



BOUSFIELDS INC.

November 20, 2013

Project No. 13144

Attention: Ms. Nancy Martins
Administrator, Planning and Growth Management Committee
City of Toronto
100 Queen Street West, West Tower, 10th Floor
Toronto, Ontario M5H 2N2
Email – pgmc@toronto.ca

Dear Mr. Chairman and Members:

***Re: Proposed OPA No. 231 Five-Year Official Plan Review/Municipal
Comprehensive Review
1162 Caledonia Road***

We are planning consultants to Roots Canada, the owners of 1162 Caledonia Road located north of Lawrence Avenue West north of Lawrence Avenue West (the “subject site” see Attachment A – Location Plan). The property is currently used as the production site for leather goods, operating within a total gross floor area of 49,421 square feet of building space, of which 3,648 square feet of which is used as office space.

For the reasons set out in detail in this letter, we are requesting redesignation of the subject site from *Core Employment Areas* to *General Employment Areas* as proposed on Map 23 in the recent Final Report entitled “Official Plan and Municipal Comprehensive Reviews: Amendments to the Official Plan for Economic Health and Employment Lands Policies and Designations and Recommendations on Conversion Requests” and Draft OPA No. 231 released on November 5, 2013 (see Attachment B).

The redesignation is being requested in order to allow for the potential future redevelopment of the subject site for retail and office purposes. The *General Employment Areas* designation would maintain, if not increase, the non-residential gross floor area and jobs on the property compared to an industrial use, while permitting more compatible uses of the property with the surrounding retail and residential uses.

Site

The subject lands are located on the west side of Caledonia Road, just north of Lawrence Avenue West and are located in the south end of the Orfus Employment District.

The site is rectangular in shape with frontage on Caledonia Road of some 46 metres metres and an irregular depth of roughly 138 metres and an overall site area of 0.629 hectares. A 1-storey building currently occupies most of the property, with some surface parking provided to the north and west sides of the existing building. The

Orfus Employment District has seen considerable transformation over the last two decades most notably with a significant amount of retail uses being introduced along Orfus Road and the recently approved redevelopment of the lands to the immediate south (lands known municipally as 1100-1150 Caledonia Road) for retail stores, and personal service shops with a maximum limitation of such uses of 27,710 square metres (298,267 square feet). As you may know, this project is being marketed under the name “Shops on Caledonia”.

Planning Rationale

In our opinion, the redesignation from *Core Employment Areas* to *General Employment Areas* in order to permit retail uses is appropriate and desirable for the following reasons:

- Adheres to an existing and emerging trend of retail establishments with accessory warehouse uses in the Orfus Employment District and the development of the significant property to the immediate south for retail purposes;
- The site is adjacent to lands proposed to be designated *General Employment* lands to the south; and
- The more general non-residential designation would maintain, if not increase, the non-residential gross floor area and jobs on the property compared to the *Core Employment* industrial/office designation.

In addition, the proposed OPA No. 231 policies from the City’s Final Report issued on November 5, 2013 discourages large areas of surface parking. Further, proposed policies 4.f) and h) for major retail developments (with 6,000 square metres or more of retail gross floor area) stipulates that majority of parking be located at the flank or rear of the building and that a majority of vehicle parking should be located below grade and/or in a parking structure with limited visibility from the street. It is in our opinion that in terms of parking there should be some flexibility regarding surface parking for retailers in the district.

In summary, it is our opinion that the proposed redesignation of the subject site from *Core Employment Areas* to *General Employment Areas* to facilitate retail development and accessory uses would be compatible with surrounding land uses within the Orfus Employment Area, and would not adversely affect the viability of any employment uses in the Orfus Employment District. Furthermore, this redesignation 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 development of a range of economic activities and ancillary uses that will contribute to the creation of competitive, attractive, and highly functional *Employment Areas*.

