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Official Plan Review  
City Planning, Policy & Research  
Metro Hall, 23<sup>rd</sup> Floor  
City of Toronto  
55 John Street  
Toronto, Ontario  
M5V 3C6

April, 8 2013  
File 6069

**Attn: Official Plan Team, Policy and Research c/o Paul Bain, Project Manager**

Dear Sir,

**RE: City of Toronto Official Plan Review  
25 Tangiers Road  
City of Toronto (North York District)**

Weston Consulting is the planning consultant for Lukofsky Holdings Limited, the owner of the property municipally known 25 Tangiers Road (herein referred to as the "subject property"). The subject property is located on the east side of Tangiers Road south of Finch Avenue in the vicinity of the Keel/Finch intersection and the new subway station currently under construction. The site is developed with a single storey industrial building. The existing planning permissions within the current City of Toronto Official Plan and City of North York Zoning By-law reflect the current use of the property for employment uses.

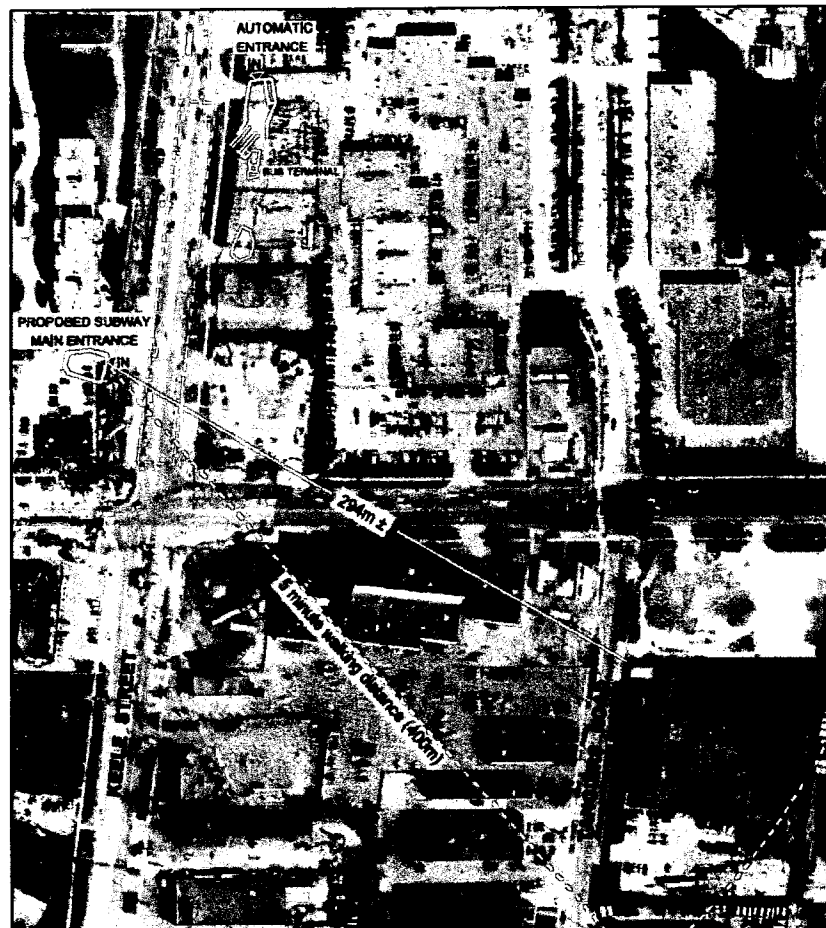
Weston Consulting was retained to undertake planning investigations of the subject property and to evaluate the re-development potential of the subject property in relation to the planning policy framework for the subject property. We are also monitoring the City's Official Plan review and draft Zoning By-law on our client's behalf. We have met with City Planning staff and officials to discuss in detail various land use and preferred development options for the subject property.

We have reviewed the draft Chapter 2, 3 and 4 Policies and the Maps of draft Employment designations. The subject property is proposed to be designated "Core Employment".

On behalf of our client, we request that the City consider a "**Retail Employment**" designation for the subject lands as it will broaden and expand the types of employment uses permitted on the lands to include a range of retail, service and commercial uses.

