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September 11, 2013

Delivered via E-mail

Planning and Growth Management Committee
City of Toronto
City Hall, 100 Queen Street West
Toronto, ON M5H 2N2

Attention: Chair Councillor Peter Milczyn and Members of the Committee

Dear Chair Councillor Peter Milczyn and Members of the Committee:

**Re: Item No. PG26.6 – Planning for a Strong and Diverse Economy: Official Plan/Municipal Comprehensive Reviews – Proposed Economic Health Policies and Proposed Policies and Designations for Employment Lands
1453 Dupont Street – Request to Convert Employment Lands**

We are the solicitors acting on behalf of Gennaro Investments Limited, the owner of lands municipally known as 1453 Dupont Street, Toronto (the “Site”). The Site is approximately 0.93 acres in size and is located on the south side of Dupont Street, just west of Landsdowne Avenue.

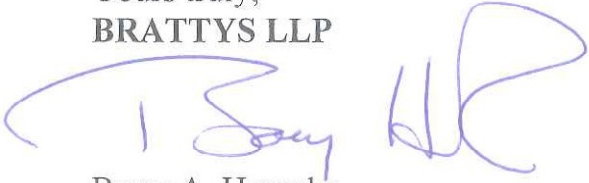
Enclosed herein is the request distributed to City of Toronto Planning Staff (“Staff”) on August 30, 2013 that consideration be given to the re-designation of the Site from *Employment Areas* to *Mixed Use Areas* so as to permit the development of the Site for a mix of uses. The request for consideration made of the City of Toronto was accompanied by a planning rationale from IBI Group.

We have been advised by Staff that they are unable to provide a recommendation report on this request to the Planning and Growth Management Committee (the “Committee”) due to the various directions given to Staff on the general topic of employment conversions, and the fact that the request was submitted after May 31, 2013.

Given the circumstances, and the fact that staff are scheduled to report on similar requests to the Committee in November of this year, we respectfully request that the Committee request Staff to prepare a recommendation report on this request when bringing forward their final report on the requests to convert employment lands in November.

Should you have any questions regarding the above noted request, please do not hesitate to contact the undersigned.

Yours truly,
BRATTYS LLP



Barry A. Horosko

encl:

cc: Amy Shepherd, IBI Group
Jay Claggett, IBI Group
Tom Davies



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August 30, 2013

City Planning, Policy & Research
Metro Hall, 23rd Floor
55 John Street
Toronto, Ontario M5V 3C6

Attention: Paul Bain, Official Plan Review Project Manager

Dear Mr. Bain,

**Re: City of Toronto Official Plan Municipal Comprehensive Review: Assessment of
Conversion Request
1453 Dupont Street**

We are the solicitors acting on behalf of Gennaro Investments Limited with respect to the above referenced matter.

Our client is the owner of the approximately 0.38 hectares (0.93 acres) of land located on the south side of Dupont Street, just west of Lansdowne Avenue and known municipally as 1453 Dupont Street in the City of Toronto (the "Site"). The Site has frontage on both Dupont Street and Antler Street and is flanked to the east by a railway corridor.

We are writing herein to respectfully request that consideration be given to the redesignation of the Site from Employment Areas to Mixed Use Areas in the Toronto Official Plan (the "Official Plan") within the context of the current Municipal Comprehensive Review.

Background and Surrounding Context

The area surrounding the Site consists of a wide range of existing land uses and land use designations.

As shown on Appendix A to this letter, the Site is located within a small cluster of land designated Employment Areas in the Official Plan. The Site and surrounding areas of employment, however, are not identified as Employment Districts on Map 2 (Urban Structure) of the Official Plan.

The southern portion of the Site is flanked to both the south and west by lands designated Neighbourhoods and developed with three-storey townhouses. The lands to the east of the Site and the rail corridor are developed with a number of residential apartment buildings and designated Apartment Neighbourhoods. The lands diagonally adjacent to the Site, on the east side of the rail corridor, are designated Mixed Use Areas and approved for a mixed use development consisting of two condominium towers, 27 storeys and 23 storeys in height, and 558 residential units.

