



PLEASE REFER TO:  
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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  
302 and 320-324 Horner Avenue – Request to Convert Employment Lands**

We are the solicitors acting on behalf of Fima Developments, the owner of lands municipally known as 302 and 320-324 Horner Avenue, Toronto (the “Site”). The Site is approximately 16 acres in size and is located on the north side of Horner Avenue, west of Kipling Avenue.

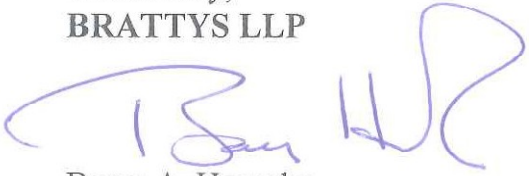
Enclosed herein is the request distributed to City of Toronto Planning Staff (“Staff”) on September 4, 2013 that consideration be given to the re-designation of the Site from *Employment Areas* to *Neighbourhoods* so as to permit the development of the Site for a mix of uses. The request for consideration made of the City of Toronto was accompanied by a planning rationale from Bousfields Inc.

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: Laurie McPherson, Bousfields Inc.  
Robert Mantella



**BRATTYS** <sup>LLP</sup>  
BARRISTERS AND SOLICITORS

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September 4, 2013

*Delivered via E-mail*

City Planning, Policy & Research  
Metro Hall, 23<sup>rd</sup> Floor  
55 John Street  
Toronto ON 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 Requests  
302 & 320-324 Horner Avenue, Toronto**

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We are the solicitors acting on behalf of Fima Developments with respect to the above referenced matter.

Our client is the owner of approximately 6.47 hectares (15.98 acres) of land located on the north side of Horner Avenue, west of Kipling Avenue and known municipally as 302 and 320-324 Horner Avenue in the City of Toronto (the "Site").

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

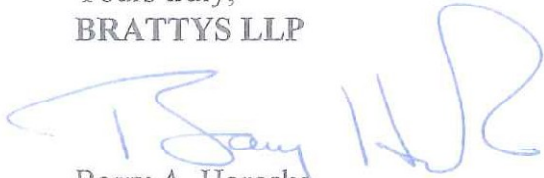
The Site is bounded to the south by Horner Avenue, to the west by a rail corridor, to the north by Connorvale Park and to the west by detached houses along Connorvale Avenue with the rear yards of the lots flanked by the Site. In relation to these uses, the Site effectively exists as an isolated parcel of employment land within an otherwise residential area.

In support of this request, we enclose a Planning Opinion prepared by Bousfields Inc. which concludes that the proposed conversion is appropriate and desirable for the Site. The enclosed planning opinion further concludes that residential redevelopment on the Site would be compatible with surrounding land uses, would not adversely affect the viability of any employment uses in the vicinity, and would be consistent with the objective and policies of the

Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and the Official Plan.

Should 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: Laurie McPherson, Bousfields Inc.  
Robert Mantella



# BOUSFIELDS INC.

Project No. 1396

September 4, 2013

Mr. Barry Horosko  
Barry A. Horosko B.E.S., L.L.B.  
7501 Keele Street, Suite 200  
Vaughan, Ontario L4K 1Y2

Dear Mr. Horosko,

**Re: *Five-Year Official Plan Review/Municipal Comprehensive Review  
302 and 320-324 Horner Avenue***

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Further to your request, we have reviewed the lands located at 302 and 320-324 Horner Avenue within the context of the ongoing Municipal Comprehensive Review for Fima Developments, the owners of lands totaling approximately 6.47 hectares (15.98 acres) located on the north side of Horner Avenue, west of Kipling Avenue (the "Subject Property" and/or "Site"). The Subject Property is currently occupied by four buildings; two larger multi-tenant buildings and two smaller buildings (see **Attachment 1**).

For the reasons set out in detail in this letter, we believe the redesignation of the Subject Property from *Employment Areas* to *Neighbourhoods* as part of the ongoing Municipal Comprehensive Review process is appropriate. The redesignation is being requested in order to allow for the comprehensive redevelopment of the Subject Property for residential purposes.

