



**SMARTCENTRES®**

November 19, 2013

**By E-mail to [pbain@toronto.ca](mailto:pbain@toronto.ca)**

Paul Bain, Project Manager  
Toronto Official Plan Reviews  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Mr. Bain:

**Re: Proposed Official Plan Policies – Employment Lands Review  
1211 Caledonia Road  
Lissard Holdings Limited**

SmartCentres is acting as the agent on behalf of Lissard Holdings Limited who are the owners of approximately 0.6 acres of land located at 1211 Caledonia Road, at the northeast corner of Caledonia Road and Orfus Road. (see attached Figure 1). The Property is currently developed with a single storey building which has recently undergone a façade upgrade, however, is only partially leased with a service use providing a venue for children’s parties and the remainder of the space vacant and available for lease.

In terms of surrounding land uses, the parcel to the north is developed with a drive-thru Tim Horton’s. The parcel to the east is developed with a stone fabricating use (Caledonia Marble) which sells to the public. To the south, the KBA Co-operative Trading building is located at the corner of Caledonia Road and Orfus Road. The lands to the west, fronting onto the west side of Caledonia Road, are developed with various automotive service and repair shops.

The subject property is currently designated Employment Area in the Official Plan. The proposed Official Plan Employment Areas policies propose to designate the parcel Core Employment Area (see attached Figure 2). The lands are currently zoned Industrial-Commercial with a Holding provision MC(H) in the former City of North York Zoning Bylaw 7625, as amended. In the new City of Toronto Zoning Bylaw, the lands are labeled ‘Not Part of the New By-law’ and therefore the MC(H) zoning in Zoning By-law 7625 will continue to apply.

The property’s current designation of Employment Area provides for commercial uses such as small scale retail stores and services and restaurants. Those commercial uses are currently implemented and enjoyed through the MC(H) zoning in effect. For instance, retail uses are permitted as-of-right, as are restaurants, personal service shops, banks and other commercial operations. The proposed Core Employment Area designation does not carry forward the commercial uses currently permitted by the Employment Area designation.

In our view, the General Employment Area designation is more suitable to replace the existing Employment Area designation as existing complementary retail, service and restaurant uses are currently operating in the area, readily accessible to serve the daily needs of businesses and employees in the area, and it is likely that a similar range of retail/service commercial uses could be tenants for the building.

The General Employment Area designation provides the appropriate level of flexibility in permitted uses to allow a leasing program to advance and would continue to allow all of the uses permitted within the Core Employment Area, which could also be tenants within the building.

We write to set out our concerns with the proposed Official Plan Employment Area designation as it affects the Property and respectfully request for staff to consider the General Employment Area designation as appropriate for the subject parcel, for the following reasons:

- the property fronts onto an existing Major Street (Caledonia Road) with visibility and access suitable for a retail use(s);
- the property abuts a General Employment Area parcel to the south (KBA Co-operative Trading) which also has frontage onto Caledonia Road;
- the abutting property to the north is an operating Tim Horton's restaurant with drive thru;
- the size, shape and shallow depth of the parcel lends itself to a potential retail use; and
- the building is partially vacant and can be leased out for as-of-right retail, service or restaurant uses, as well as a range of employment uses. However, a General Employment Area designation would eliminate a potential land use inconsistency when zoning is eventually brought into conformity with the Official Plan and a legal non-conforming retail/service commercial use could result if the space is leased for such uses.

From a broader land use perspective, it is acknowledged that the area, particularly the Orfus Road corridor and to an extent Caledonia Road, has and is undergoing a transition toward retail and service commercial uses to contribute to and support the economic function of the Employment Area. The transition is recognized by the proposed General Employment Area designation which provides planned flexibility for commercial business and economic activities, alongside other base employment functions permitted within the Core Employment Area designation.



Currently, the proposed land use designations are determined by property boundaries with the rear lot lines of the Orfus Road sites forming the border between General Employment and Core Employment Areas. In our view, an appropriate revision to the General Employment Area designation would be to include the subject parcel fronting onto the east side of Caledonia Road, between Orfus Road and Bentworth Avenue. This would reflect the parcel size and dimension which is suitable for potential retail use and the frontage onto a Major Street (Caledonia Road).

In summary, a General Employment Area designation on the subject property, with the range of commercial uses permitted, would also help facilitate an advancement of the planned economic function of the area and, in our view, is the appropriate designation based on the foregoing.

