

**LORNE ROSS PLANNING SERVICES INC.**

36 Saratoga Drive, Scarborough, ON, M1P 4J1  
Tel: 416-289-2789 e-mail lrps@sympatico.ca

February 18<sup>th</sup> 2013.

Ulli S. Watkiss  
City Clerk  
City of Toronto  
13<sup>th</sup> Floor West  
100 Queen Street West  
Toronto M5H 2N2

2013-862

RECEIVED

FEB 26 2013

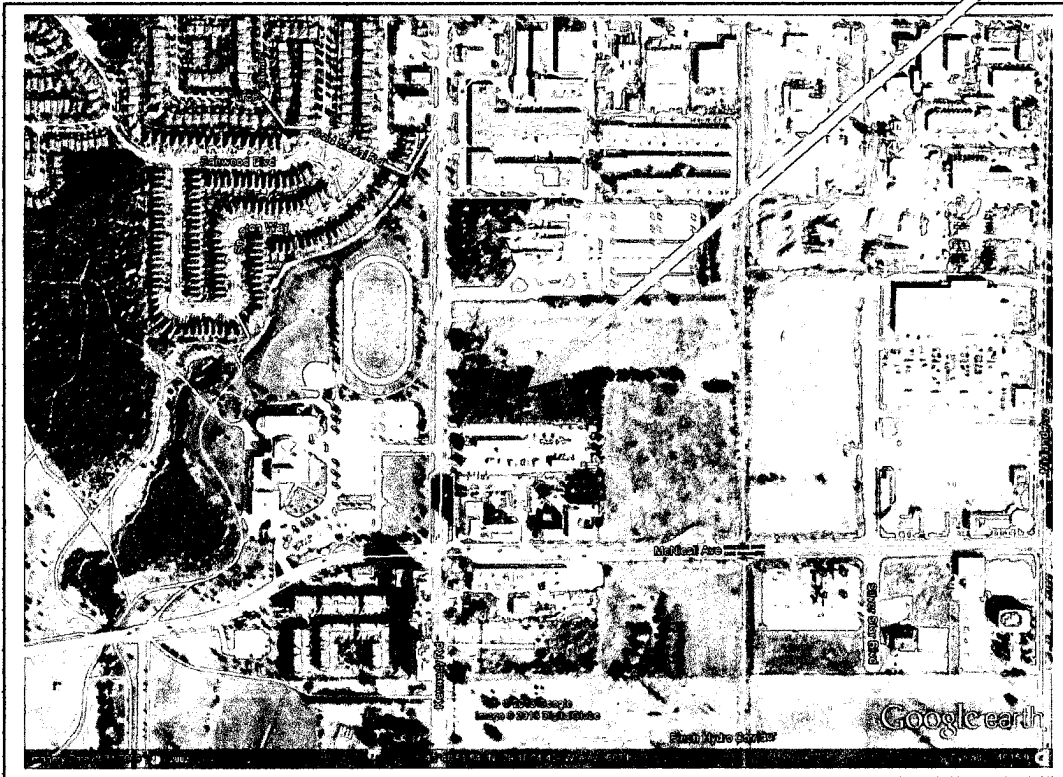
CITY OF TORONTO  
CITY CLERK

**RE: MUNICIPAL COMPREHENSIVE REVIEW  
EMPLOYMENT POLICIES  
844940 ONTARIO INC - LOT 32 RCP 9828  
EAST SIDE OF KENNEDY ROAD NORTH OF McNICOLL**

Dear Ms Watkiss:

I have been retained by 844940 Ontario Inc with respect to the Municipal Comprehensive Review of Employment Policies as well as the City's proposed new Zoning By-law.

My client's property is located on the east side of Kennedy Road, north of McNicoll.