Within the Employment Areas designation, the lands to the immediate west of the Site, at 299 Campbell Avenue, are currently the subject of a development application to permit an 18-storey residential development with ground floor retail. The application requires an Official Plan Amendment to redesignate the lands Mixed Use Areas and is being considered by Staff within the context of the current Municipal Comprehensive Review. After a preliminary recommendation that the lands be retained for employment uses and designated Retail Employment Areas, City Council directed Staff to conduct further analysis with respect to these lands.

Request for Conversion

The Site is located within an area that is undergoing a significant transformation from a predominantly industrial area to a substantially residential mixed-use community. The growing residential population in the area raises issues of land use compatibility with the remaining employment uses in the area. Further, the proximity of residential uses limits the potential for intensification of employment uses and the long-term viability of the remaining Employment Areas.

This is particularly the case for the Site. With existing and proposed residential uses to the immediate south, east and west, the Site is significantly constrained in terms of its ability to accommodate employment uses that are compatible with surrounding and adjacent land uses. By contrast, the Mixed Use Areas designation would allow for the redevelopment and intensification of the Site in a manner that is compatible with surrounding land uses and consistent with the ongoing transformation of the area.

In support of this request, IBI Group has prepared a Planning Rationale Report (attached hereto) which concludes that the redesignation of the Site as Mixed Use Areas represents a logical and practical extension of the revitalization currently underway in the area. In particular, the Report finds that the request is appropriate for the following reasons:

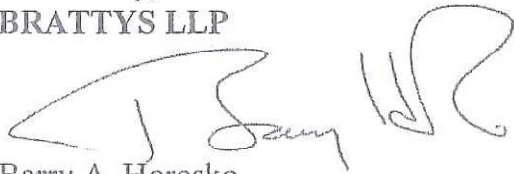
- Non-employment uses are compatible and complimentary to existing and emerging mixed-use and residential development on adjacent lands;
- The Site is not part of a larger, contiguous Employment Area or Employment District;
- The conversion will have no direct impact on the function or viability of surrounding Employment Lands or existing business/operations;

- The viability of redeveloping the Site for employment uses is impacted due to existing and proposed sensitive land uses to the south, east and west;
- The Site is physically suitable to accommodate mixed-use development;
- Existing municipal infrastructure and services exist to support redevelopment and intensification, and will be better utilized;
- The conversion conforms with and supports the policies and objectives of the *Provincial Policy Statement* and the *Growth Plan for the Greater Golden Horseshoe*; and
- The redevelopment of the Site for mixed-use purposes is consistent with the overall planning goals and objectives of the City of Toronto Official Plan.

For the reasons set out herein, we respectfully request that consideration be given to the redesignation of the Site from Employment Areas to Mixed Use Areas in the Official Plan within the context of the current Municipal Comprehensive Review.

If you have any questions with respect to the foregoing, or if you have any questions with respect to the foregoing, please do not hesitate to contact the undersigned.

