



December 7, 2020

City of Toronto
Planning and Housing Committee
10th Floor, West Tower, City Hall
100 Queen Street West

Toronto, Ontario, M5H 2N2

RE: Keele Finch Secondary Plan Final Report - Planning & Housing Committee Item #PH19.1

Dear Chair and Members of the Planning and Housing Committee,

As Chair of Duke Heights BIA, I am writing in support of the recommendations in the December 3rd communication from Weston Consulting in particular, 1. a, b and c listed below:

1. a) That the proposed public road identified as #9 on Map 6 be removed
- b) That Policy 6.2.2 be modified to permit the consideration and approval of a private road to serve future development
- c) That the boundary between Mixed-Use Area A and Mixed-Use Area B be shifted east

The Duke Heights BIA would like to note this request comes from all the private landowners in the area bounded by Finch Avenue, Keele Street, Four Winds Avenue and Tangiers Road. These landowners will ultimately make the decision to apply for the needed re-development to optimize the return on the public infrastructure investment there (Finch West Subway Station, Finch West LRT Terminal Station). The Duke Heights BIA feels that this request is reasonable and if adopted will lead to a faster and better development of the lands in question.

Otherwise, the Duke Heights BIA generally supports the staff recommendations in the Keele Finch Plus Study. Thank you for taking these comments into consideration.

Sincerely,

Lew Pliamm

A handwritten signature in black ink, appearing to read "Lew Pliamm", written over a horizontal line.

Chair, Board of Directors, Duke Heights BIA