



September 13, 2021

City of Toronto
Community Planning, North York District
5100 Yonge Street
Toronto, Ontario
M2N 5V7

Attn: Ms. Carola Perez-Book, Senior Planner

Dear Ms. Perez-Book,

RE: Zoning Conformity for Official Plan Employment Areas (Official Plan Amendment No. 231)
Mr. David Hertzman
20 Tangiers Road

Evans Planning Inc. acts on behalf of Mr. David Hertzman, the 'Owner' of the lands municipally known as 20 Tangiers Road (the 'subject property'). The lands are legally described as 'Part of Lot 20, Concession 3, West of Yonge Street'.

The subject property is located on the west side of Tangiers Road approximately 160-metres south of Finch Avenue West, and currently supports a 1-storey building and associated surface parking area. The existing building contains currently supports a manufacturing and production facility, as well as accessory/ancillary offices.

Within the City of Toronto Official Plan (TOP), the subject property is identified as being within the *Core Employment Area* land use designation. The Owner is a member of the Village of Duke Heights Landowners Group which has submitted a request to the City of Toronto to convert the lands within the block bounded by Tangiers Road, Toro Road, Keele Street, and the southern property boundaries of 1315-1325 Finch Avenue West/30 Tangiers Road.

The subject property is also located within the *Industrial Two (M2)* Zone of Former City of North York By-law 7625 (refer to appendix 1), and the *Employment Industrial (E)* Zone of City of Toronto Comprehensive By-law 569-2013 (refer to appendix 2).

The proposed amendments to the M2 and E Zones would thus appear to apply to these lands, and would remove or alter the permissions for many uses, including but not limited to:

From within the E Zone	
<ul style="list-style-type: none"> • Recreation Use 	<ul style="list-style-type: none"> • Performing Arts Studio Use
From within the M2 Zone	
<ul style="list-style-type: none"> • College • Commercial School (would be permitted subject to conditions) • Adult Education School • University Uses • Hotel • Club 	<ul style="list-style-type: none"> • Community Centre • Public Library • Commercial Gallery • Museum • Commercial Recreation • Fitness Centre

We have reviewed the proposed amendments to the Former City of North York By-law 7625 and City of Toronto Comprehensive Zoning By-law 569-2013, and wish to provide the following comments on behalf of our Client:

1. The City of Toronto has initiated a Municipal Comprehensive Review (MCR), and is in the midst of reviewing requests to convert employment lands for other purposes. As noted above, our Client is a member of the Village of Duke Heights Landowners Group, which has submitted a request for a conversion. It is understood that the Province has instituted a deadline of July 1, 2022 for all Official Plans to be brought into conformity with the provisions of the amended Growth Plan for the Greater Golden Horseshoe, and other Provincial Policy documents. Accordingly, we feel that with respect to the subject property, the conformity exercise being undertaken by the City is premature until such time as the current MCR has concluded and a decision with regard to whether the Landowners Group request for an employment conversion has been made.
2. The Keele Finch Plus Secondary Plan (KFPSP) was endorsed by Council in December 2020, and includes both the subject property, as well as additional lands in proximity to the intersection of Keele Street and Finch Avenue West which will be impacted by the proposed amendments to the various Zoning By-laws. The objective of the KFPSP, as well as a guiding principle, is to leverage the investments made in higher-order transit infrastructure to enable intensification, development and city-building opportunities to create a high-density, mixed-use community.

The KFPSP seeks to ensure a broad mix of land uses in appropriate locations, and fostering a diverse economy with a wide variety of employment uses, as well as ensuring that the necessities for daily living are provided in tandem with growth.

Within the KFPSP, our Client's lands are located within the Keele Finch Node, which is to develop as the primary centre for shopping, arts, dining, and entertainment for residents, visitors, and workers within the area.



Notwithstanding the foregoing, and as outlined above the proposed amendments seek to eliminate permissions which would appear to be contrary to the vision of the KFPSP, which specifically seeks to permit non-sensitive institutional, media, cultural, and entertainment uses to create a vibrant mixed-use community at this key intersection. Accordingly, we do not support the proposal to remove permissions for the aforementioned uses from the By-laws as such an action would appear to be contrary to the intent of the KFPSP, and may unnecessarily restrict the ability of the subject property to provide additional and diverse employment opportunities in the future. It is respectfully submitted that it may be feasible for the uses contemplated for removal from the provisions of the M2 and E Zones to operate in a manner which does not preclude the ability of existing employment areas to continue to function, and which are also supportive of the longer term planning objectives of the KFPSP.

