

November 20, 2013

Planning and Growth Management Committee  
c/o Ms. Nancy Martins  
10<sup>th</sup> Floor, West Tower, City Hal  
100 Queen Street West  
Toronto, Ontario M5H 2N2

Dear Chair and Committee Members:

**Re: *November 21 Special Public Meeting***  
***Five-Year Official Plan Review/Municipal Comprehensive Review***  
***462 Eastern Avenue***

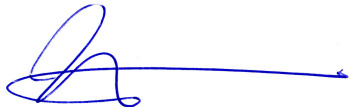
---

We are planning consultants to Weston Bakeries Canada Limited, who are the owners of the above-noted property. We are writing further to our original letter to the Planning and Growth Management Committee on November 8, 2012.

We have reviewed the City's draft Official Plan Amendment (OPA) 231 attached to the staff report dated November 5, 2013, and specifically the recommendation to redesignate the property to *Mixed Use Areas* as well as establish a new site and area specific policy number 416 pertaining to our client's site (see Attachment A). Given the foregoing we assume that the approval of draft OPA 231 will obviate the need for the Official Plan Amendment application filed by our client to permit a mixed use mid-rise redevelopment of the site. We are therefore writing to express our support for the proposed site and area specific policy 416.

Thank you for your consideration of the foregoing comments. Should you require any additional information, please do not hesitate to contact me.

Yours very truly,  
**Bousfields Inc.**



Michael Bissett, MCIP, RPP  
cc: Paul Bain  
Steve Thompson  
Eileen Costello

Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy No. 416 for the lands known municipally in 2012 as 462 Eastern Avenue, as follows:

**"416. 462 Eastern Avenue**

Before any zoning by-law permitting the development of residential uses on the subject site is enacted the owner shall:

- a) Provide employment space(s) along the Eastern Avenue frontage between Booth and Logan Avenues;
- b) Ensure the proposed development provides transition in scale to the low scale *Neighbourhoods* to the north, east and west in accordance with the policies of the Plan;
- c) Undertake an environmental study in addition to a feasibility analysis and impact assessment as required under Section 4.10.3 of the province's D-6 Guidelines for Compatibility Between Industrial Facilities and Sensitive Land Uses to the satisfaction of the City in consultation with the Ministry of Environment; and
- d) Be subject to all conditions and requirements as set by the City, the Toronto and Region Conservation Authority and the province regarding the site's location within the Lower Don Special Policy Area."



Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy No. 417 for the lands known municipally in 2012 as 54 Logan Avenue, as follows:

**"417. 54 Logan Avenue**

One residential unit ancillary to the employment uses on the site is permitted to provide temporary accommodation for visiting workers."

