



May 16, 2013

Dear Public Works Committee,

**Re: PG24.5 Official Plan/Municipal Comprehensive Reviews: Preliminary Assessments of Additional Conversion Requests**

The area bound by Wellington, Bathurst, and the Rail Corridor to the south is partially residential, commercial, and industrial. It includes a city works yard, meat processing operations, lands that must be remediated and sits just north of the Fort York National Historic Site.

As the land use in the area changes we must work to develop each of these sites in a manner that complements each other, adds density responsibly and maintains employment uses. It is for these reasons that I am requesting that a Master Planning be undertaken for the area and that a terms of reference for a land use and redevelopment plan for the lands of 28 Bathurst Street, 2 Tecumseth Street and the City owned lands at 677, 701 Wellington Street West be developed and include the elements listed below. I ask that the following amendment be moved to PG24.5:

Planning and Growth Management Committee directs staff to:

Develop and implement, within the Garrison Common North Secondary Plan, a terms of reference for a land use and redevelopment plan for the lands at 28 Bathurst Street, 2 Tecumseth Street and the City owned lands at 677, 701 Wellington Street West. The terms of reference to be developed concurrently with, and in the context of, the Five Year and Municipal Comprehensive Reviews should include the following elements:

- a. Continue to permit the ongoing meat processing operations at 2 Tecumseth Street for as long as they continue on the site;
- b. Permit only employment uses on the lands currently designated *Employment Areas* until the completion of the study;
- c. Redesignation of lands to permit non-employment uses will only be contemplated upon completion of the study;
- d. Facilitate an overall redevelopment vision for the lands in consultation with landowners, the surrounding community, representatives of Fort York National Historic Site, the ward Councillor, and City staff, that better integrates future potential land uses into the surrounding neighbourhood;
- e. Consider potential redevelopment scenarios that include maintaining and increasing the amount of employment space on the lands,
- f. Provide effective buffering between the lands at 2 Tecumseth Street, the rail corridor and the City's works yard at 677, 701 Wellington Street West from any existing or potential future sensitive uses;
- g. Consider alternative land ownership options and associated land use redesignations that will provide the best redevelopment scenario for the lands.

Sincerely,

Mike Layton  
City Councillor  
Ward 19, Trinity-Spadina