

December 3, 2020

By E-Mail Only to *phc@toronto.ca*

Councillor Ana Bailão and Members
Planning and Housing Committee
City of Toronto
10th Floor, West Tower
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Ms. Nancy Martins, Committee Administrator

Dear Chair Bailão and Committee Members:

**Re: CFG Centennial Plaza Inc. (“CFG”)
3926-3932 Keele Street (the “Property”)
Keele - Finch Secondary Plan (the “Secondary Plan”)**

We are counsel to CFG, the owner of the Property, which is located on the south-west corner of the intersection of Keele Street and Finch Avenue West, within the Secondary Plan area.

Following a review of draft Official Plan Amendments 482 and 483 (the “OPA’s”) published by the City on January 23, 2020, our client wishes to express concern with a number of the proposed policies in advance of the statutory public meeting to be held by the Committee on December 8, 2020.

While our client is generally supportive of the direction in the OPA’s, there remain issues with the rigidity of a number of policies in OPA 483, which proposes a new Secondary Plan for the area. Our client’s comments are as follows.

1. The Secondary Plan places emphasis on having animated and active streets, and an improved public realm, by encouraging a diverse mix of retail and service uses at grade. Our client is supportive of these general principles.
 - a. However, ss. 4.3.2 provides that small-scale retail units “should not exceed approximately 100 square metres” in size. This is further echoed in s. 4.3.3, which identifies preference for “small-scale units” in sub-policies (a) and (f).

- b. These policies are too prescriptive. They should be more flexible, to accommodate the various uses and tenants that could occupy them, and to maximize their potential to adapt to future market and economic change.
 - c. In addition, these policies are inconsistent with s. 4.3.3 (d), which encourages “flexible space that allows for adaptability over time”.
 2. Policy 7.2 identifies a vision for a diversity of building types with high-quality urban design that “supports the creation of attractive, safe and welcoming built form and public spaces that have a distinct and memorable character” within the Secondary Plan area. Our client is supportive of these general principles.
 - a. However, ss. 7.2.13 - 7.2.17, that apply *Tall Building Design* standards within the Secondary Plan area, propose an overly-prescriptive and unduly restrictive “one-size-fits-all” approach to building design and redevelopment.
 - b. This will discourage the realization of distinct and memorable character, and instead promote mediocrity and homogeneity.
 - c. Our client recommends that these policies to be revised to allow for a more flexible approach to development, which will encourage creativity in design and sensitivity to specific site and area contexts.
 3. Policy 7.3 addresses minimum and maximum building heights.
 - a. CFG has concerns with ss. 7.3.7 (a) and (d), which respectively require that 15% of the total gross floor area of a building be provided as office, institutional and/or cultural uses upon redevelopment, and that an aviation study or written confirmation from the airport operator be submitted for any proposed development.
 - b. Given that minimum population and employment targets are identified in OPA 482, s. 3.7.3 (a) is redundant, leaving aside its unnecessary rigidity and artificial precision. Requiring 15% of the total gross area of a building to be provided as office, institutional and/or cultural uses in a predominantly residential area is improperly and unjustifiably prescriptive, and does not take into account the possibility of a changing future landscape of the area, and thus should be revised and amended to allow for the flexibility of future land use needs.

- c. As we know, the Downsview Airport is anticipated to cease operations in the next three to five years. Policy 7.3.7 (d) should be removed, or at the very least revised to reflect this.
- d. In fact, CFG believes that OPA 483 should be revised comprehensively to reflect the anticipated closure of the Airport.

We thank the City for the opportunity to provide this feedback on behalf of our client, and would be happy to provide any further information you may require.

Please provide us with a notice of any actions taken by the Planning and Housing Committee and City Council.

Yours sincerely,
DAVIES HOWE LLP



Michael Melling

MWM:kf

copy: Mr. Thomas Kowal
Mr. Maurizio Rogato