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BY EMAIL

File No. 103125

Planning and Growth Management Committee
c/o Nancy Martins (Secretariat)
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Committee Members,

Re: PG28.2 Official Plan and Municipal Comprehensive Reviews: Amendments to the Official Plan for Economic Health and Employment Lands Policies and Designations and Recommendations on Conversion Requests

Satin Finish Hardwood Flooring Limited
8 Oak Street

Aird & Berlis LLP is counsel to Satin Finish Hardwood Flooring Limited ("Satin Finish") with respect to their lands located at 8 Oak Street (the "Site"). The Site is located at the north east corner of Knob Hill Drive and Oak Street, just east of the Real Canadian Superstore at Oak Street and Weston Road. The Site is across the street from a 99-lot, 3-storey townhouse development approved by the City in 2007.

The Site is presently designated *Employment Areas* and is located within an Employment District under the in-force Toronto Official Plan. The Site is zoned Prestige Employment Zone by former City of York Zoning By law No. 1-83, as amended.

Satin Finish had previously operated a limited manufacturing and outdoor storage facility on the Site. This facility is being consolidated with another facility owned by Satin Finish on Penn Drive near Finch Avenue West. With respect to the Site, Satin Finish has undertaken preliminary consultations with City Staff in respect of applications to re-designate and re-zone the Site to permit medium and high density residential uses. Our client's site plan, which is being finalized for submission, would see 38 freehold townhouses and 61 condominium townhouses constructed along a network of private lanes and mews on the Site providing connectivity to both Knob Hill Drive and Oak Street. An appropriate berm and buffer, with associated green space, would also be provided along the Site's eastern flankage to address the presence of the CN Rail corridor.

We have reviewed the draft Official Plan Amendment prepared by City Staff pertaining to the City's Employment Areas. We have also reviewed the City Staff Report, which was released to the public on or about November 13, 2013. City Staff are recommending that the Site be designated as *General Employment Area*, owing largely to an assumed "clustering" of the Site with the major retail installations to the immediate north and west.

With due respect to City Staff, the Site has no connections with the "Crossroads" shopping plaza to the north, nor does the Site function in a "cluster" with the neighbouring Real Canadian Superstore to the west. The Site does not have direct access to or exposure onto a major street, which significantly restricts the Site's potential for stand-alone retail uses.

Further, City Staff's concerns regarding potential impacts on Visioneering Corporation are unfounded. Visioneering Corporation's building is located on the opposite side of Oak Street to the east of the CN Rail corridor. As noted earlier, the City saw fit to approve a townhouse development on the west side of the rail line adjacent to Visioneering Corporation. It is not clear why a "Neighbourhoods" designation permitting medium-to-high density residential uses is appropriate across the street from the Site, but not on the Site itself.

The area surrounding the Site is transitioning away from traditional employment uses towards a more complete mixed use community. There are high-density, high-rise buildings on Weston Road opposite Oak Street. The Real Canadian Superstore serves the residents of these high-rise buildings as well as the residents in the townhouse development across from the Site and the larger low-rise neighbourhood that exists east of the CN Rail corridor. The evolving context of the Site indicates that it is a prime candidate for conversion to medium density residential uses to provide transition from high-density to low-density moving east along Oak Street, as opposed to leaving the Site vacant and hoping for a replacement commercial or industrial user that will not pose impacts to the area's residents.

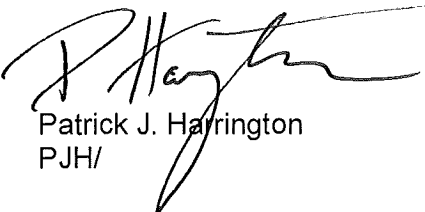
For these reasons, and others, Satin Finish is asking Planning and Growth Management Committee to direct City Staff to re-examine the Site's potential for conversion to residential uses in the context of Satin Finish's forthcoming site-specific applications.

Please accept this written submission pursuant to subsection 26(5) of the *Planning Act*. Please also provide my office with notice of any decision regarding the proposed Employment Areas OPA. My office and my client's planner, Mr. Tony Volpentesta of Bousfields Inc., remain available to meet with City Staff at their convenience.

If you have any questions please do not hesitate to contact the undersigned.

Yours truly,

AIRD & BERLIS LLP



Patrick J. Harrington
PJH/

cc: Keri Voumvakis, Acting Director, Strategic Initiatives, Policy and Analysis, City Planning
Toronto City Clerk
Client

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