

PG26.6.9

**STIKEMAN ELLIOTT**

Stikeman Elliott LLP Barristers & Solicitors  
5300 Commerce Court West, 199 Bay Street, Toronto, Canada M5L 1B9  
Tel: (416) 869-5500 Fax: (416) 947-0866 www.stikeman.com

James W. Harbell  
Direct: (416) 869-5690  
E-mail: JHarbell@stikeman.com

**BY E-MAIL**  
clerk@toronto.ca

October 2, 2013

Mayor and Members of Council  
City of Toronto  
Metro Hall, 24th Floor  
55 John Street  
Toronto, ON M5V 3C6

Attention: Your Worship and Members of Council

2013 OCT -3 A 9:22  
CITY OF TORONTO'S OFFICE  
SECRETARIAT SECTION

Dear Sirs/Mesdames:

**Re: Planning and Growth Management Committee Item No. PG26.6 -  
Planning for a Strong and Diverse Economy: Official Plan/Municipal  
Comprehensive Reviews – Proposed Economic Health Policies and  
Proposed Policies and Designations for Employment Lands  
City Council Agenda October 8, 2013  
2 Champagne Drive and 1107 Finch Avenue West – Request to Convert  
Employment Lands**

We are the solicitors for 2224484 Ontario Inc., the owners of the 3.959 hectare property at 2 Champagne Drive and 1107 Finch Avenue West (the "Property"), fronting on to Finch Avenue West, west of Dufferin Street.

We attach a copy of the conversion request our client submitted to City of Toronto Planning Staff ("Staff") on June 18, 2013 requesting that consideration be given to adding an accessory retirement home (seniors residence) to the list of uses permitted on the Property. The request relates only and specifically, to the north-east corner of the Property where the retirement home will be located as part of an integrated private medical facility which will include a large medical clinic with extensive diagnostic equipment, medical and office space and a hotel. Mapping in the most recent Staff report dated August 20, 2013, indicates that the Property is proposed to be subject to the General Employment Areas provisions, which will not permit the accessory retirement home use.

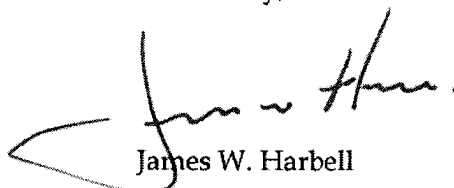
The attached letter from the Project Manager Official Plan Review advises that May 31<sup>st</sup> was the deadline for reporting on conversion requests but that Staff will endeavor to visit the site and informally assess this request.

TORONTO  
MONTREAL  
OTTAWA  
CALGARY  
VANCOUVER  
NEW YORK  
LONDON  
SYDNEY

Given the circumstances, and the fact that Staff are scheduled to report on similar requests to the Committee in November of this year, we respectfully request that City Council request Staff to prepare a recommendation, ie. an assessment, on this conversion request when bringing forward their final report on the requests to convert Employment lands in November.

Should you have any questions respecting this request, kindly contact the writer or our land use planner, Vicky Simon (416 869-5628), at your earliest convenience.

Yours truly,

A handwritten signature in black ink, appearing to read "James W. Harbell". The signature is written in a cursive style with a large, sweeping initial "J".

James W. Harbell

Enclosure

cc. 2224484 Ontario Inc.  
Ulli S. Watkiss, *City of Toronto Clerk*  
Gerry Rogalski, *Senior Planner, City Planning Division*



**Kerri Voumvakis**  
Director, Strategic  
Initiatives, Policy & Analysis

**City Planning**  
Jennifer Keesmaat, Chief Planner and Executive Director

**Metro Hall**  
55 John Street  
22<sup>nd</sup> Floor  
Toronto, Ontario M5V 3C6

**Tel:** 416-392-8148  
**Fax:** 416-392-3821  
kvoumva@toronto.ca

Paul Bain  
Project Manager Official Plan Review  
City of Toronto Planning Division  
Tel: 416-392-8781  
Email: pbain@toronto.ca

Dr. Lew Pliamm  
4646 Dufferin Street, Suite 5  
Toronto, Ontario  
M3H 5S4

Dear Dr. Pliamm:

We have received your recent letter regarding 2 Champagne Drive and 1107 Finch Avenue West dated June 18, 2013. I am writing to confirm that the proposed offices and hotel in the first phases of development are permitted employment uses, but the seniors residence in the third phase would be a conversion of employment lands to a residential use which we would discourage.

