

November 20, 2013

Planning and Growth Management Committee
c/o Ms. Nancy Martins
10th 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
459 Eastern Avenue***

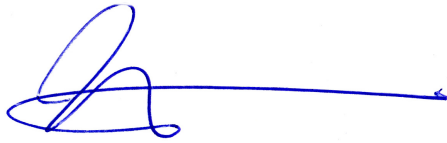
We are planning consultants to Weston Bakeries Canada Limited, who are the owners of the above-noted property. We are writing further to our original letter to the Planning and Growth Management Committee on November 8, 2012.

We have reviewed the City's draft Official Plan Amendment (OPA) 231 attached to the staff report dated November 5, 2013, and specifically the new site and area specific policy number 415 pertaining to our client's site (see Attachment A). Our client is supportive of the broader land use permissions proposed in site and area specific policy 415 as these permissions recognize the location of the site immediately adjacent to low rise residential uses to the east on Logan Avenue.

Our client's development application for this site would also provide for the introduction of a limited live/work component, along the Eastern Avenue frontage, which in turn would reserve the interior of the site for solely employment uses with no residential component. As indicated in the planning rationale submitted in support of this application, we continue to be of the opinion that such uses would better serve as a transition from established residential neighbourhoods to the immediate north and east of this site while providing an opportunity to achieve a greater density in employment uses. Accordingly, we would reiterate our client's previous request for a Mixed Use designation on this site or, at a minimum, along the Eastern Avenue frontage of this site.

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

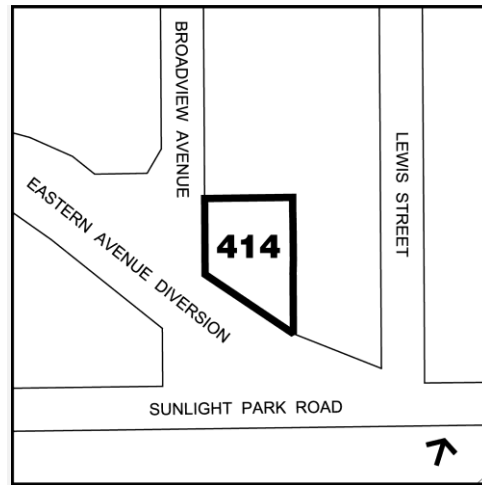
Eileen Costello

Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy No. 414 for the lands known municipally in 2012 as 21 Broadview Avenue, as follows:

"414. 21 Broadview Avenue

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

- a) Provide a minimum, net of required building setbacks, of 1 FSI of employment space on the ground floor;
- b) 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
- c) 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. 415 for the lands known municipally in 2012 as 459 Eastern Avenue, as follows:

"415. 459 Eastern Avenue

- a) Only those employment uses such as offices, parks, small scale restaurants, retail and service uses that are compatible to the nearby low scale residential dwellings fronting onto Logan Avenue are permitted.

