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BARRISTERS & SOLICITORS

May 16, 2013

Planning and Growth Management Committee
Toronto City Hall
10th Floor, West Tower
100 Queen Street West
Toronto, ON
M5H 2N2

Attention: Ms. Frances Pritchard, Secretariat

Dear Sir/Madam:

Re: Request to remove the properties municipally known as 900, 916, and 920 CALEDONIA ROAD from the "Employment District" designation in the Urban Structure section of the City of Toronto Official Plan

We are the solicitors for the owners of the properties municipally known as 900, 916, and 920 Caledonia Road (the "Sites") in the former City of North York. Our client submitted a letter to the Planning and Growth Management Committee on August 27, 2012 (attached hereto) requesting that the Sites be re-designated from "Employment District" in the Urban Structure section of the City of Toronto Official Plan to a residential or mixed-use designation as part of the City's Municipal Comprehensive Review of its Official Plan.

We have reviewed City Planning Staff's report on Preliminary Assessments of Additional Conversion Requests proceeding to Planning and Growth Management Committee for consideration on May 16, 2013, which report recommends that our client's Sites be retained for employment uses and be designated as "Retail Employment Areas".

Our client has owned the Sites since 1971 and since that time the Sites have not been viable sites for employment uses. The Site at 900 Caledonia Road has been used strictly for storage with little opportunity to generate any significant employment opportunities. The Site at 916 Caledonia Road is currently used as a sales depot for trucks, with the owner of the sales depot being the sole employee. The Sites abut a higher density residential development to the immediate north, and as a result, our client has been unsuccessful in attracting any potential tenants as an employment site, with manufacturing and industrial operators having no interest in occupying a site which is directly abutting an active residential use.

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PRACTISING IN ASSOCIATION

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THE LEGAL FIRM NAMED ABOVE PRACTICES IN ASSOCIATION WITH ADAM J. BROWN PROFESSIONAL CORPORATION

Given the locational attributes of the Sites, we would ask that City Planning Staff be directed to reconsider removing the "Employment" designation from the Sites when the City completes its Municipal Comprehensive Review. A redesignation would allow our client to proceed with a reasonable form of residential development which would facilitate a ground related private market affordable housing, which in and of itself, would create significant employment opportunities.

Should you have any questions or require any additional information, please do not hesitate to contact the writer, or Jessica Smuskowitz, a lawyer in our office.

Yours very truly,



Adam J. Brown

cc: Councillor Josh Colle
Mr. Paul Bain, Policy Planning
Ms. Lindsay Dale-Harris, Bousfields