Yours truly,
BRATTYS LLP

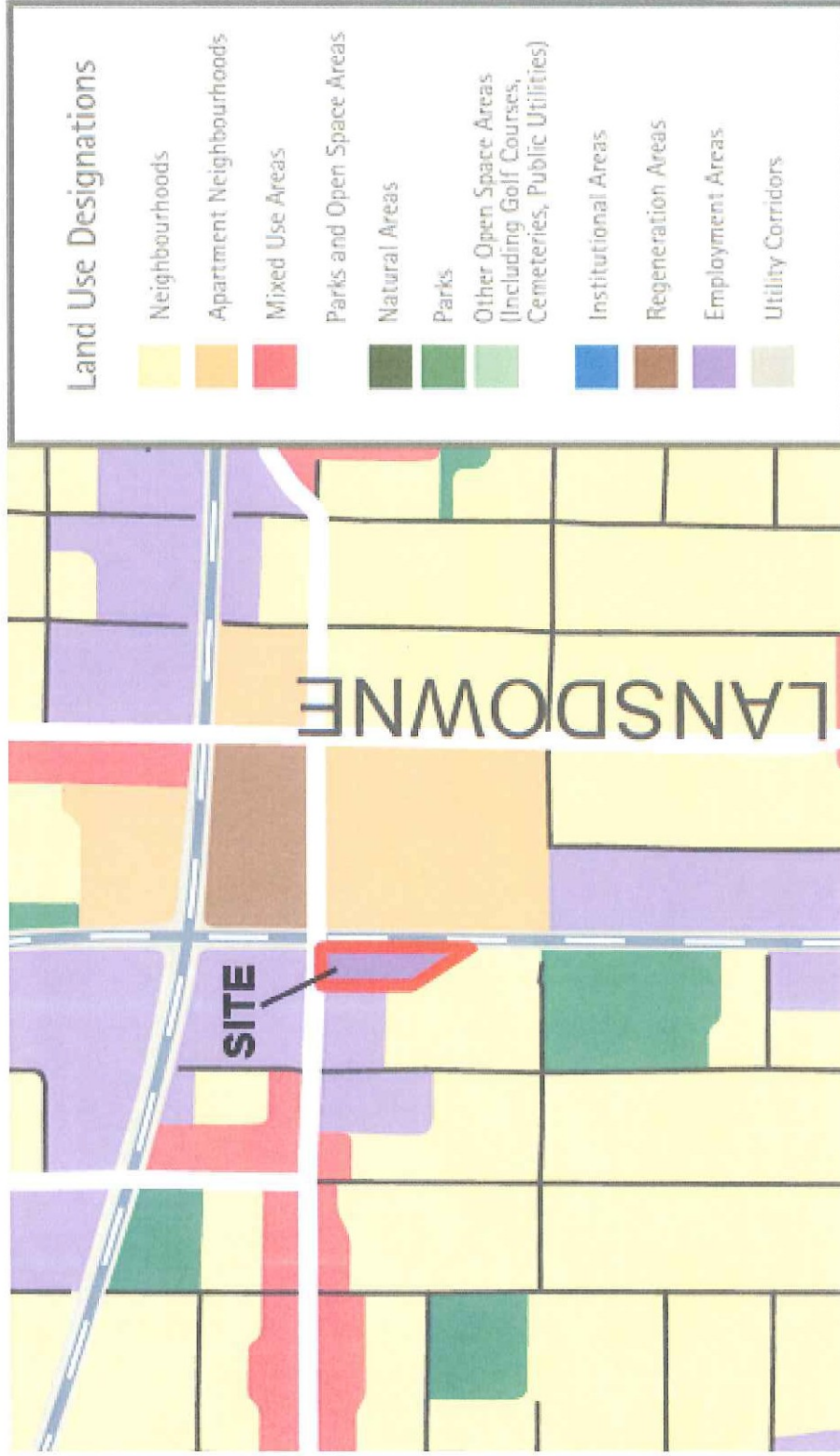


Barry A. Horosko

encl.

cc: Amy Shepherd, IBI Group
Jay Claggett, IBI Group
Tom Davies

APPENDIX A



Toronto Official Plan: Map 17 (Land Use Plan)



IBI
GROUP

LANE E SYMINGTON/DUPONT

PREPARED FOR:
LANZAROTTA INVESTMENTS LIMITED/
GENNARO INVESTMENTS LIMITED

DUPONT STREET

SYMINGTON AVENUE

LANE E SYMINGTON/DUPONT

CAMPBELL AVENUE

ANTLER STREET

Final Report

Planning Rationale Report for 1453 Dupont Street, City of Toronto

For submission to the City of Toronto
by IBI Group
August 29, 2013

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EXECUTIVE SUMMARY

Lanzarotta Investments Limited and Gennaro Investments Limited are the owners of a 0.93 acre (~ 3,764 sq. m.) property located at 1453 Dupont Street within the Dovercourt-Wallace Emerson-Junction neighbourhood. The lands are currently designated as 'Employment Areas' by the *City of Toronto Official Plan* and contain a one-storey building of approximately 17,350 sq. ft. (1,612 sq. m). While the site does currently operate as a SKOR Cash N' Carry Wholesale Marketplace, the property is not well-suited for stand-alone commercial uses given the lack of direct access and poor visibility from Dupont Street.