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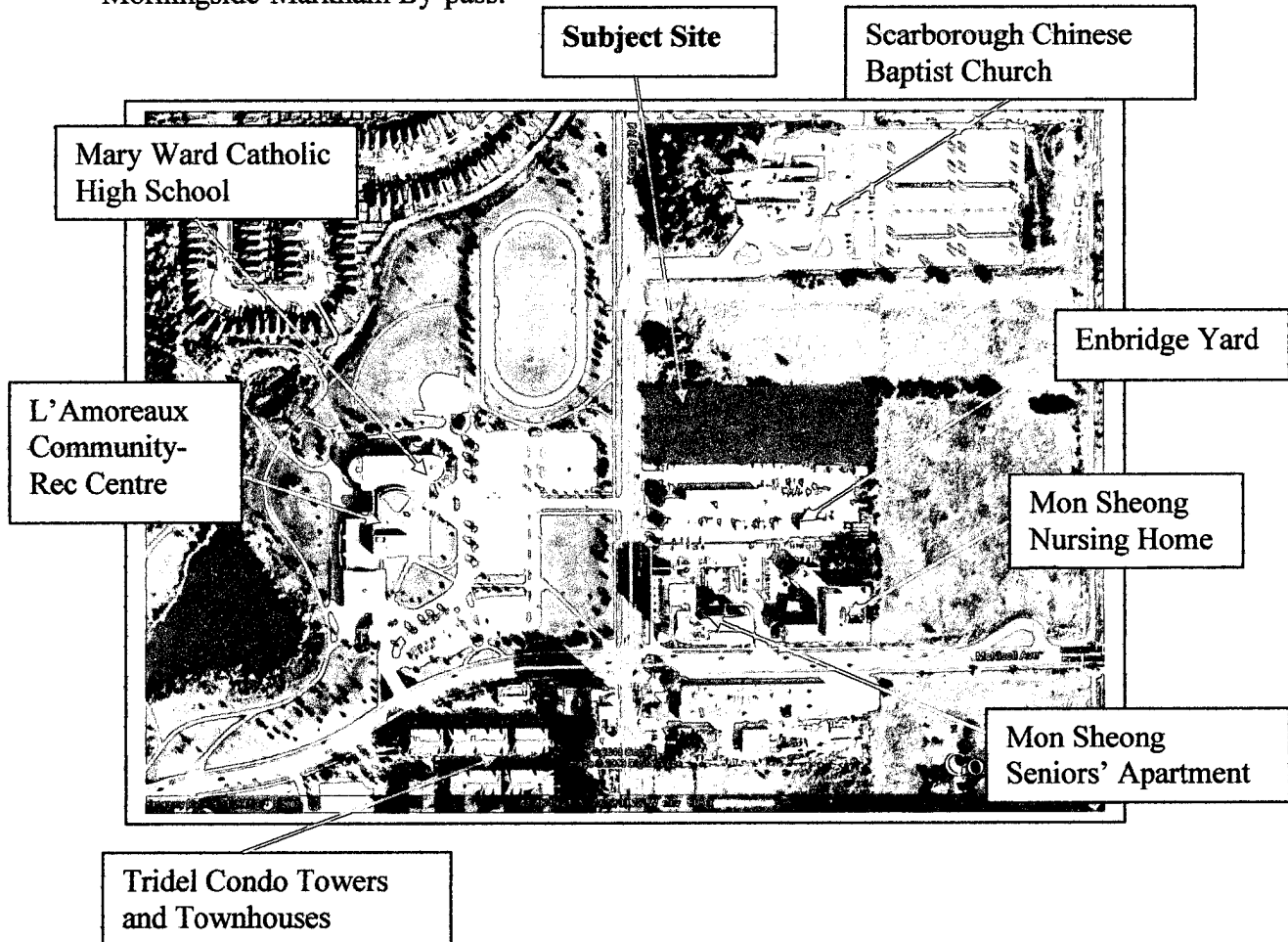
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The purpose on my letter is to object to the proposed designation of land immediately adjacent both on the north and east of my client's property for Core Area Employment as per the Staff recommendations dated October 2012. A Core Area Employment designation, encouraging development of 'heavy' industry, is not appropriate given built, zoned and planned sensitive uses on both my client's site and on all lands fronting onto both Kennedy Road and McNicoll Avenue.

## Land Uses Context

The site has 60m of frontage on Kennedy Road which is a 36m right-of-way major arterial road running from Davis Drive to Kingston Road. In the immediate area it is built to a 5 lane section and capable of expansion to 7 lanes of traffic.

McNicoll is a 27m right-of-way arterial road carrying five lanes of traffic running from west of Yonge Street as Cummer-Drewry to Tapscott Road with planned extension to the Morningside-Markham By-pass.



- To the immediate north and east of the site are vacant lands owned by the City/TTC. The next property to the north, approximately 100m away, has developed as the Scarborough Chinese Baptist Church.
- The property adjacent to the south is a maintenance and construction equipment storage yard for Enbridge. The next property to the south, approximately 70m

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away, is the 11 storey Mon Sheong seniors' apartment and 4 storey nursing home complex.

- Directly across Kennedy Road are the Mary Ward Catholic Secondary School and L'Amoreaux Community and Recreation Centre complex.
- The south west corner of Kennedy and McNicoll has been developed by Tridel with a 15 storey condominium apartment and 3 storey townhouses.

### Milliken Boulevard-Redlea Extension

Schedule 2 to the Official Plan, Planned But Un-built Roads, commits the City to extending Milliken Boulevard from its present terminus just south of the Ontario Hydro right of way, north to Redlea Avenue. The Environmental Assessment was completed in 2007. Funds have been expended and additional funds budgeted to complete the property acquisition. When completed Milliken-Redlea will be a continuous two lane street with centre left turn lane road connecting Steeles to McNicoll to Finch. The new road will run along the east lot line of the subject property. When complete continuous public road access and visibility will be significantly improved.

