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# AIRD & BERLIS LLP

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Barristers and Solicitors

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November 20, 2013

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**

**Somerset Wallace Developments Limited**

**362 Wallace Avenue**

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Aird & Berlis LLP is counsel to Somerset Wallace Developments ("Somerset"), the owner of 362 Wallace Avenue (the "Site"). Somerset has applied to the City of Toronto to develop its 1.26 hectare Site, located east of the Georgetown railway corridor, west of Perth Avenue, between Wallace Avenue and Ruskin Avenue, with residential (stacked townhouse) units and two-storey light industrial units.

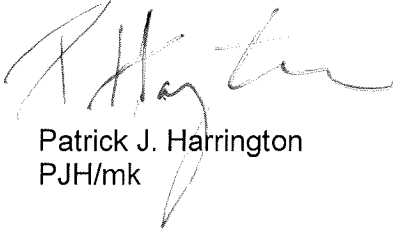
We have reviewed the draft Official Plan Amendment prepared by City Staff pertaining to the City's Employment Areas. We have also reviewed the City Staff Report, which was released to the public on or about November 13, 2013. City Staff are recommending the conversion of the Site from *Employment Areas* to *Neighbourhoods* with a *General Employment Areas* designation being maintained adjacent to the railway corridor on the west side of the Site. City Staff are also proposing Site and Area Specific Policy No. 419 for the Site, which will permit residential uses subject to a number of conditions.

We write to advise that we support the change in designation proposed by the City's Employment Area OPA, including the conditions imposed by Site and Area Specific Policy No. 419. While our client's position remains that a "conversion" of the Site pursuant to the 2005 PPS and Growth Plan is not required to proceed with the proposed development, we acknowledge that the proposed OPA will permit the proposed uses to move forward.

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

Yours truly,

AIRD & BERLIS LLP



Patrick J. Harrington  
PJH/mk

cc: Keri Voumvakis, Acting Director, Strategic Initiatives, Policy and Analysis, City Planning  
Toronto City Clerk  
Client  
Kim Kovar, Aird & Berlis LLP

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