

March 25, 2005

Mr. Brian Athey
Vice President, Development
TEDCO
Metro Hall, 55 John Street, 7th Floor
Toronto, Ontario M5V 3C7

Dear Mr. Athey,

Thank you for your letter dated January 19, 2005 regarding 260 Eighth Street, the former Ivaco property.

We support employment uses returning to the community. We think it is positive move that TEDCO is working to achieve productive economic use on the forty acres of land that has been unused for so long.

In your letter you stated; "TEDCO acquired the 40 acre former Ivaco site last year, and is developing a strategy for remediation and redevelopment of the site within existing zoning by-laws."

Under the existing zoning 260 Eighth Street, is an I.C2 industrial class. Section 304-34 of the Zoning Bylaw and site specific bylaw 1996-211 permit uses for I.C2 zoning which include; "Manufacturing: establishments which may generate obnoxious emissions, but such emissions are not prejudicial to the health of or not injurious to the surrounding neighbourhood, and including concrete batching operations and asphalt operations as defined within the Zoning Code..."

Toronto Redi-Mix has purchased 207 New Toronto Street, on the land adjacent to the TEDCO property's western boundary. They plan to operate a concrete batching plant on this site. Concrete batching is a permitted use under the I.C2 zoning. However, it is not a suitable use for land located beside homes.

In an open letter to the residents dated February 16, 2005 announcing Canpar/Transforce operation opening at 260 Eighth Street, you state "The planning for the re-development of the balance of the site will respect the existing neighbouring land uses."

The industrial classification for the TEDCO property needs to be changed. We believe it is not suitable to situate obnoxious uses included under I.C2 industrial classification in close proximity to residences or in a populous community like New Toronto. The Lakeshore Village Co-op homes and a children's park are just across the road from the south end of the TEDCO property.

The best way to ensure that the neighbouring residential and community land uses are protected from industries that will have a negative impact on the quality of life is to have the property re-classified to a lighter industrial zone.

In view of the fact that the TEDCO property is located in a community close to homes, parks, and schools we request that TEDCO initiate proceedings to have site specific bylaw 1996-211 removed from 260 Eighth Street and to have the entire property re-classified to an I.C1 industrial zone.

Removing site-specific bylaw 1996-211 and re-classifying 260 Eighth Street to I.C1 will protect the use of the land for employment, and it will protect the residents and the surrounding neighbourhood from the land being used for an obnoxious industry that should not be situated in a thriving community.

We request that TEDCO initiate the process to remove site-specific bylaw 1996-211 and to change the zoning of 260 Eighth Street to I.C1.

Sincerely,

Stephanie Goddard

Jem Cain

on behalf of New Toronto Good Neighbours
131 Sixteenth Street, Toronto, Ontario M8V 3J9

cc: Jeffrey D. Steiner, TEDCO
Councillor Mark Grimes
Dennis Dunn
Peter Gauthier
Michael McCart
Mayor David Miller
John Romano
Curtis Sealock
Allan Smithies
Ted Tipping

Jean Augustine, MP
Laurel Broten, MPP
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