We appreciate your consideration of the foregoing submission. Please provide us with notice of any further public meetings and on any decisions of Council respecting

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

Yours very truly,

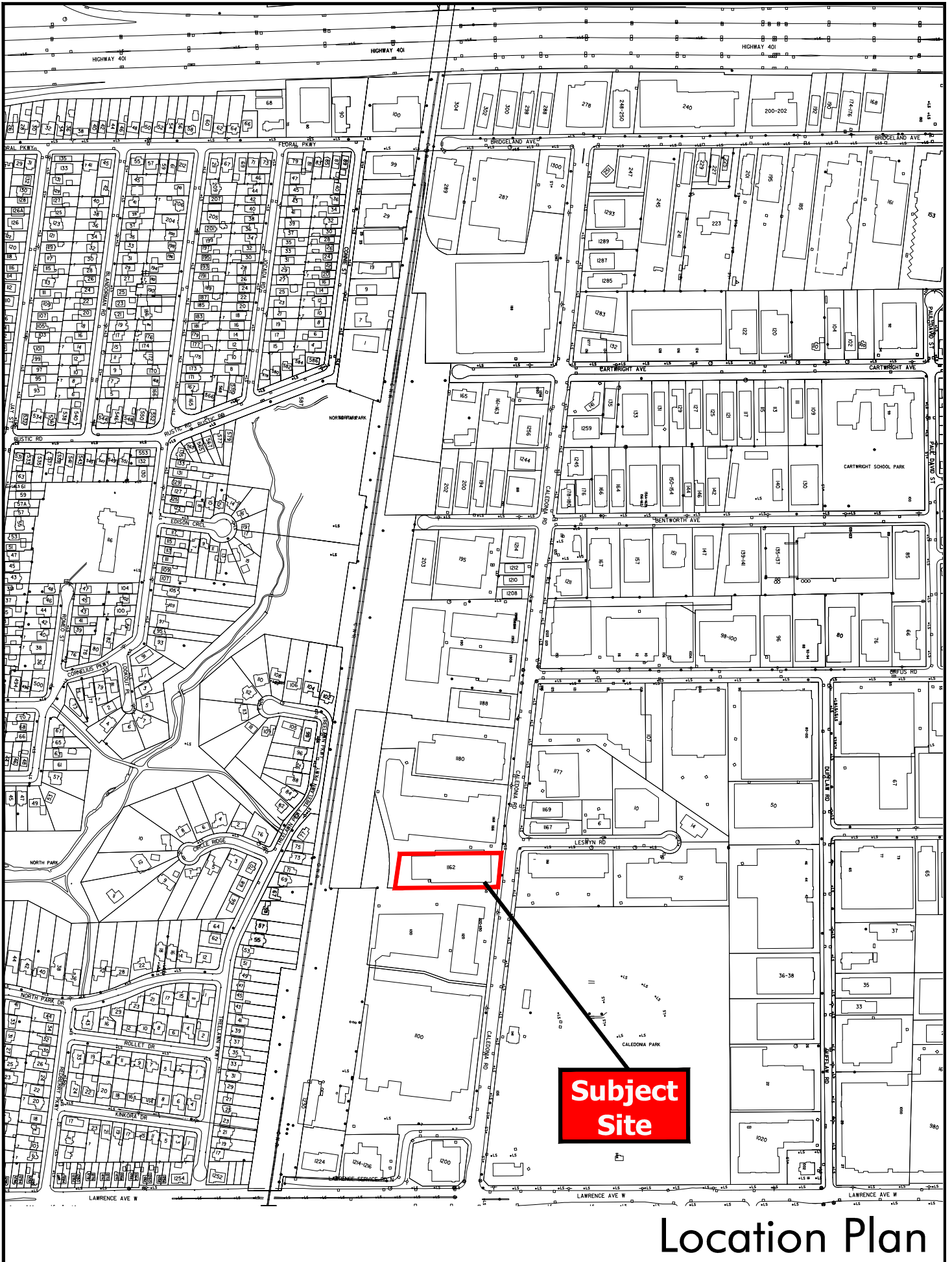
Bousfields Inc.



