a review of its Official Plan Policies. We understand that the church is currently within an employment area within the City of Toronto Official Plan.

We are writing to request that the City review this designation and to bring us within a mixed use or neighbourhood designation within the Official Plan. Further, we are aware of the suggestion being made by our neighbours at 956 Islington Avenue that the existing Mixed Use designation on Islington Avenue should be expanded in depth to include the Church Property and we are writing to advise that we support this.

Please keep us informed as this matter proceeds.

Yours truly,

A handwritten signature in black ink, appearing to read "Peter Gioppato", written in a cursive style.

Pastor, Father Peter Gioppato, OMI

cc: Chair P. Milczyn