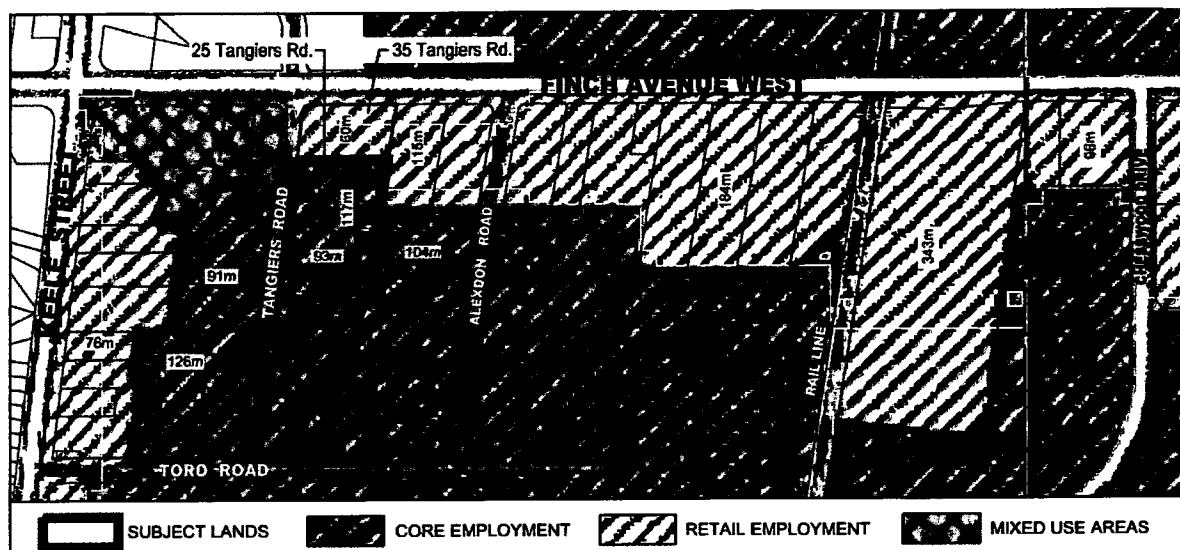
We request a "Retail Employment" designation based on the following:

1. The subject property is located near the boundary of an employment area and is in close proximity to the Tangiers Road and Finch Avenue West intersection.
2. The subject property is in close proximity to higher order transit, including the new Finch West Subway Station currently under construction and the future Light Rail Transit which supports redevelopment and intensification for the subject property. The subject property is approximately 294 metres from the main entrance to the Finch West Subway Station located on the west side of Keele Street north of the intersection of Keele Street and Finch Avenue West. See Figure 1 below.



**Figure 1 - Distances to Subway Entrances**

3. The property immediately to the north of the subject property (subject property is outlined in red), municipally known as 35 Tangiers Road, is proposed to have a "Retail Employment" designation. In comparison to all other properties in the area proposed to be designated "Retail Employment", this property has a small relative lot depth. See Figure 2 below.



**Figure 2 - Retail Employment Lot Depths of Properties in the Area**

Given the subject property abuts 35 Tangiers Road, which has a small lot depth of 60 metres while numerous other properties proposed for “Retail Employment” have depths of 184 metres or more, it is our opinion that there is planning merit to expand the “Retail Employment” designation further to the entirety of the 25 Tangiers Road property. Expanding the “Retail Employment” designation to the subject property would provide for a more consistent lot depth of “Retail Employment” uses along the Finch Avenue West frontage; allow for more redevelopment options within close proximity to the subway station consistent with the City’s intensification objectives; and provide an opportunity to have a comprehensive development with respect to an appropriate transitioning of uses with the traditional core employment uses that currently exist in the surrounding area.

4. The proposed “Mixed Use” designation located generally at the south east corner of Finch Avenue West and Keele Street (see Figure 2) also supports opportunity for more retail, service and commercial uses and greater intensification, than what currently exists on the subject property. A portion of this “Mixed Use” designation is proposed for the property directly west of the subject property. Allowing for “Retail Employment” uses at 25 Tangiers Road will provide for a more appropriate transition of land uses with the “Mixed Use” designation to the west.

At this time, we request that the above noted comments be considered in the City’s preparation of the Official Plan. We would be pleased to meet with City staff to discuss the above noted comments and request in greater detail.

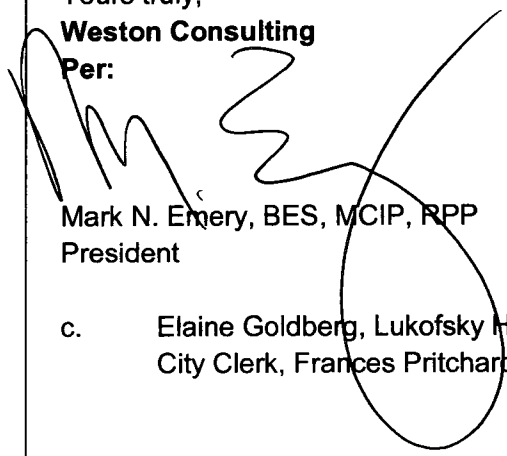
Please consider this our formal request to be notified of any future meetings, decisions, reports and/or proposed modification concerning the City of Toronto’s Official Plan Review.

We reserve the right to provide further comments as necessary in the future. For further information related to this submission, please contact the undersigned or Sandra Patano at ext. 245.

Yours truly,

**Weston Consulting**

Per:

A handwritten signature in black ink, appearing to read 'M. Emery', is written over the printed name and title. The signature is fluid and cursive, with a large loop at the end.

Mark N. Emery, BES, MCIP, RPP  
President

c. Elaine Goldberg, Lukofsky Holdings Limited  
City Clerk, Frances Pritchard, Planning and Growth Management Committee