



EY4.3.12

May 1, 2015

VIA E-Mail [CLERK@TORONTO.CA](mailto:CLERK@TORONTO.CA)

City Clerk  
City of Toronto  
Toronto City Hall  
100 Queen St.W.,  
13 Floor W.  
Toronto, ON  
M5H 2N2

**RE: PETITION LETTERS & SIGNATURES IN SUPPORT  
EY 4.3 - REFUSAL REPORT - 6 LLOYD AVENUE AND 195,181, 179, 177,  
175, 171, 169, 167, 165, 163 AND 161 MULOCK AVENUE - OFFICIAL  
PLAN AMENDMENT APPLICATION (WARD 11 - STATUTORY:  
PLANNING ACT, RSO 1990)**

Dear Sir or Madam,

We are the proponents of the above noted Official Plan Application for 6 Lloyd Avenue that will be considered by City Council on May 5, 2015. You will find attached petition letters and signatures from residents and business owners within the neighbourhood area that are in support of our development project.

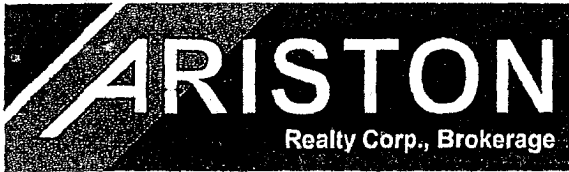
Please circulate the petition letters and signatures to the Members of Council for their reference prior to the aforementioned Council meeting.

Thank you.

Regards,

Luis Correia  
Director of Development & Planning  
Stanton Renaissance  
on behalf of 2053785 Ontario Inc.

Cc: Louie Santaguida



ARISTON REALTY CORP., BROKERAGE

2489 BLOOR ST. W., SUITE 200

TORONTO, ONTARIO

CANADA, M6S 1R6

TEL: 416-968-0800

FAX: 416-968-6998

TOLL FREE: 1-888-968-4677

May 15, 2013

To: The Planning and Growth Management Committee - City of Toronto

As a specialized industrial and commercial agent in the Junction (Keele and St.Clair) Area, we have had several listings either for sale or lease on employment lands (industrial zoning), within the last 10 years, and we have not been able to either lease or sell for the use of industrial facilities. Most of the employment land properties in the Junction Area, have been sold by previous owners at a considerable discount and are still vacant with the new owners, with no potential of growth or development.

It would be advisable that the City of Toronto, Planning Department revise these employment lands and permit a conversion to either a mixed use or residential uses, as it is in much demand.

As to the current application by 6 Lloyd Avenue, for a conversion of lands from Employment to Residential, we would be in much support of the redevelopment of the property to a residential use. The property has been vacant for many years and there is no potential for employment use, as it is surrounded by residential dwellings. This specific property at 6 Lloyd Avenue, deserves a conversion for residential development, as a growth and demand for affordable condominiums is a must in the Junction Area.

Please do not hesitate to contact me if there are any questions, pertaining to this letter.

Sincerely,

A handwritten signature in black ink that reads "Tony Natale". The signature is fluid and cursive.

Tony Natale



May 15, 2013

City of Toronto

With in regards to 6 Lloyd Street, International Cheese Co. Ltd. is in support of a residential building as opposed to an industrial building as we are already experiencing to many problems with traffic and parking, due to the industrial uses in the area.

Sincerely,

Mike Salvadore  
Owner

INTERNATIONAL CHEESE CO. LTD.  
67 Mulock Avenue, Toronto, Ontario  
M6N 3C5

- tel. 416 / 769-3547
- fax. 416 / 769-7153
- e-mail: [info@internationalcheese.ca](mailto:info@internationalcheese.ca)
- [www.internationalcheese.ca](http://www.internationalcheese.ca)

# **AUTOMOTIVE CENTRAL**

REPAIRS & PERFORMANCE TO FOREIGN & DOMESTIC

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30 Cawthra Avenue, Toronto ON M6N 5B3 Tel: (416) 604-2009 Email: [automotivecentral1@gmail.com](mailto:automotivecentral1@gmail.com)

May 15, 2013

City of Toronto  
Planning and Growth Management Committee - Conversion of Employment Lands

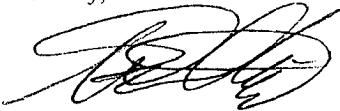
I am the business owner of Automotive Central and the building owner located at 30 Cawthra Avenue, in which I have been in business and in the community for 2 years.

I am writing this letter to advise that I am in full support of the conversion of industrial lands to a residential use at 6 Lloyd Avenue, as new development has been a requirement with the vacant properties in our neighbourhood.

I would like to see that the City of Toronto Planning Department takes a very drastic look at the industrial / employment lands, and the possibility of conversion from employment lands to residential lands, as its much needed.

Please do not hesitate to contact me if you have any questions pertaining to my letter.

Yours truly,



Nelson Baltazar

# NEW LIFE AUTO BODY

COLLISION, BODYWORK & PAINTING



May 15, 2013

Att: Planning and Growth Management Committee  
Re; Conversion of Employment Lands

I am the owner of New Life Auto Body located at 32 Cawthra Avenue, in which I have been in this location since 1996.

I am writing this letter to advise that I am in full support of the conversion of industrial lands to a residential use at 6 Lloyd Avenue. Since the last 10 years I have noticed a drastic change in the area as most industrial uses have moved out of our neighbourhood or declined in business, with most of them with half the amount of employees. I am directly located across from National Rubber Technologies, which was one of our largest industrial uses in the area, going from 500 employees to less than 100 employees, within the last 6 years. There has been a drastic decline in industrial and employment lands in our neighbourhood as most are either vacant or demolished.

I would like to see that the City of Toronto Planning Department re-assess the industrial / employment lands, being considered for conversion to either a mixed use (residential / commercial or residential lands, as the neighbourhood demographics has changed.

I am in the support of the conversion of lands from employment to residential lands for 6 Lloyd Avenue. The site at 6 Lloyd Avenue has been vacant for several years and the neighbourhood would like to see a conversion to a residential development.

If you have any questions, please do not hesitate to contact me at (416) 769-8200.

Yours truly,

A handwritten signature in black ink, appearing to read 'Joaquim Duarte', written over a horizontal line.

Joaquim Duarte  
Owner of New Life Auto Body