

March 25, 2005

Mayor David Miller
Toronto City Hall
2nd Floor, 100 Queen Street West
Toronto, ON M5H 2N2

Dear Mr. Mayor,

We are writing to you regarding the existing zoning of the TEDCO property at 260 Eighth Street, in Ward 6 in South Etobicoke.

We support employment uses returning to this forty acre brownfield site that has sat idle for more than 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 current 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. Councillor Mark Grimes has confirmed to us that concrete batching is a permitted use under the I.C2 zoning. This has caused a high level of concern in the community as many residents and businesses believe concrete batching is not a suitable use for land located in a vibrant community, close to homes, parks, schools and stores.

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 the goal for redevelopment of the site is “within the existing bylaws”, the industrial classification for the TEDCO property needs to be changed. We believe it is not appropriate to situate obnoxious uses included under I.C2 industrial category 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.

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 Councillor Grimes and 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.** The change to I.C1 zoning will create transitional zoning between the residential properties and the I.C2 industrial properties.

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 a guarantee to the residents and the surrounding neighbourhood that they are protected from the land being used for an obnoxious industry that should not be situated in a thriving community.

Please let us know what you can do to assist Councillor Grimes and TEDCO have site-specific bylaw 1996-211 removed and 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
Councillor Mark Grimes
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