We request that consideration of the proposed Zoning By-law Amendments be refused, or deferred until the ongoing City MCR is concluded and the KFPSP is brought into force and effect.

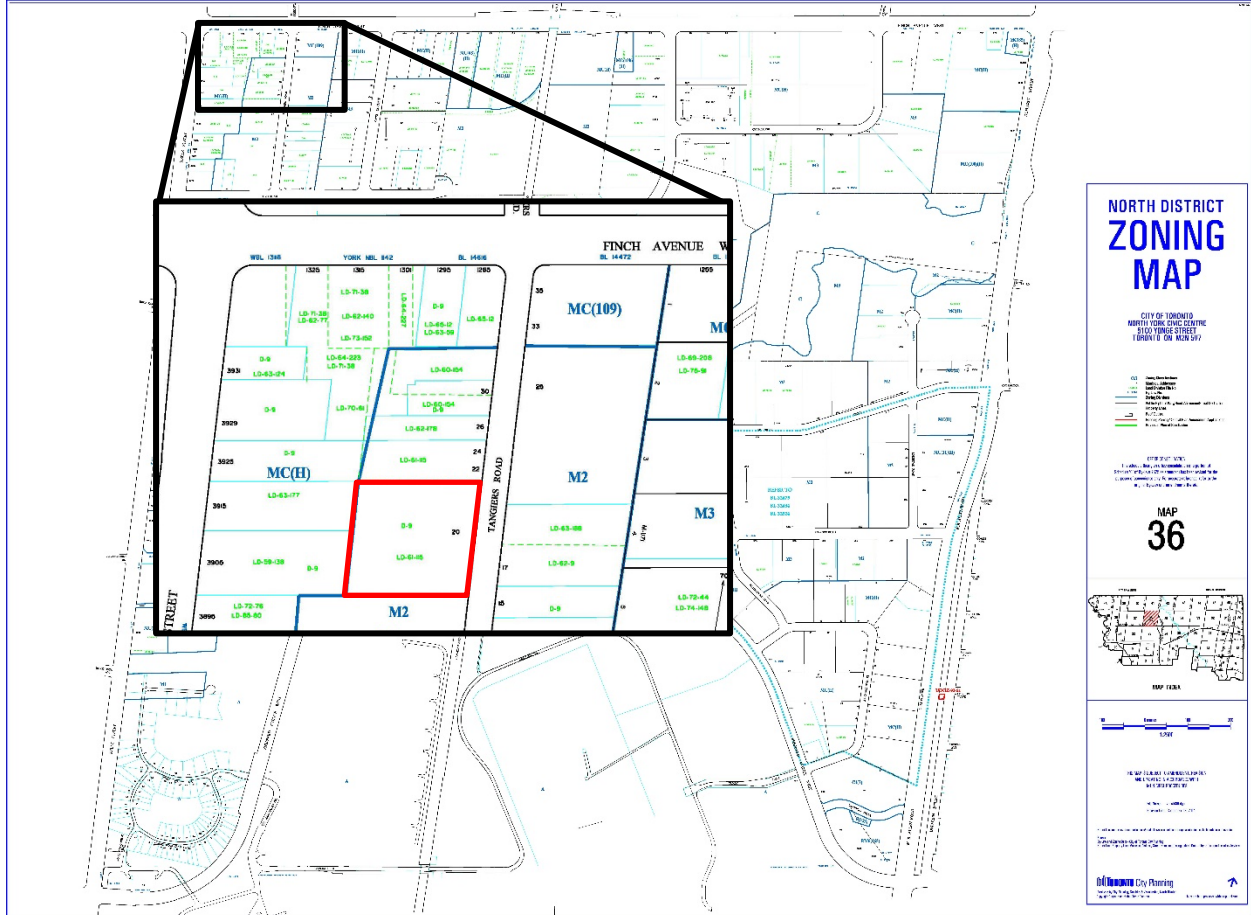
Should you require anything further, please do not hesitate to contact the undersigned.

