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BARRISTERS & SOLICITORS

November 13, 2013

Policy and Research  
Metro Hall  
22<sup>nd</sup> Floor, 55 John Street  
Toronto, ON M5V 3C6

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

**Attention: Mr. Paul Bain, Project Manager, Official Plan Review**

**Attention: Ms. Nancy Martins, Secretariat**

Dear Chair and Members of the Planning and Growth Management Committee:

**Re: Letter of Objection to the proposed draft Official Plan Amendment No. 231  
as it relates to the properties municipally known as 900, 916 and 920  
CALEDONIA ROAD**

We are the solicitors for 900 Caledonia Road Limited, Deacon Investments Limited, 460 Richmond St. West Limited and Melrose Park Investments Limited, the owners of the properties municipally known as 900, 916, and 920 Caledonia Road (the "Site") in the former City of North York. The Site is located on the west side of Caledonia Road, south of Lawrence Avenue West. More specifically, the Site is located at the intersection of Caledonia Road and Glencairn Avenue, which Site has a frontage of 159m along Caledonia Road and a depth of 277m with a total lot area of 43,756 square metres.

The Site is currently occupied by three industrial buildings which have occupied the Site for 40 years, and which buildings have been almost entirely vacant for the majority of that time. The Site continues to not be viable for employment uses given the conflict with the residential uses to the immediate north and east. 900 and 920 Caledonia Road are currently used as warehouse facilities with little opportunity to generate any significant employment opportunities. 916 Caledonia Road is currently used as a sales depot for

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PRACTISING IN ASSOCIATION

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THE INDIVIDUAL LAWYERS NAMED ABOVE PRACTICE IN ASSOCIATION WITH ADAM J. BROWN PROFESSIONAL CORPORATION.

trucks, with the owner of the sales depot being the sole employee, hardly a significant employer.

The Site abuts 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. To the east of the Site is an established residential neighbourhood comprised of mainly detached residential homes. To the west of the Site, is a rail corridor and further west of the rail corridor are employment uses.

The Site is designated as an "Employment District" pursuant to the Urban Structure section of the City of Toronto Official Plan and as an "Employment Area" pursuant to the Land Use section of that same Official Plan, which designation was approved without the type of fulsome review which has now been carried out by our client's consulting team.

Our client submitted an application for an Official Plan Amendment for a proposal to develop the Site with a residential development of both stacked and traditional townhouse units, with a small ancillary retail component at the Caledonia Road frontage, as well as a new public road system. The elegant design of the proposal revitalizes a Site which has been remained underutilized for decades with a design that enhances the public realm, creates an animated and active frontage along Caledonia Road and along the new public roads proposed.

Our client has now reviewed the draft Employment policies report and draft Official Plan Amendment No. 231 which is proceeding to the November 21<sup>st</sup> Planning and Growth Management Committee meeting, which report and draft Amendment recommends that our client's Site be designated as a "General Employment Area".

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 prior to draft Official Plan Amendment No. 231 being finalized. Our client's proposed use will generate significantly greater employment uses than the current employment on the Site.

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. A re-designation through the Municipal Comprehensive Review 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.

Yours very truly,

  
Adam J. Brown

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