We would also be pleased to discuss any of our comments with City Staff. Please provide us with notice of any decision of the Planning and Growth Management Committee and City Council, and of any future public meetings and staff reports concerning the proposed Official Plan policies.

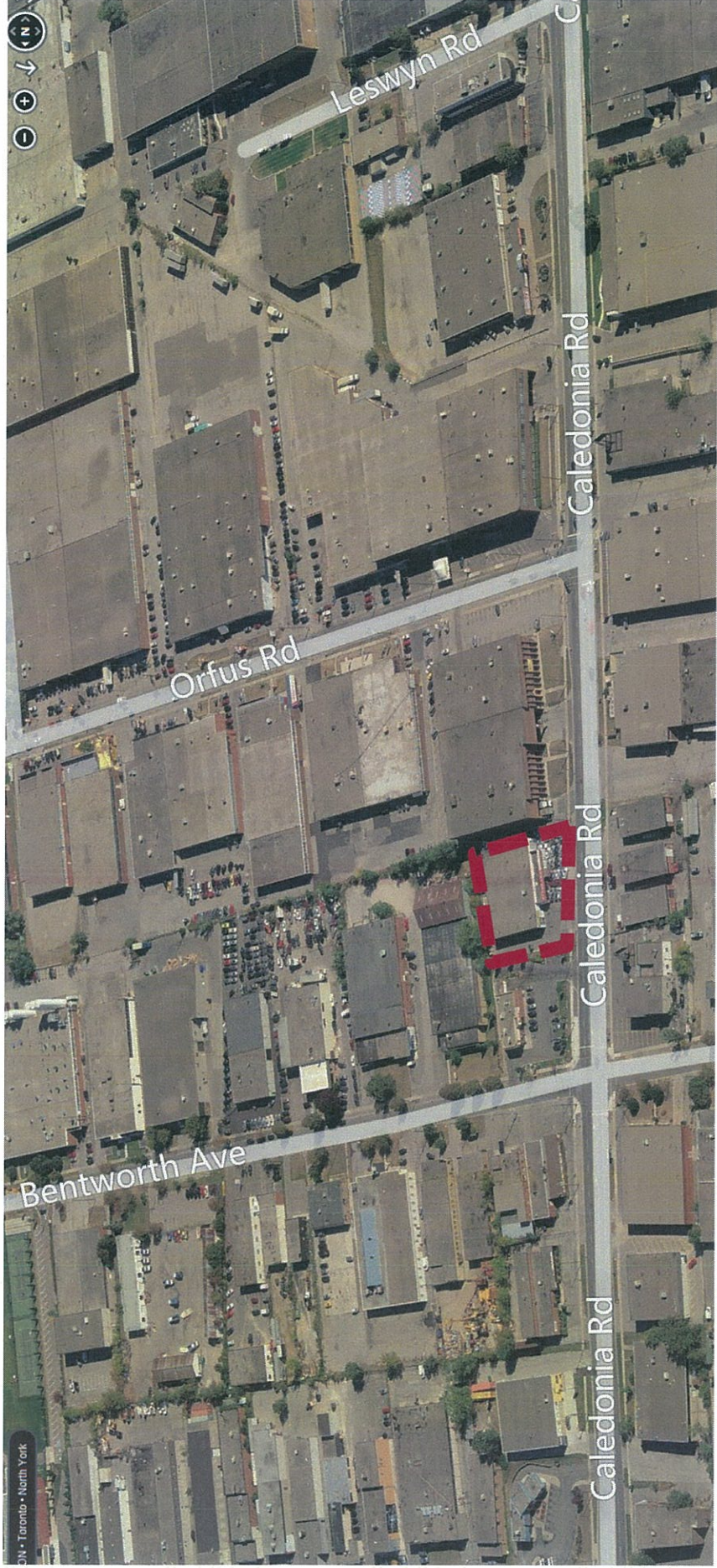
Yours truly,



Ornella Richichi  
Executive Vice President, Land Development  
SmartCentres

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# FIGURE 1 – 12111 CALEDONIA RD





# FIGURE 2

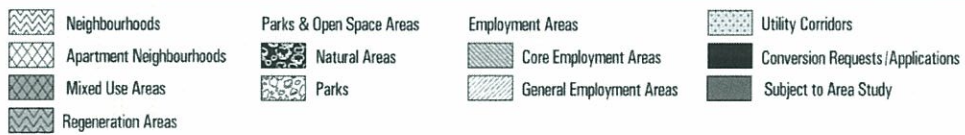
39.



**TORONTO** City Planning

Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 23



↑  
Not to Scale  
07/25/2013