**Subject Property Description:**

The Subject Property is municipally known as 302 and 320-324 Horner Avenue and is located on the north side of Horner Avenue, west of Kipling Avenue in the City of Toronto (former City of Etobicoke) (see **Attachment 2**).

The Subject Property is approximately 6.47 hectares in size, with a total frontage of approximately 203.5 metres on Horner Avenue. A small, one-storey automobile repair shop occupies the southeast corner of the Site (302 Horner Avenue; Service Plus Car Care Centre), and contains a small surface parking lot directly abutting Horner Avenue. Directly to the west on the Site is the Horner Avenue Senior Centre operated by the City of Toronto (320 Horner Avenue). The senior centre is a small, one-storey building with an adjacent surface parking area. The remainder of the Subject Property contains two large industrial buildings, one located directly behind the senior centre and automobile repair shop (322 Horner Avenue), and another at the southwest corner of the Subject Property directly abutting Horner Avenue (324 Horner Avenue). They are both two-

storeys in height, contain multiple tenants, and include a large amount of parking and loading spaces.

**Surrounding Area:**

The Site is located at the eastern edge of the Alderwood Community. The surrounding area includes predominantly single and semi detached dwellings to the west and northwest and employment uses to the east and south (see **Attachment 3**).

To the immediate north of the Subject Property is a 5 hectare park, known as Connorvale Park, located at 281 Rimilton Avenue. The park is rectangular in shape with a narrow strip that extends from its southwest corner towards the Subject Property. A vegetated buffer surrounds the park on three sides (northern, eastern and southern edges) with a large open sports field in the centre as well as a lit baseball diamond at the northeast corner. Further to the north are a number of industrial use buildings extending to Evans Avenue.

Directly to the east of the Subject Property is an active Canadian Pacific Railway (CPR) line that extends north connecting to a northeasterly line before Dundas Street West, and south below Horner Avenue where it curves to connect to the Canadian National Railway (CNR). Further east along Horner Avenue is Good Year Auto Service, a large, two-storey industrial use building fronting Kipling Avenue (442 Kipling Ave). Employment industrial uses extend the surrounding area to the north and east of the Site.

To the south of the Subject Property, on the south side of Horner Avenue is an employment area with a wide range of uses. The area extends south to the CNR line and consists predominantly of two-storey buildings. Directly south of the Site, across Horner Avenue, is a one-storey industrial use building occupied by the Canadian Scale Company (305 Horner Avenue), and further west along Horner Avenue is another single-storey industrial building occupied by Komandor Closets and Doors (309 Horner Avenue). To the southeast of the Subject Property are large scale industrial use buildings ranging in height from one to three storeys that front Horner Avenue. However, the scale of the buildings are reduced along Kipling Avenue and the CNR.

To the west of the Subject Property is a residential area containing primarily single and semi detached dwellings backing on to the Site.

Horner Avenue is served by the 110A Islington South – Long Branch via Horner and Browns Line bus route which provides service to Islington Station on the Bloor-Danforth Subway.

**Official Plan**

The growth management policies of the Official Plan direct growth to identified areas on Map 2 (Urban Structure), which include *Centres, Avenues, Employment Districts* and the *Downtown*, where transit services and other infrastructure are available. *Employment Districts* are intended to accommodate employment generating uses and are generally characterized by manufacturing, warehousing, and commercial office park uses.

The Subject Property is currently designated as *Employment Areas* on Map 15 (Land Use), which permits uses such as offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, ancillary retail outlets, restaurants and small scale stores and services (see **Attachment 4**). As well, places of worship, recreation and entertainment facilities, business and trade schools and branches of community colleges or universities are permitted fronting on Horner Avenue, as are large scale, stand-alone retail stores and “power centres”, which may be permitted through rezoning.

