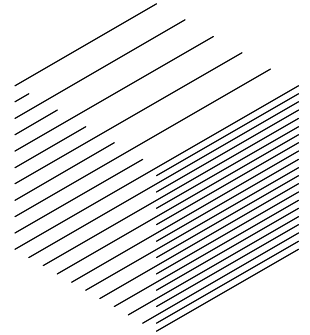


**Walker, Nott, Dragicevic
Associates Limited**
Planning
Urban Design

May 5, 2014

Zoning By-law Team
City Planning Division
Metro Hall, 55 John Street, 22nd Floor
Toronto, ON M5V 3C6



Attention: Joe D'Abramo

Dear Mr. D'Abramo

**Re: Residential Apartment Commercial Zone
2667-2677 Kipling Avenue
Our Files: 12607**

90 Eglinton Avenue East
Suite 701
Toronto, Ontario
M4P 2Y3
Tel. 416/968-3511
Fax. 416/960-0172
e-mail: admin@wndplan.com
web: www.wndplan.com

We represent Humber Property Management, the owners of 2667-2677 Kipling Avenue ('subject site'). The subject site is located on the east side of Kipling Avenue, north of Finch Avenue West in the Mount Olive-Silverstone-Jamestown neighbourhood.

At the February 27, 2014 meeting of the Planning and Growth Management Committee considered criteria developed by City staff for the inclusion of areas within a Residential Apartment Commercial (RAC) zone. The criteria, as described in the report, are as follows:

- Located in an Residential Apartment (RA) zone currently
- must have a minimum of 100 dwelling units containing either condominium or rental apartments
- 29% or more of the current residents of the building(s) live below the Low Income Cut-Off (LICO), as per the 2006 Census Dissemination Areas

While City staff also identified areas for inclusion within this zone category, the subject site was not included on the list of sites/areas to include in the proposed RAC zones.

The subject site is currently placed within a Residential Apartment zone. The subject site has 455 existing residential apartments in two 23-storey apartment buildings. There are an additional 10 tall apartment buildings in the immediate vicinity of the subject site.

There are no commercial opportunities in the immediate vicinity of the subject site. There are limited large scale retail opportunities at the intersection of Kipling Avenue and Albion Road. There are no neighbourhood or local commercial opportunities.

Wendy Nott, FCIP, RPP
Robert A. Dragicevic, MCIP, RPP
Senior Principals

Peter R. Walker, FCIP, RPP
Special Consultant

Andrew Ferancik, MCIP, RPP
Senior Associate

Martha Coffey
Controller

While the proportion of residents of these buildings living below the Low Income Cut-Off can not be precisely confirmed, the median income in the census tract encompassing the subject site was \$18,931 per year based on the 2006 census, compared to the median income for Toronto as a whole of \$22,545. Approximately 31.6% of people were considered low income before tax compared to 24.5% for the City as a whole. Therefore, there is a clear pattern of low income residents in the immediate area.

It is our opinion that the subject site meets all the criteria for inclusion in the Residential Apartment Commercial zone and respectfully request that the subject site be considered for inclusion. The addition of permissions for commercial floor area through the application of an RAC zoning would benefit both the residents of the subject site and other residents in the area.

We trust that the information contained herein is sufficiently clear. If you require additional information or have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED

Planning · Urban Design



Wendy Nott, FCIP, RPP
Senior Principal

cc. Roslyn Brown
Planning and Growth Management Committee