The Dovercourt-Wallace Emerson-Junction neighbourhood is experiencing steady renewal. It has the municipal infrastructure and services and amenities in place to support intensification. The most appropriate use of lands from a land use planning perspective is a mixed residential and commercial. The current 'Employment Areas' designation does not permit mixed-uses. Given the adjacent sensitive (residential) land uses, a 'Mixed-Use Areas' designation would be more appropriate than 'Employment Areas'.

This planning rationale has been prepared on behalf of Lanzarotta Investments Limited / Gennaro Investments Limited in support of a request to convert a 0.93 acre (~ 3,764 sq. m.) property located at 1453 Dupont Street in the City of Toronto. The landowners request that the conversion of their lands be considered by the City of Toronto as part of the on-going Official Plan and Municipal Comprehensive Reviews.

The conversion of the subject site represents a logical and practical extension of the revitalization currently underway in the area. Specifically, the conversion request is appropriate for the following reasons:

- Non-employment uses are compatible and complimentary to existing and emerging mixed-use and residential development on adjacent lands;
- The subject site is not part of a larger, contiguous employment area or employment district;
- The conversion will have no direct impact on the function or viability of surrounding employment lands or existing businesses/operations;
- The viability of redeveloping the subject site for employment uses is impacted due to existing and proposed sensitive land uses to the south, east and west;
- The site is physically suitable to accommodate mixed-use development;
- Existing municipal infrastructure and services exist to support redevelopment and intensification, and will be better utilized;
- The conversion conforms with and supports the policies and objectives of the *Provincial Policy Statement* and *Places to Grow - the Growth Plan for the Greater Golden Horseshoe*; and
- The redevelopment of the subject site for mixed-use purposes is consistent with the overall planning goals and objectives of the *City of Toronto Official Plan*.

It is IBI Group's professional opinion that the conversion request for the subject site represents good planning and warrants the support of staff and Council approval.

1. INTRODUCTION

The City of Toronto is currently undertaking concurrent Official Plan and Municipal Comprehensive Reviews. Through its draft policies and proposed designations, the City is suggesting that the majority of lands designated 'Employment Areas' in the current Official Plan be maintained, but some smaller and isolated parcels of employment land may be appropriate for conversion.

IBI Group was retained by Lanzarotta Investments Limited and Gennaro Investments Limited to provide professional planning services with respect to 1453 Dupont Street, which is currently designated 'Employment Area' by the City of Toronto Official Plan. This planning rationale has been prepared in support of a conversion request to redesignate 1453 Dupont Street as 'Mixed-Use Areas'.

This report provides:

