



working to keep jobs in South Etobicoke

January 19, 2016

BY E-MAIL

pgmc@toronto.ca

Chair and Members,
 Planning and Growth Management Committee,
 City of Toronto,
 City Clerk's Office,
 Toronto City Hall,
 100 Queen Street West,
 10th Floor, West Tower,
 Toronto, ON, M5H 2N2

Attention: Ms. Nancy Martins, Secretariat Contact
 Planning and Growth Management Committee

Dear Chair and Members,

Re: PG 9.3: 170 and 194 Evans Avenue – Ontario Municipal Board Appeal – Request for Direction Report

The South Etobicoke Industrial Employers' Association (SEIEA) represents a group of manufacturers and related businesses that directly employ approximately 2500 people in South Etobicoke. SEIEA advocates for the retention and growth of industrial employment in both South Etobicoke and throughout Toronto generally, and has participated land use planning policy development, including the Five Year Review and Municipal Comprehensive Review of Employment Lands.

SEIEA supports staff's recommendation under item 9.3 to authorize the City Solicitor to continue the City's appeal of Etobicoke York Committee of Adjustment panel's approval of the Minor Variance application (A228/15EYK) for 170 and 194 Evans Avenue.

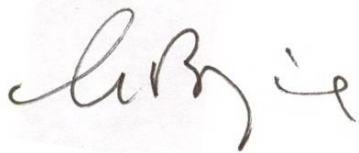
SEIEA is opposed to the introduction of sensitive uses into employment lands through the Committee of Adjustment's decision regarding 170 and 194 Evans Avenue, which permits a private school, day nursery and outdoor play area in an employment area adjacent to the QEW/Gardiner. We specifically note the following:

- The introduction of a sensitive use in an employment area is contrary to the newly adopted Official Plan.
- It is not a minor variance to the newly adopted ZBL as it is a use not permitted, does not comply with the intent of the ZBL or the Official Plan and has a potential impact on surrounding industry. Therefore it does not meet any of the four tests for a minor variance under the Planning Act.
- It does not comply with the PPS for employment uses adjacent to highways.
- Will impact the upcoming OMB hearing re OPA 231 in this area as the context of the employment areas will now have a sensitive use in this area weakening the City's position for further conversions.

In addition to our stated concerns, *both* Economic Development and Culture *and* City Planning and Growth staff have recommended that the application be refused and provided planning and economic rationale.

SEIEA reserves the right to provide additional comments and concerns on this item, and additionally, SEIEA's comments stated above are strictly without prejudice to any position that individual member companies might take in relation to this or any other related matters.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Al Brezina', is centered on the page. The signature is written in a cursive style with a large initial 'A' and a stylized 'B'.

Al Brezina
Executive Director
South Etobicoke Industrial Employers' Association (SEIEA)