

Correspondence re: Item PG6.10 – Steeles – Redlea Regeneration Study

Tony Carreira <carreira@k-line.net>

Tue 2015-09-15 6:41 PM

To: Planning and Growth Management Committee <pgmc@toronto.ca>;

 1 attachment

SASP Study Area Letter to City from K-Line.pdf;

Dear Ms. Nancy Martins,

I would appreciate it if you would distribute this email with the following content and the attached PDF to all members of the committee.

Dear Chair Shiner and Members of Committee,

K-Line has been in operation since 1989 in the Milliken industrial area, and more specifically at 50 Passmore Avenue which is located between Kennedy Road and Midland Avenue.

In May of this year we outlined our concerns to Planning staff in the attached letter. We also previously voiced these concerns at various community consultation and working group meetings. These concerns remain after reading Item PG6.10 the Steeles – Redlea Regeneration Area Study report.

We remain concerned about the impacts to the Milliken industrial area with the introduction of multi-residential developments, and specifically, on the existing industrial users.

I am not sure if I can attend the committee meeting in person, so I hope you find time to review our letter to staff.

Sincerely,

A.J. (Tony) Carreira, P.Eng., SMIEEE

President

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MADE IN NORTH AMERICA



K-LINE MAINTENANCE & CONSTRUCTION LIMITED

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May 27, 2015

Mr. Doug Muirhead
Senior Planner
City of Toronto
Scarborough Civic Centre
150 Borough Drive
Toronto, Ontario
M1P 4N7

Dear Mr. Muirhead:

**Re: K-Line Maintenance & Construction Limited (Landlord) and
K-Line Insulators Limited (Tenant)
50 Passmore Avenue, Toronto, Ontario
Plan 9828 RCP Lot 12
SASP 395 Area Conversion Issues
File # 13 273308 ESC 39 OZ – Zoning By-law Amendment Application
for 4665 Steeles Avenue East
File # 15 126679 ESC 39 OZ - Zoning by-law Amendment application
for 3447 Kennedy Road (rear)**

I am writing this letter on behalf of and as the CEO and owner of the K-Line Group of Companies including K-LINE MAINTENANCE & CONSTRUCTION LIMITED, K-TEK ELECTRO-SERVICES LIMITED and K-LINE INSULATORS LIMITED (KLI) located at 50 Passmore Avenue.

K-LINE INSULATORS is a manufacturer of polymer insulators and boasts a large global Customer base mainly composed of electrical utilities, which includes all electrical utilities in Ontario including local companies such as Hydro One, Toronto Hydro, Powerstream, etc.

This letter is in regards to the Site and Area Specific Policy (“SASP”) 395 – Steeles and Redlea Regeneration Area Study, File # 13 273308 ESC 39 OZ - Zoning by-law Amendment application for 4665 Steeles Avenue East; and File # 15 126679 ESC 39 OZ - Zoning by-law Amendment application for 3447 Kennedy Road (rear).

Our company has owned this property at 50 Passmore Ave since 1989 and has been paying taxes at Scarborough since 1967. This location has a property area of about 4.01 acres and is occupied by our corporate office, laboratory facility and manufacturing facility which is 53,000 sq ft and to which we are currently adding another 11,000 square foot extension.

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We currently employ about 220 employees and we expect to hire more new employees by the end of this year. We also support about another few hundred employees working for a variety of subcontractors with whom we work.

Over the years we have invested over \$6M to renovate the facility, improve the parking and surface areas of the property, replacing the complete roof, etc. We will also expend well in excess of a million dollars this year towards the new expansion which is currently under construction. Last year we paid \$126,948 in property taxes and this will likely increase.

The company located to this facility mainly because it was strictly an industrial area and well away from residential properties allowing the K-Line Group to operate a manufacturing facility, a construction facility, outside storage, outside equipment parking, all freely as a good corporate citizen without negatively impacting any of our neighbours.

If the subject regeneration plan application goes forward the applicant properties could come as close as to our fence enclosing the majority of the north side of our property. These existing properties to the north of our property line are currently mainly industrial/commercial.

As we grow, we may have to add new future use rezoning to permit our company to continue to grow here in Toronto. Since these uses are unknown to us at this time we would like to ensure that such future plans are not restricted by proposed new rezoning plans which could restrict our expansion and result in the K-Line Group having to relocate its complete facilities to either another City, Province or even another Country.

We have many concerns should the SASP 395 Area be permitted to be developed with high density residential condominiums both for existing and future uses. We are concerned that approval of this plan will result in:

- a. higher traffic in our area
- b. poorer air quality/odour due to the extra vehicular traffic
- c. Noise
- d. Difficulty in obtaining ECAs

We are also concerned that any future residents occupying properties based on the SASP 395 plan will then create potential problems to the K-Line Group by complaining about:

- a. Visual overlook
- b. Future potential expansion
- c. Nuisance, etc.



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Mr. Doug Muirhead
Toronto, Ontario

Please ensure we receive notice of all upcoming community meetings, public meetings, meetings of Committees of Council and meetings of Council where any applications, studies or approvals are being considered for lands that are subject to SASP 395, 4665 Steeles Avenue East and 3447 Kennedy Road (rear), as well as notice of any Council decisions with respect to these matters.

Please feel free to contact me at our business address, by telephone: (416) 292-2008 ext. 229 or e-mail: mkellett@k-line.net, or Tony Carreira, President of K-Line Insulators Limited, by telephone: (416) 292-2008 ext. 304 or e-mail: carreira@k-line.net should you have any questions or require further information.

Yours truly,
K-LINE MAINTENANCE & CONSTRUCTION LIMITED
K-LINE INSULATORS LIMITED

Mark K. Kellett
Chief Executive Officer

MKK/gc

Copy:

Jennifer Keesmaat, Chief Planner and Executive Director, City of Toronto (jkeesma@toronto.ca)
Kerri Voumvakis, Manager, Official Plan, City of Toronto (kvoumva@toronto.ca)
Lorna Day, Director of Community Planning - Scarborough District, City of Toronto (lday@toronto.ca)
Paul Zuliani, Manager of Community Planning North Section – Scarborough District, City of Toronto (pzuliani@toronto.ca)
Councillor Chin Lee, Ward 41 (councillor_lee@toronto.ca)
Councillor Michael Thompson, Ward 37 (councillor_thompson@toronto.ca)
Councillor Jim Karygiannis, Ward 39 (councillor_karygiannis@toronto.ca)
Mayor John Tory (mayor_tory@toronto.ca)
Tony Carreira, K-Line Insulators Limited (carreira@k-line.net)