We have been receiving requests to convert employment lands for the past two years and will be submitting final reports on all of them to Planning and Growth Management Committee in November 2013. As we have over 120 such requests already, Council set May 31<sup>st</sup> as the deadline for those conversion requests to be reported out to Committee. We will endeavour, however to visit the site and informally assess the request.

The senior planner dealing with conversion requests in North York is Gerry Rogalski whose email is [grogals@toronto.ca](mailto:grogals@toronto.ca) and his phone no. is 416-397-4074. Could you forward us an email where we might contact you.

Many thanks

Paul Bain

## **2 Champagne Drive and 1107 Finch Avenue West**

### **INDEX**

- 1 - Letter to the City of Toronto
- 2 - Polyclinic Brochure
- 3 - Dufferin and Finch BIA
- 4 - Floor Plan
- 5 - Property Location - Map

## 2224484 Ontario Inc.

DELIVERED

June 18, 2013

City of Toronto  
City Planning, Policy & Research  
Metro Hall  
55 John Street, 23rd Floor  
Toronto, ON M5V 3C6

Attention: Paul Bain, Program Manager, City Planning Division

Dear Mr. Bain:

**Re: 2 Champagne Drive and 1107 Finch Avenue West, Toronto**

We are the owners of the 3.959 hectare property at 2 Champagne Drive and 1107 Finch Avenue West (the "Property"), fronting on Finch Avenue West, west of Dufferin Street. The location of the Property is shown on the attached property location map.

Three years ago we bought the Property, which had been a former Coca Cola bottling plant, with a view to making substantial investments to intensify its use for employment uses given its highly accessible location on Finch Avenue, just east of the new subway stop being constructed near the corner of Finch and Keele Streets.

I am the chair of the Dufferin Finch Business Improvement Area Steering Committee. As a founding member of the BIA, our company is committed to the revitalization of the Dufferin Finch area and has initiated the process of reinvesting in the Property with the hope that it becomes a catalyst for additional private investment in the area, particularly given the proximity of major new transit infrastructure. As described below, the development we propose on our Property will substantially increase the employment opportunities in the area. A recent article on the Dufferin Finch BIA is attached for your information.

### Investment in the Property to Date

After we purchased the Property, we subsequently obtained a series of Building Permits which have allowed us to double the size of the "Future Stars" Hockey Academy School on the Property to approximately 5,565 square metres making it the largest hockey school in Ontario. The Hockey Academy contains five indoor ice rinks including a full NHL sized rink, which operate year-round. The Hockey Academy attracts children from all over Ontario and even from Europe, as Canada has a stellar international hockey reputation. The Hockey Academy runs intensive "hockey camps" on a regular basis.

We have also retained the Formglas manufacturing operation.

In July and November of 2012 we obtained further Building Permits to convert some of the unused Formglas space to allow for over 6,000 square metres of new office and medical space to facilitate the move of the existing Polyclinic Family and Specialty Medicine Centre (the "Polyclinic") currently operating at 4646 Dufferin Street to expanded premises of approximately 4,556 square metres. The remainder of the space will be used for professional office space and includes approximately 790 square metres of medically related retail space.

Transit accessibility for both patients of the medical services and employees of the Polyclinic and confidence in the emerging changes to this tired employment area through the newly initiated Dufferin Finch BIA were the prime reasons for the move. The Polyclinic is close to an established residential and university community and will be an important catalyst in increasing the vibrancy of the Dufferin Finch BIA and the existing employment area.

#### Background on the Polyclinic

I am a medical doctor by training and started the Polyclinic in 1993 in the basement of a small house at 79 Finch Avenue West when I was working in emergency medicine at North York Branson Hospital.

Over the last 20 years the Polyclinic has grown to 50 physicians with 110 staff in a 30,000 square foot operation at 4646 Dufferin where we currently have over 40,000 patient visits per year. