

From: [Christopher J. Tzekas](#)
To: [Planning and Growth Management Committee](#)
Subject: Finch West LRT: Zoning By-law Amendments
Date: June 7, 2018 12:52:10 PM

We act for Finchdale Plaza Limited, the owner of the mall located at 2510 - 2592 Finch Avenue West. Our client's property is proposed to be affected by the Finch West LRT. Not only is the LRT apt to affect the property's Finch Avenue West and Pearldale Avenue frontages, but it is also the targeted site for a large electrical substation, which is currently planned for the middle of its Pearldale frontage.

Our client is in discussions with Metrolinx about the design of this project, with the view to mitigating the impacts on its property. Those discussions are currently ongoing, pending an inquiry under the *Expropriations Act*, as to whether the proposed takings are fair, sound and reasonably necessary.

Our client therefore has an interest in the proposed by-law to amend the Zoning By-law to support the implementation of the Finch West LRT.

While it understands the need for such by-laws, it believes that the by-law amendments are inadequate in terms of their mitigation provisions of the impacts that this project will have on properties such as its. Such amendments to the by-laws should specifically address issues such as density transfers, non-conformity, parking requirements in light of the advent of the LRT. These matters cannot be left to "general" zoning provisions, given the nature of this specific project and the unusual impacts that it can potentially have on properties like this one.

I apologize for getting these comments to you at the last moment, but I was not made directly aware of the City's initiative, until it was brought to my attention by my client. I would therefore formally ask to be kept apprised of anything to do with the proposal to amend the Zoning By-laws related to the Finch LRT, as they might affect our client's property. My contact particulars are set out below. My preferred method of communication is via e-mail.

Thank you for your consideration.

CHRIS TZEKAS | Partner | T. 416-947-5039 | CTZEKAS@weirfoulds.com

WeirFoulds LLP

66 Wellington Street West, Suite 4100, P.O. Box 35, TD Bank Tower, Toronto, Ontario, Canada. M5K 1B7 | T. 416-365-1110 | F. 416-365-1876 | www.weirfoulds.com

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