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February 14, 2022

Chair and Members of the Planning and Housing Committee
City of Toronto
100 Queen Street West
Toronto, Ontario,
M5H 2N2

Dear Chair and Members of the Planning and Housing Committee

**Re: Employment Land Conversion Request
 Inclusion of Additional Lands at 99 Ryding Avenue
 Related Employment Conversion Request Sites**

I am the solicitor for the owners of the property with the municipal address of 99 Ryding Avenue. The Paletta International Corporation lands and my lands together are currently occupied/tenanted by the Maple Leaf Foods, which will be vacating the properties in January 2024.

I am aware of the Employment Conversion Request by Paletta International Corporation (Paletta) located at 109 Ryding Avenue and have read all the materials submitted with the Paletta request in August 2021. I am also aware of the other Employment Conversion Requests in the Ryding Avenue and St. Clair Avenue West immediate area. I am supportive of Paletta's conclusions and recommendations which are, or should also, be applicable to my property at 99 Ryding Avenue.

My clients would like to include their property at 99 Ryding Avenue as part of the Employment Land Conversion Request.

I attach a map prepared of the Ryding Avenue and St. Clair Avenue West area in question. This is a very small remnant Employment Area where the vast majority of owners do not have long term plans of continuing employment and have similarly requested the City to convert their land from Employment Area to Mixed Use Areas. With my clients' land being included in this

request, it is clear that the vast majority of this area want the same thing. This area is not a viable Employment Area in the long term and therefore, will not be undermined in the long-term by its conversion.

There is a long standing request to the City to consider these lands as Mixed Use Areas and the City has to date not given this area a fair consideration of the owners' requests.

The Ryding Avenue and St. Clair Avenue West area is adjacent to the commercial use of the lands that were formerly the 'Stockyards'. These lands were converted many years ago from employment to commercial use. We understand they too are now Mixed Use Areas.

This remnant area along Ryding Avenue and St. Clair Avenue West is small and within proximity to the Mixed Use Areas along St. Clair Avenue East benefiting from enhanced rapid transit planned near the St. Clair and Keele Street intersection.

As such we disagree with City staff's preliminary recommendations to maintain the area for an Employment Area and respectfully request that staff be directed to continue examining this area for Mixed Use Areas and to engage with the owners about their collective Employment Conversion requests.

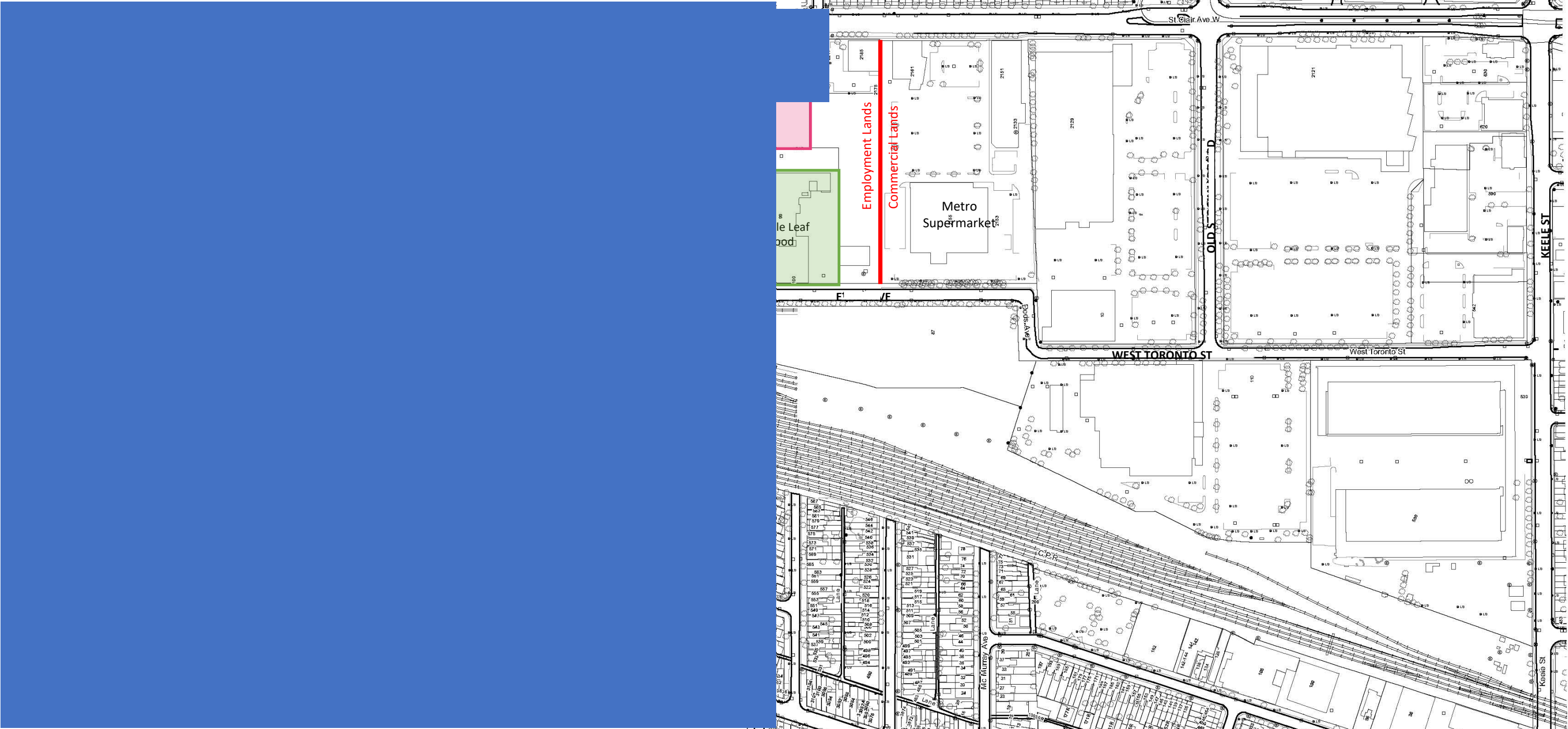
Please feel free to contact the undersigned should you have any questions or require anything further.

Yours very truly,



Howard Ungerman

c.c Mr. Paul Paletta, Paletta International Corporation
Councillor Frances Nunziata
City Planning



LEGEND



PALETTA SITE
109 Ryding Avenue
(Conversion Request No. 121)



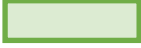
116R, 126 – 142 Ryding Avenue (Conversion Request No. 059)



2237 – 2283 St. Clair Avenue West (Conversion Request No. 116)



2221-2231 St. Clair Avenue West (Conversion Request No. 117)



99 Ryding Avenue (additional land to be included)

SUBJECT SITE & SURROUNDING EMPLOYMENT CONVERSION LANDS



**GOLDBERG
GROUP**