



FIDELITY PROPERTY MANAGEMENT
250 Merton Street Suite 303 | Toronto, ON | M4S 1B1

November 1, 2021

Dear Carola Perez Book and Brooke Marshall:

RE: ZONING CONFORMITY FOR OFFICIAL PLAN EMPLOYMENT AREAS

Fidelity Property Management is the property manager for the property known municipally as 1110 Finch Avenue West (the "Property") and has reviewed the materials for the Zoning Conformity Review.

We are writing to express our strong opposition to the proposed restriction of uses on the Property as part of the Zoning Conformity Review, and to strongly encourage the City to defer a decision on these significant changes and to continue engaging with stakeholders to ensure an appropriate implementation of OPA 231 to avoid unnecessary and costly appeals.

The proposed changes places limitation on uses that are currently permitted and as a result places a limitation on existing tenants who might wish to expand in the future as well as potential future tenants. They also restrict the ability of businesses to locate in a well-established commercial plaza with access to transit and limit the ability of important community services to locate and expand on the Property and similarly zoned properties.

The proposed zoning also does not take into consideration the challenges faced by both landlords and tenants caused by the economic impacts of COVID-19. Commercial landlords face continued challenges arising from lost rent and tenants who have not been able to survive the effects of the pandemic. Further limiting the breadth of permitted uses based on a restrictive interpretation of official plan policies will place a further undue burden on businesses. This is not a hypothetical concern, as some of the tenants at the Property have gone out of business, not renewed their leases or have reduced the amount of space they occupy. For those that remain, they may be limited in their ability to expand if the uses are restricted as proposed.

We believe the difficulties described above combined with the uncertainty that the Zoning Conformity Review creates for current and prospective tenants making long-term business decisions will create a situation that is detrimental to our Property, the surrounding properties, and the economic recovery of the affected areas.



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In all the years of operation of the Property, the current uses and occupancy have never once created any problems for ourselves, the City or adjoining tenants.

Please provide us with any notice of any future meeting that is being considered and of any decision made pursuant to section 34 (18) of the Planning Act.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JChiu', is positioned below the word 'Sincerely,'.

Jason Chiu

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