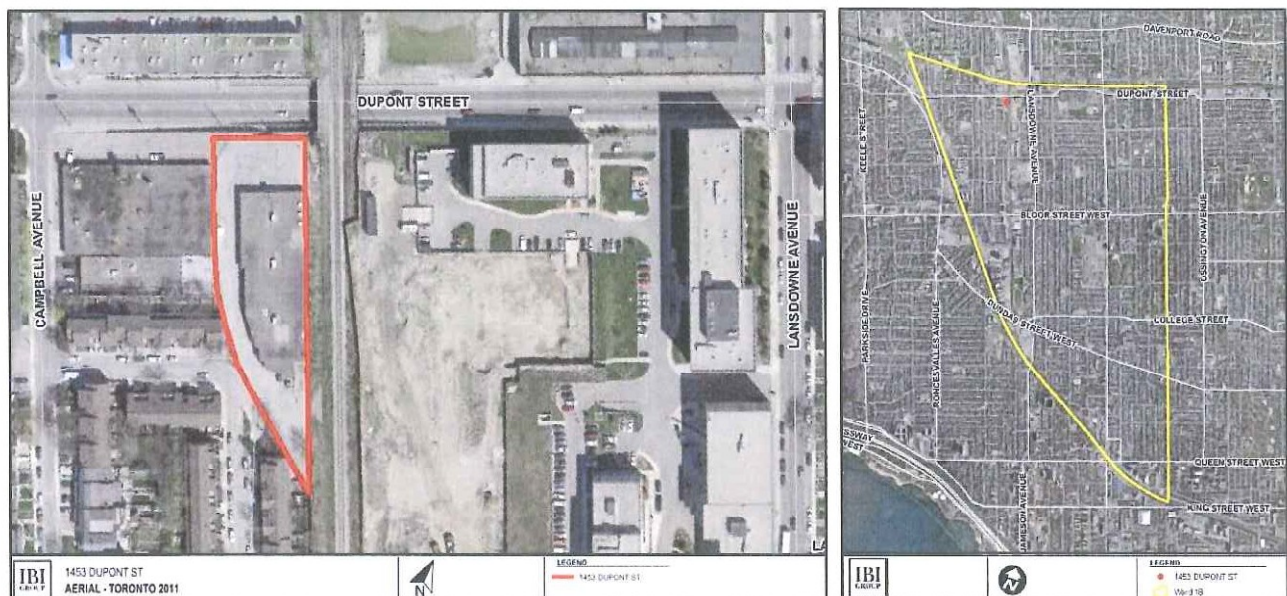
- A description of the subject site and the surrounding area;
- An overview of relevant provincial and municipal policies and zoning provisions;
- A description of how the site could be redeveloped and intensified for mixed-use purposes and potential impacts and benefits;
- Details on required approvals to facilitate a mixed-use development; and
- Analysis and opinion as to how the proposed conversion supports provincial and municipal planning policy represents good planning.

2. SUBJECT SITE

The subject site is municipally known as 1453 Dupont Street. The legal description for the lands is Parcel 156-1, Sec M13, Lot 159, Plan M13, Part of Lots 156, 157, 158, 160, 161, 170, 171, Plan M13, Part of Longfellow Avenue, Plan M13 closed by Order 100249, being described as Parts 1, 2, 3, 7, 8, 9, 11 and 12, 66R-10717, City of Toronto.

The 0.93 acre (~ 3,764 sq. m.) parcel of land is located on the south side of Dupont Street, within the Dovercourt-Wallace Emerson-Junction neighbourhood (Ward 18) (see Figure 1).

Figure 1. Location of Subject Site (1453 Dupont Street)



ACCESS

An active rail line (i.e. Metrolinx Barrie GO line) runs along the east side of the subject site. As shown in the photographs below, a rail-grade separation prevents direct access to the site from Dupont Street. A 6-metre municipal right-of-way (ROW) that runs parallel to Dupont Street provides access from Campbell Avenue to the subject site and the adjacent property (299 Campbell Avenue). A public stairway within the retaining wall provides pedestrian access from Dupont Street.



Dupont Street Frontage and Stairs to Subject Site



Subject Site (SKOR) and Municipal ROW



ROW from Subject Site to Campbell Avenue

The subject site has approximately 116 feet (~35 metres) of frontage along the municipal ROW and approximately 89 feet (~27 metres) of frontage along Antler Street to the south. Antler Street is a private road owned by the Toronto Community Housing Corporation (TCHC) and access is restricted.

CURRENT USE

The subject site is currently designated as 'Employment Areas' by the *City of Toronto Official Plan*. This designation permits a range of non-residential land uses such as offices, manufacturing, warehousing, distribution, restaurants and small scale stores and services that serve area businesses and workers.

The property was acquired by Lanzarotta Investments Limited and Gennaro Investments Limited in the early 1980s. At that time, the lands were developed with a one-storey wholesale building of approximately 17,351 sq. ft. (1,612 sq. m.), which currently operates as a SKOR Cash N' Carry Wholesale Marketplace. As shown in the photo above, surface parking for customers is located at the north end of the site, by the front entrance of the building. A driveway, which is subject to a railway siding easement, runs along the western length of the property and provides access to additional parking and the delivery area. The wholesale retail business employs approximately five people full-time and approximately six people part-time. The tenant's lease will expire in June 2015. While the subject site is currently operating for wholesale retail purposes, it is not considered a prime commercial location given the lack of direct access and poor visibility from Dupont Street.

ADJACENT LAND USES

As shown in the photographs below, the subject site is flanked by existing residential uses to the east and south. An 18-storey mixed-use development with residential units, live-work units and ground-floor non-residential space is proposed on the property immediately west of the subject site (i.e. 299 Campbell Avenue).



Residential Located East of Subject Site



Residential Located South of Subject Site



Residential Proposed West of Subject Site

The owners of 299 Campbell Avenue (TAS DesignBuild) have submitted a conversion request, as well as applications to amend the Official Plan and Zoning By-law to permit the proposed mixed-use condominium. A pre-application community information session was held by Councillor Bailão and the developer in May 2012, and it appears the development proposal was well-received. A site plan application has also been submitted. The applications are being considered by City Staff within the context of the current Municipal Comprehensive Review. After a preliminary recommendation that the lands be retained for employment uses and designated 'Retail Employment Areas', City Council directed Staff to conduct further analysis with respect to these lands.

The Ministry of the Environment's *D-6 Guidelines for Compatibility Between Industrial Facilities and Sensitive Uses* (1995) suggest a minimum 20 metre separation distance between 'Class I Industrial Facilities' and 'Sensitive Land Uses' (e.g. residential uses, daycares, schools, etc.).¹ The Ministry identifies 70 metres as the potential influence area (i.e. areas within which adverse effects may be experienced) for Class 1 industrial. The existing SKOR building is setback less than 8 metres from a TCHC townhouse located on Antler Street and dozens of other townhouses and single-family houses to the south and the new residential condominium to the east (800 Lansdowne Avenue) are within the Class 1 potential influence area. An 18-storey residential condo tower, with 270 residential units, 4 live-work units and 3,252 sq. m. of non-residential space, is proposed for 299 Campbell Avenue. The site plan for the development appears to show a +/- 10 metre separation distance between the residential tower and 1453 Dupont Street.

The introduction of manufacturing, warehousing, or other industrial uses on the subject site or 299 Campbell would not be compatible with adjacent residential land uses. Such uses would potentially result in adverse impacts to the surrounding area (i.e. area of influence). A relatively new two-storey multi-tenant employment plaza is located opposite the subject site on the north side of Dupont Street. This four-building complex houses a range of commercial (including restaurant), office and light industrial uses and does not abut residential uses.

3. SURROUNDING NEIGHBOURHOOD CONTEXT

The Dovercourt-Wallace Emerson-Junction neighbourhood offers a range of housing, employment opportunities, services and amenities such as retail, restaurants, professional services and community facilities (e.g. schools, support facilities and parks). It is well-served by a number of bus lines and the subject site is located only 1 km from Lansdowne Station, which is part of the Bloor-Danforth subway line. The neighbourhood also provides for active transportation and offers connections to other areas of the city through dedicated bicycle lanes (e.g. portions of Dupont and Davenport Road), the West Toronto Rail Path and sharrows.

While once predominantly a low-density, industrial neighbourhood, the Dovercourt-Wallace Emerson-Junction neighbourhood is experiencing steady renewal and intensification. As evidenced by Statistics Canada Census data, the area is growing in popularity amongst young adults (i.e. persons aged 20 to 39) and young couples. There is a limited supply of housing, particularly mid and high-rise residential. As per the 2006 Census, only 17.4% of residential units within Ward 18 were within five plus storey apartment buildings, whereas for the city as a whole, 38.8% of housing units were in such buildings.

Several residential and mixed-use developments have recently been completed or are proposed or underway, within proximity to the subject site including:

- 800 Lansdowne Avenue: recently completed four-storey rental apartments and a recently completed 14-storey condominium tower;
- 830 Lansdowne Avenue: proposed mixed-use warehouse conversion and high-rise condominium development (i.e. ground floor retail and 558 residential units); and
- 299 Campbell Avenue: proposed 18-storey residential condo tower with 270 residential units, 4 live-work units and 3,252 sq. m. of non-residential space.

¹ Class I Industrial Facility: A place of business for a small scale, self contained plant or building which produces/stores a product which is contained in a package and has low probability of fugitive emissions. Outputs are infrequent, and could be point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration.