

March 25, 2005

Councillor Mark Grimes
City Hall
100 Queen Street West, Suite C48
Toronto, ON M5H 2N2

Dear Councillor Grimes,

We are writing to you to request that you work with TEDCO to have the current zoning of their property at 260 Eighth Street re-classified to I.C1 zoning.

We support employment uses returning to this industrial property that has been an empty field for over a decade.

In a January 19, 2005 letter to a concerned resident, Brian Athey, TEDCO Vice President, Development 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..."

As you are aware Toronto Redi-Mix has purchased 207 New Toronto Street, on the land abutting TEDCO's western boundary. Toronto Redi-Mix plans to operate a concrete batching plant on this site. You have confirmed to us that concrete batching is a permitted use under the I.C2 zoning. In view of the kinds of uses permitted under I.C2 zoning, the zoning needs to be changed to I.C1.

In an open letter from TEDCO to the residents dated February 16, 2005 which announced the Canpar/Transforce operation opening at 260 Eighth Street, Mr. Athey stated, "The planning for the re-development of the balance of the site will respect the existing neighbouring land uses."

Since TEDCO plans "for remediation and redevelopment of the site within existing zoning by-laws". The I.C2 industrial classification for the TEDCO property needs to be changed to I.C1.

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We believe it is not appropriate to situate obnoxious uses included under I.C2 industrial classification beside homes and apartments 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. As long as the TEDCO site remains zoned I.C2 the community has no guarantee that their new next-door neighbour will not be another concrete batch plant or an asphalt production facility.

In view of the fact that the TEDCO property is located in a community close to homes, parks, and schools we request that you work with TEDCO to 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 provide the residents and the surrounding neighbourhood with a guarantee that the land will not be used for an obnoxious industry that should not be situated in a thriving community. Currently, we have no guarantee that we are protected.

Please let us know what steps you are taking to work with TEDCO to remove site-specific bylaw 1996-211 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: Brian Athey, TEDCO
Jeffrey D. Steiner, TEDCO
Dennis Dunn
Peter Gauthier
Michael McCart
Mayor David Miller
John Romano
Curtis Sealock
Allan Smithies
Ted Tipping

Jean Augustine, MP
Laurel Broten, MPP
Carole Goyette, LAMP