### **Zoning**

The Site is zoned Class One Industrial (“IC1”) in the Etobicoke Zoning Code (see **Attachment 5**).

The Industrial provisions permit a wide variety of industrial uses in all industrial zones including, but not limited to:

- Food services such as restaurants, banquet halls and entertainment facilities;
- Business uses such as communications/technological facilities, hotels, banks and servicing/repair operations;
- Manufacturing uses such as manufacturing of food products;
- Vehicle related uses such as service stations, car washes and public garages;
- Education/Research establishments such as research libraries, schools and colleges;
- Institutional uses such as government/public works buildings, emergency service stations and police stations;
- Storage uses such as warehouse buildings; and
- Residential uses limited to existing single family detached dwellings and accessory units.

The Class 1, Industrial zone permits the following additional uses:

- Business uses such as flea markets and trade and conventions centres abutting an arterial road and business, professional and administrative offices;
- Medical uses such as medical office/clinics and hospitals;

- Institutional uses such as community centres, athletic fields, playgrounds and day cares;
- Commercial/recreational uses such as cinemas, bowling alleys, curling rinks and arenas;
- Retail sales of products manufactured or warehoused on-site; and
- Outdoor storage up to 10% of the lot area.

The Subject Property is also subject to two Specific Site by-laws, 1979-67 and 1981-272 which apply to "the residential neighbourhood known as Alderwood". The Site Specific by-laws establish height and density requirements for the R3 zone, which is the zone which abuts the Site to the north and northwest. The Site Specific by-laws assume the CPR track as the eastern boundary of the Alderwood Community (see **Attachment 6**). In addition, the lands to the direct north, Connorvale Park, were once zoned IC1 but were rezoned to Open Space "OS" when the former quarry was rehabilitated for the park use.

#### **Planning Rationale**

The Five-Year Official Plan Review and Municipal Comprehensive Review represents the first opportunity to comprehensively analyze and identify the location and boundaries of *Employment Districts* in the context of the 2005 PPS and the Growth Plan.

In our opinion, the deletion of the Subject Property from the *Employment District* and its redesignation from *Employment Areas* to *Neighbourhoods* so as to permit residential intensification is appropriate and desirable for the following reasons:

- the Subject Property is separated from other employment uses on all sides with residential and park uses to the immediate west and north, a railway line to the east and Horner Avenue to the south.
- a *Neighbourhoods* designation provides for a wide variety of compatible residential uses that would provide a more desirable interface with the rear yards of the houses and the park than an *Employment Areas* designation. The current relationship raises potential issues of land use compatibility and limits the redevelopment potential of the Site for employment uses.
- the former City of Etobicoke precipitated a change in the nature of the Subject Property by purchasing a former industrial operation, rehabilitating the site and creating a public park. This had the result of further fragmenting the Site from any contiguous employment area and opening up the opportunity for a more compatible use on the Subject Property.



- The CNR tracks form the logical boundary between the employment area and the residential neighbourhood. The Site Specific By-law confirms that the lands west of the tracks, including the Subject Property, are considered part of the Alderwood residential neighbourhood.
- Redesignation for residential purposes would recognize the natural boundary of the CNR line and integrate the lands into the Alderwood Community.
- The redevelopment would provide for intensification within a built-up area well serviced by transit and other community services.

In summary, it is our opinion that the proposed redesignation of the Subject Property to *Neighbourhoods* and its deletion from the *Employment District* to facilitate a residential redevelopment would be compatible with surrounding land uses, would not adversely affect the viability of any employment uses in the vicinity, and would be consistent with the objectives and policies of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and the City of Toronto Official Plan, all of which promote intensification in built-up areas in proximity to public transit.

Should you require any additional information, please do not hesitate to contact me.

Yours very truly,

**Bousfields Inc.**



Laurie J. McPherson, B.E.S., MCIP, RPP

LMP/kah:jobs

cc: *Mr. Robert Mantella*

# Property Data Map: 302, 320-324 Horner Avenue

