

From: [David Hertzman](#)
To: [Planning and Housing](#); [Matt Armstrong](#)
Cc: [Omar Karim](#); [Adam Layton](#); [Ben Hertzman](#); [Nick Zhang](#)
Subject: Keele and Finch : City of Toronto: 20 Tangiers Rd : 2020.PH19.1 on December 8, 2020 Planning and Housing Committee
Date: December 7, 2020 1:24:29 PM
Attachments: [image001.png](#)

To the City Clerk:

Please add my comments to the agenda for the December 8, 2020 Planning and Housing Committee meeting on item 2020.PH19.1, Keele Finch Plus Study - Final Report

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

December 7 , 2020

Attn: Mr. Matt Armstrong, Planner, Community Planning

Dear Matt

RE: Proposed Official Plan Amendments 482 and 483
20 Tangiers Rd.

I would once again like to congratulate you and your team for the phenomenal work that has been done to make the **Town of Duke Heights** an incredible place to work, live and play.

I am the owner of 20 Tangiers Rd the land is legally described as “Part of Lot 20, Concession 3, West of Yonge Street’. The property is situated approximately 200 meters South East of the Keele and Finch corner, representing the largest property lot on the west side of Tangiers Rd.

I have previously submitted comments pertaining to the “Keele and Finch Plus” planning study in June of 2018. Having reviewed the revised Keele Finch Plus Study , Dated Nov 24th 2020, I would like to further submit the following comments:

4.1 Mixed Use Areas B designating lands located on either side of Tangiers Road within the Keel Finch Node, envisioned as mixed us office district. 20 Tangiers is Located on the west side of Tangiers, well with in the 500m MTSA amendment and represents a significant lot size, providing a wonderful opportunity to contribute to quality housing with great access to the TTC and LRT stations . On this basis I respectfully request that a full range of uses including residential, be permitted on this land.

7.2 Maximum Building Heights on the south side of the Keele and Finch intersection will be permitted 27 stories and progressively transitioning down in height and scall to surrounding areas. I respectfully request that, at the very least, the same permissions be granted to the south side of the intersection as the north side, 32 stories, to maximize participation in the LRT and TTC infrastructure.

I look forward to further discussions on this matter.

Best regards,

David Hertzman
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