

PAK LAW PROFESSIONAL CORPORATION

☒ 202-3000 Steeles Ave. E., Markham, ON, L3R 4T9

☎ 905-470-0860 | 📠 905-470-8860 | @ info@paklawoffice.ca | www.paklawoffice.ca

February 15, 2018

City Clerk
Toronto and East York Community Council
100 Queen Street West, 2nd Floor West
Toronto, ON M5H 2N2

By Email to: teycc@toronto.ca
and Fax to: 416-397-0111

ATTN: Ellen Devlin, Administrator

Dear Madam:

**RE: Objection to Amendment to the Zoning By-Law Application No. 17 261772 STE 30 OZ
regarding 545 Commissioners Street**

We represent Hui Cheng Investments Inc., the owner of 1 & 3 Carlaw Avenue, Toronto and we are writing to submit our comments, concerns and objections to the proposed by-law amendment noted above.

The staff report dated February 2, 2018 indicates that the proposed amendment is intended to allow additional permitted uses including “concrete batching and mixing yard, open storage of raw materials yard, builder’s supply yard” and “open storage yard”. These uses are currently not permitted at the site.

In our client’s opinion, the new permitted uses would be in contravention of the Growth Plan for the Greater Golden Horseshoe (2017), potentially detrimental to the future intended uses of neighbouring properties as outlined in the Port Lands Planning Framework and Port Lands Official Plan Modification, and an unjustifiable burden on the maintenance and use of existing roadways.

Growth Plan for the Greater Golden Horseshoe (2017)

Our client’s concern with respect to the Growth Plan is the impact of such a facility on the environment and in particular, the proximity of this plant to lake Ontario and areas currently designated as parklands. Concrete batching is a process that requires admixtures and produces highly alkaline wastewater. Run-off from this facility can easily contaminate lake Ontario. Our client is therefore of the opinion that this amendment will violate the Growth Plan’s strategic framework to recognize the importance of watershed planning and the mandate to minimize the negative impacts of climate change.

Port Lands Planning Framework and Port Lands Official Plan Modification

Port and industrial use in the Port Lands Official Plan Modification does not automatically entail that a concrete batching facility especially one which permits open-air storage is an acceptable use. A vast area of the Port Lands has been designated as future development for the film and entertainment industry. Open air storage of materials such as sand, gravel and other ingredients that comprise concrete will likely affect air quality in the area. The film and entertainment industry utilizes specialized equipment and requires lighting that will be very sensitive to the effects of additional particulate matter in the air. Open storage of such materials therefore is contrary to the future intended use of this area. In particular, we

would note that most cities with a thriving film and entertainment industry do not have similar open air industrial uses in close proximity to studios.

Maintenance and Use of Roadways

Concrete batching will necessitate the use of heavy transport vehicles. Heavy transport vehicles tend to shorten the lifetime of roadways. The proposed location of the concrete batching facility is within the vicinity of the newly constructed streetcar tracks which run along Leslie street. Residents in this area have already had to endure the prolonged construction process for the streetcar yard at Leslie. The additional maintenance that will be required to accommodate a concrete batching facility will present an additional unfair burden to the nearby residents and businesses.

Thank you for your attention. Please kindly notify our office of the adoption or refusal of the proposed zoning amendment.

Yours truly,

PAK LAW PROFESSIONAL CORPORATION

Tony K.C. Pak, B.A.Sc., J.D.
TP:hc