### Existing Official Plan

The property is designated Employment District on Map 2 and Map 19.

Both Kennedy Road and McNicoll are shown on Map 3 of the Official Plan.

Kennedy Road is a 'boundary' road for this Employment District.

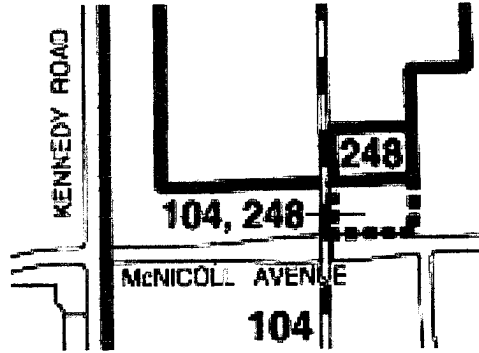
- Under Policy 1 of Section 4.6 of the Plan, the subject property is designated for offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers.
- Under Policy 2, the property is designated for places of worship, recreation and entertainment facilities, business and trade schools and branches of community colleges and universities.
- Under Policy 3 the site is designated for development with large scale stand-alone retail stores and "power centres" provided sufficient transportation capacity is available and the functioning of other economic activities within the Employment Area and the economic health of nearby shopping districts is not adversely affected.

There is no Secondary Plan applying to the Milliken Employment Area.

Site and Area Specific Policy [SASP] 104 applies, a portion of which is shown below.

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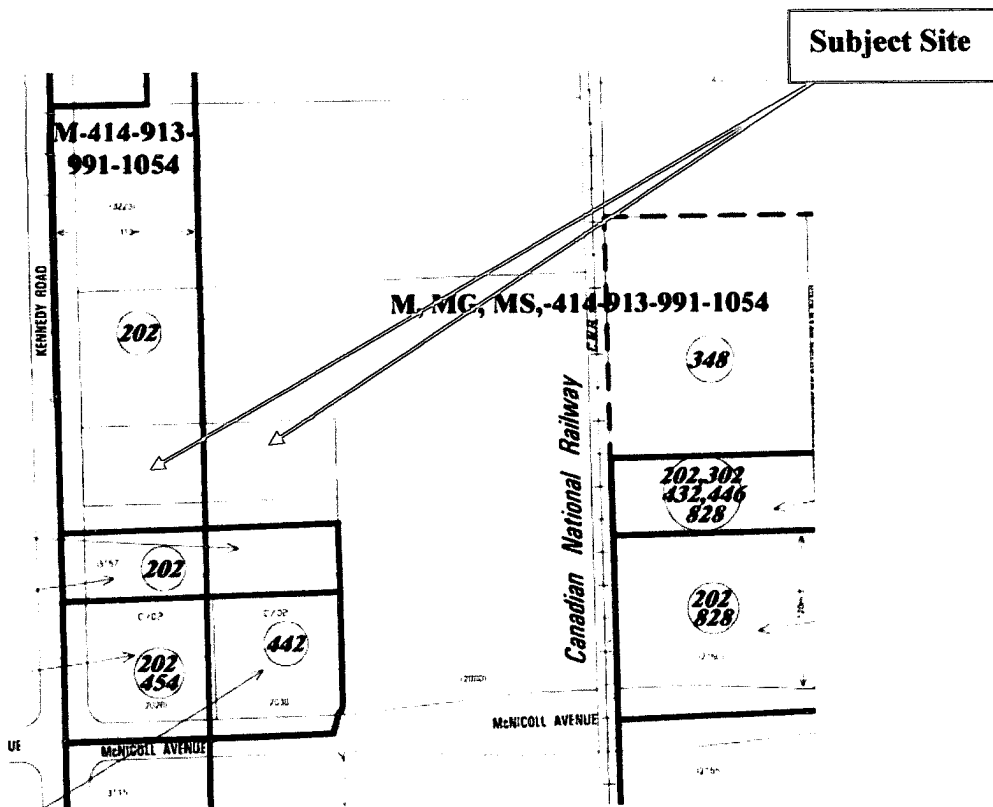
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SASP 104 provides for the development of business and trade schools, libraries, fraternal organizations, long term care facilities, recreational uses and places of worship.

Exiting Zoning:

The front portion of the property, to a depth of +/- 92m is zoned M-Industrial Uses. The remaining depth of the property is zoned M-Industrial Uses as well as MG-General Industrial and MS- Special Industrial, as shown on the extract of the Zoning map below.



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## Permitted Uses

### M- Industrial Uses Zone

1. Educational and Training Facility Uses
2. Industrial Uses
3. Offices, excluding medical and Dental offices
4. Places of Worship [lands fronting onto Kennedy Road only]
5. Recreational Uses
6. Day Nurseries.

