

10/15/2021

Planning and Housing Committee  
Toronto City Hall, 10<sup>th</sup> Floor, West Tower  
100 Queen Street West  
Toronto, ON M5H 2N2

Attention: Ms. Nancy Martins, Committee Administrator

Dear Chair Bailão and Members of the Planning and Housing Committee:

**RE: PH27.2 – Zoning Conformity for Official Plan Employment Areas – Phase 1 Final Report and Phase 2 Update**

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Hullmark Developments Inc. (“Hullmark”), together with York Heritage Properties, is owner of the properties municipally known as 67-85 Mowat Avenue, 1179-1189 King Street West, and 72-90 Fraser Avenue (the Toronto Carpet Factory) and together with Sunlife Financial Inc., is the owner of the properties municipally known as 60-80 Atlantic Avenue. These properties are both located in the City’s Liberty Village neighbourhood and are designated “Core Employment Areas” pursuant to the City’s Official Plan and zoned “IC D3 N1.5” pursuant to the City of Toronto Zoning By-law 438-86, as amended.

Over the past several years, Liberty Village has evolved into a vibrant community that supports a variety of land uses including a number of mixed-use developments and properties.

Hullmark recognizes that the City’s current Zoning By-law conformity exercise is required by the *Planning Act*. Hullmark is nevertheless concerned that the proposed restrictions on sensitive uses in Employment Areas do not reflect the growing demand for some of these uses in Liberty Village. For example, day nurseries, hotels, and other recreation uses have been identified as desirable uses for Hullmark’s properties despite their current Official Plan designation.

Hullmark suggests that the planning framework for Liberty Village as it relates to employment uses should be further studied to ensure it adequately reflects the reality and changing needs of the neighbourhood and surrounding communities.

In addition, Hullmark, together with Sunlife Financial Inc., is the owner of the properties municipally known as 340-376R Dufferin Street and 2 Melbourne Avenue (the Radiator complex), which is located in the City’s Parkdale neighbourhood and is designated “Neighbourhoods” pursuant to the City’s Official Plan and is zoned “I1 D2” pursuant to City of Toronto Zoning By-law 438-86, as amended.

Despite its Neighborhoods Land Use designation, the Radiator complex contains a mix of permitted commercial uses within its existing industrial zoning, which allow opportunities for local businesses while also showcasing a unique and vibrant character.

While understanding the necessity of the City's Zoning By-law conformity exercise, Hullmark respectfully requests the City ensure that industrially zoned lands outside of General and Core Employment Areas such as the Radiator complex are not adversely affected by the proposed zoning by-law amendments by having uses sensitive to Employment Areas removed such as private art galleries, performing arts studios, day nurseries and places of amusement/assembly. The Radiator complex demonstrates that a vibrant mix of light industrial uses can be successfully maintained while contributing positively to the surrounding area.

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

Hullmark Developments Inc.

Per:

Charles Arbez

*Director, Development*