Tony Volpentesta, MCIP, RPP

cc: *Cecillia Ho, Director, Finance Roots Canada Ltd.*
Councillor Josh Colle, Ward 15 City of Toronto
Angelina Conte, Ward 15 City of Toronto

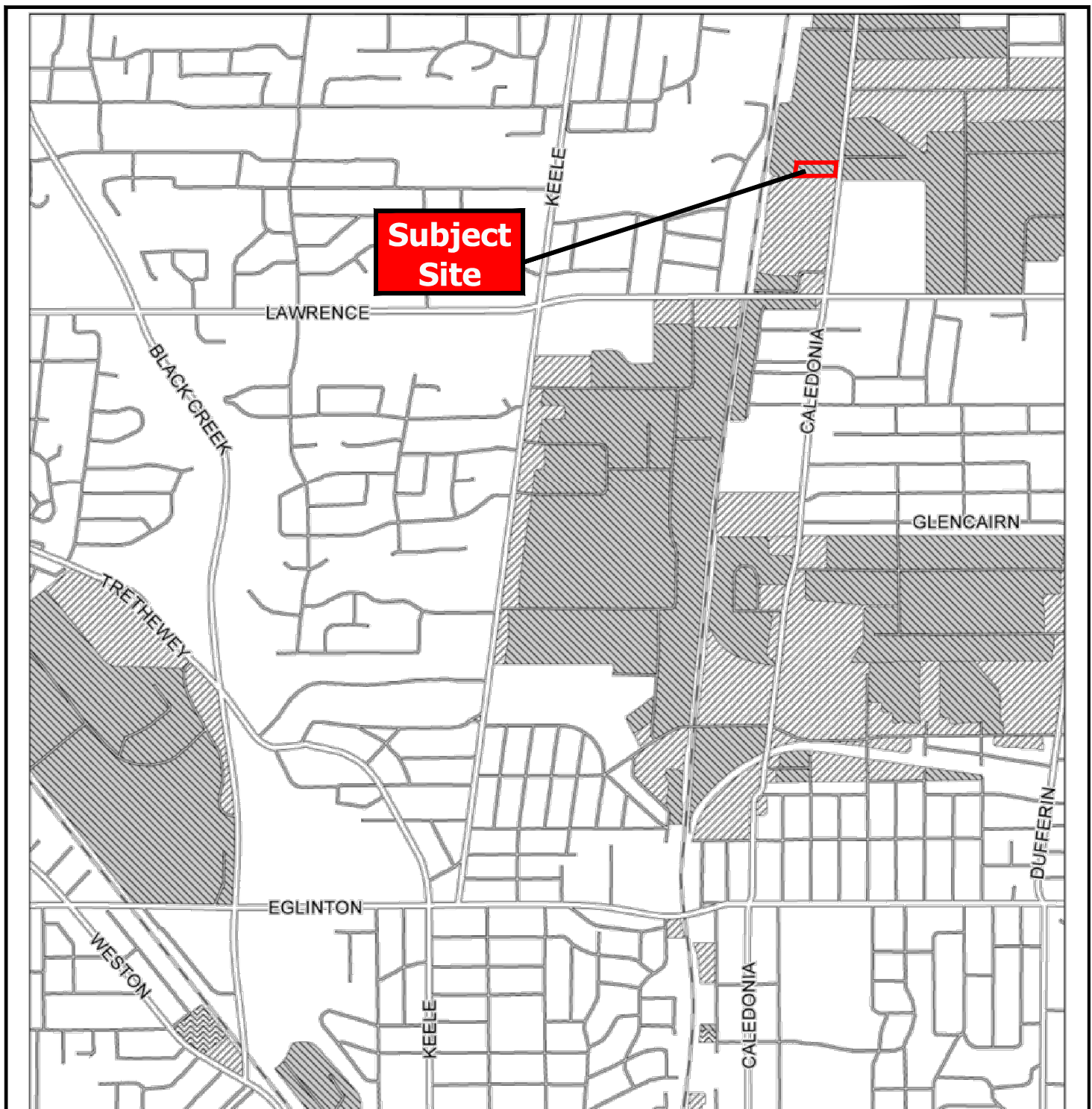
ATTACHMENT A



Subject Site

Location Plan

ATTACHMENT B



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

Map 23

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						



Not to Scale
10/30/2013

Staff report for action on Planning for a Strong and Diverse Economy : Official Plan / Municipal comprehensive Reviews Draft - Policies and designations for Employment