

CHARLES SOS INVESTMENTS LTD.

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OFFICE ADDRESS: 59 BERKINDALE DRIVE TORONTO ON M2L 1Z9

September 17, 2021

Ana Bailao
Chair of the Committee
Toronto Housing and Planning Committee
c/o Christine Chandler
City Clerk's Office
phc@toronto.ca

PROPERTY: 11-15 KODIAK CRESCENT, TORONTO, ON M2L 1Z9

RE: City of Toronto Agenda Item 2021.PH26.2 - Zoning Conformity for Official Plan Employment Areas - Phase 1 Final Report and Phase 2 Update

Dear Ms. Bailao, Ms. Chandler,

We are a long-time landowner in the area (since 1983) and have long term tenants whose business activities, which contribute employment and taxes to the City, will be adversely affected by these changes. Our lands have been used for a variety of purposes over the years, none of which have adversely affected the surrounding Employment Area, nor any specific businesses, and in fact have contributed significantly to employment in the area.

We as landowners who will be negatively impacted by these changes, request that the Planning and Housing Committee and Council, put a pause on, and revisit this proposal, and at the very least, defer making a decision on the by-law changes, and instead, through the current Municipal Comprehensive Review process, allow for proper consultation on the Official Plan policies. Not to do so is an injustice and will cause significant financial impact and hardship to existing businesses.

Thank you and best regards,

Judy Menceles
President
Charles Sos Investments Ltd.
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416-948-0165

BACKGROUND:

Our property was designated Employment Area under the approved 2006 Official Plan. The Employment Area designation permitted a full range of employment (commercial and industrial) uses. Our property is currently zoned MC(H) under North York Zoning By-law 7625 which permits a full range of employment uses (commercial and industrial). In mid-2013 the City adopted the Harmonized Zoning By-law (By-law 569-2013). In late 2013 the City adopted Official Plan Amendment 231. OPA 231 established two new employment designations – Core Employment Areas and General Employment Areas. The property was designated General Employment Area. In the adopted OPA 231, the General Employment Area designation permitted all uses in the Core Employment Area (i.e., traditional employment), as well as a full range of retail and service commercial uses. OPA 231 was appealed in whole (and site specifically) by a number of parties (178 in total). Through the appeals process, mediation and negotiations occurred. It is through this process that industry representatives (lead by the Toronto Industrial Network, “TIN”, and Mondelez) raised issues with “sensitive land uses” including hotels, places of worship, day cares, recreational establishments, etc. Through settlements with TIN and Mondelez, the City modified OPA 231 to delete a number of the uses which were previously permitted in the adopted OPA 231. No notice was provided to landowners affected by the settlements prior to its adoption, with notice of the Motion to approve the settlement only provided to those parties involved with the OPA 231 appeals. The City is now bringing forward amendments to all of the by-laws in the City (569-2013 as well as the former by-laws) to remove a number of uses from being permitted in Employment Areas.