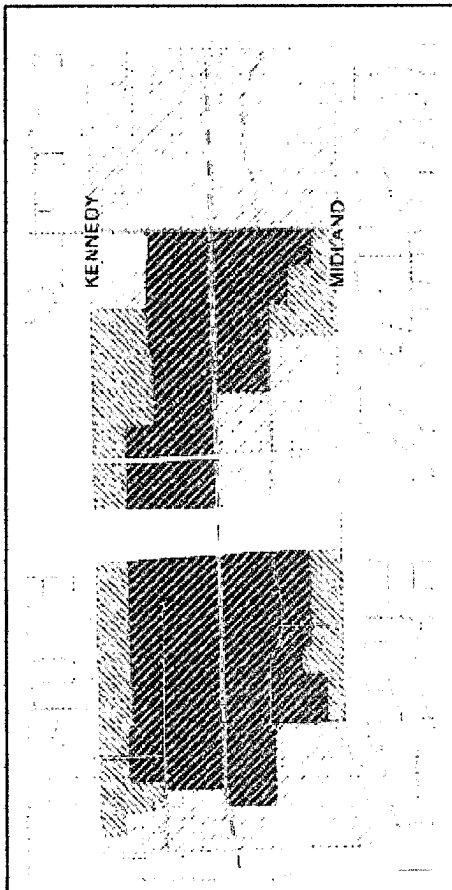
### MG-General Industrial Zone

Permits exactly the same uses as M-Zone. The only difference between the M and the MG zones is that open storage is permitted in the MG zone.

### MS- Special Industrial Zone

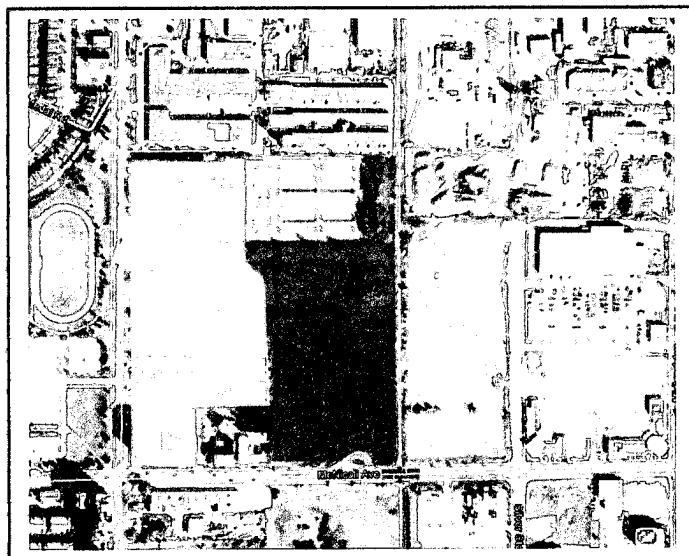
Permits exactly the same as the M and MG Zones plus Special Industrial uses defined as chemical manufacturing-processing-warehousing and also Metal-mineral-ore smelting.

## Proposed Land Use Designation



It appears from Map 7, extract attached on the left, that the subject property is proposed to be designated General Employment.

I have interpreted Map 7 to the air photo below with the proposed Core Employment in blue and the proposed General Employment in yellow.



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The October Staff report describes the Core Employment Area designation, shown in blue above, as appropriate for "...areas where there is often heavy truck traffic and industries which could impact sensitive uses." This designation appears therefore to provide for development of 'heavy' industry which through the transmission of sound, vibration, vapours, 24 hour shift type operations, sustained high volumes of heavy truck and equipment operation an/or outdoor storage or outdoor operations would not be compatible with proximate 'sensitive' land uses.

The Scarborough Chinese Baptist Church is a sensitive use.

The Mon Sheong Nursing Home, approved by Council in 2002, is a sensitive use.

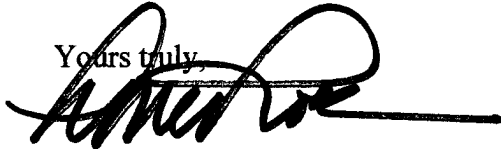
The Mon Sheong Seniors Apartments, approved by Council in 2004, is a sensitive use.

My client's property is zoned as-of-right for both places of worship and day nurseries which are sensitive uses.

My client's property and all lands fronting onto both Kennedy and McNicoll are designated in the Official Plan for libraries, fraternal organizations, long term care facilities and places of worship all of which are sensitive uses.

In view of these existing conditions, on the ground, in the By-law and in the present Plan, a Core Employment designation encouraging heavy industry is not appropriate for the lands adjacent to the north and east of my client's property.

Yours truly,



Lorne Ross Planning Services Inc.

CC: Mr. Paul Bain, Project Manager, OP Review, City Planning.  
Mr. Chin Lee, Councillor, City of Toronto