

THE CHRISTOU GROUP

PLANNING POLICY DEVELOPMENT MANAGEMENT

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TO THE MAYOR AND MEMBERS OF COUNCIL

**RE: OFFICIAL PLAN AMENDMENT 231 REGARDING POLICIES, DESIGNATIONS
AND MAPPING FOR EMPLOYMENT AREAS**

We represent Intercell Machinery Limited, the owners of a recently constructed office/industrial complex containing 53 units, The Bertrand Centre, at 30 Bertrand Avenue. The property is situated on the northeast corner of Crockford Boulevard and Bertrand Avenue, in the Golden Mile Industrial District of the former City of Scarborough. It is generally located east of Warden Avenue, north of Eglinton Avenue.

We respectfully request the City of Toronto Council to reconsider the staff recommendation with respect to proposed Official Plan Amendment 231 to exclude small retail uses in existing industrial areas. Small retail uses provide direct service to businesses and employees, which has been a long-standing objective in Toronto's industrial/Employment areas and in the Official Plan. To exclude small retail uses would jeopardize the livelihood of many of the owners of existing and future small retail uses in industrial multiple units, many of which are the backbone of entrepreneurship and provide significant economic development opportunities and jobs to Toronto residents. These uses have harmoniously coexisted with manufacturing, warehousing and distribution entities for many years and contribute to the vitality of the City.

We request that Council amend the draft OPA and implementing By-law to incorporate such changes as required to continue to permit limited small retail uses in existing mixed industrial/office multiple developments, because such uses provide direct service to businesses and employees.

Further, we specifically request that City Council exempt The Bertrand Centre, at 30 Bertrand Avenue from the provisions of OPA 231 and continue to permit small retail uses as a service to other small businesses and employees. The Bertrand Centre, at 30 Bertrand Avenue is not located in the core of the Employment area, but it is in the periphery of the Golden Mile. As such it should be removed from the Core Employment area designation.

We believe that City staff, in recommending the exclusion of small retail uses in Employment Areas, failed to comprehend the impact such prohibition will have on existing

small businesses and did not provide options and alternatives for exemption or exclusion of existing small retail businesses.

Staff also failed to consider the fact that not all Employment Areas in the City are the same. Some employment areas cover large tracts of land, while others are on narrow strips of land, which operate entirely differently than the significantly larger Employment Areas. One solution does not fit all circumstances.

Further, the process the City has undertaken in dealing with Employment Areas in this instance appears to be backward. Normally, a municipality first generates its Official Plan policies and direction to provide a vision of the future and then passes a Zoning By-law to implement the vision. In this case, it appears that OPA 231 attempts to follow the zoning standards and prohibitions established in the Citywide Zoning By-law 569-2013, which is currently under appeal at the OMB. It is like putting the cart before the horse.

It is our opinion that the City ought to reconsider its review of the Employment Areas as it pertains to exclusion of small retail uses in industrial multiple units. Since not all Employment Areas in the City are the same shape or size, consideration ought to be given to where small retail uses have existed and allow for the continuation of such by policy or by exemption.

We recommend that Council direct City staff to make the necessary changes to permit limited small retail uses in industrial multiple units, before it adopts OPA 231.

We recommend that Council direct City staff to exempt The Bertrand Centre, at 30 Bertrand Avenue, from any prohibition or policy that restricts limited small retail uses in industrial multiple units; and remove it from the Core Employment area designation.

Respectfully submitted

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