Yours truly,

Adam Layton, RPP, MCIP

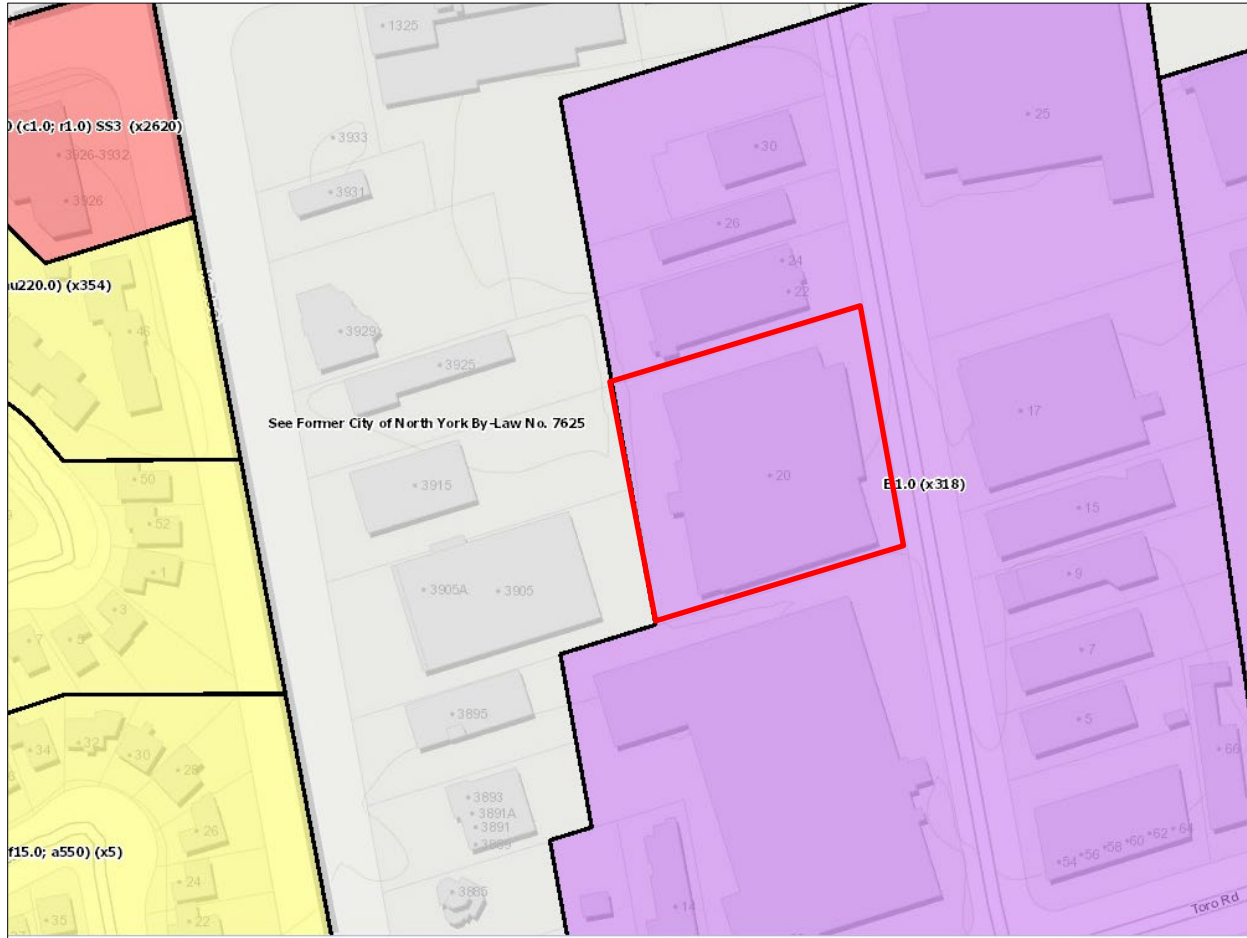
cc. David Hertzman
Councillor James Pasternak
Councillor Anthony Perruzza
Planning and Housing Committee Chair Ana Bailao and Members of Committee
Nancy Martins, Committee Administrator
Michael Mizzi, Director – Zoning and Committee of Adjustment
Kyle Knoeck, Manager – Zoning and Committee of Adjustment
The Duke Heights BIA
Village of Duke Heights Landowners Group

Appendix 1 – Zoning By-law 7625 Map (Map 36)



Subject Property

Appendix 2 – Zoning By-law 569-2013 Map



 Subject Property