
Mark Grimes
Toronto City Councillor
Ward 3, Etobicoke-Lakeshore



Toronto City Hall
100 Queen Street West, Suite C48
Toronto, Ontario M5H 2N2

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

Monday, February 14, 2022

Etobicoke-Lakeshore Land Conversion Preliminary Assessments

Dear Chair Bailão & Committee Members,

As the local City Councillor for a number of the conversion requests in Etobicoke-Lakeshore that are before you today, I am writing to ask that you support the staff recommendations to retain our employment lands.

1534-1551 The Queensway & 66, 70 & 76 Fordhouse Boulevard – Conversion Request No. 031

Land owners for 1534-1551 The Queensway & 66, 70 & 76 Fordhouse Boulevard have requested a re-designation the southern portion of this site from *Core Employment Areas* to *General Employment Areas* to permit retail and service uses on the site. The land owners have also requested the re-designation of the north portion of the site to *Mixed Use Areas* to permit residential uses.

Staff's preliminary assessment states that the southern portion of the site could be converted to *General Employment Areas* upon completion of the Municipal Comprehensive Review (MCR), provided that issues that have been identified are resolved to the City's satisfaction. Staff further state that the northern portion of the lands should be retained as *Employment Areas* and continue to be designated as *General Employment Areas*.

✓ ***I agree with our staff's assessment.***

Issues that staff have identified for the southern portion of the site include the impact upon capacity and function of the transportation network and the movement of goods for existing and future employment uses; ability to provide stable and productive operating environment for existing and new businesses and their economic activities.

Issues that have been identified for the northern portion of the side include the cumulative impact of multiple conversion requests on the overall viability of the *employment area* and its planned function; the lands are internal to an *employment area* and surrounded by land that is used and planned for business and economic activities; proximity to higher order transit; and the need for convenient access to schools, local stores, services, and public service facilities require for complete communities.

City of Toronto

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560 Evans Avenue – Conversion Request No. 050

Land owners for 560 Evans Avenue have requested the re-designation of these lands from *Employment Areas* to either *Mixed Use areas*, *Neighbourhoods* or *Apartment Neighbourhoods* to permit residential and other non-employment uses.

Staff have indicated that further analysis is required to inform a preliminary assessment, including the resolution of issues they have identified.

✓ **I agree with our staff's assessment, and the need to pursue further analysis.**

Staff have identified issues with the conversion request, including the ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential; Impact on the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses; Securing a significant amount of employment space; the ability to provide a stable and productive operating environment for existing and new businesses and their economic activities; Prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour.

1377 The Queensway – Conversion Request No. 115

Land owners for 1377 The Queensway have requested a re-designation of these lands from *Core Employment Areas* to *Mixed Use Areas* to permit residential uses.

Staff's preliminary assessment states that the lands should be retained as *Employment Areas*, and continue to be designated as *Core Employment Areas*.

✓ **I agree with our staff's assessment to retain these lands as Employment Areas.**

Staff have identified a number of issues with the conversion request such as the compatibility of the proposed mitigation measures with the surrounding existing and permitted land uses; proximity and access to higher order transit; impacts of the street network from increased vehicle traffic; and impact of the removal of a key location for employment uses.

Thank you for your consideration, and I respectfully ask that you support the staff recommendations.

Sincerely,

Councillor Mark Grimes
Ward 3, Etobicoke Lakeshore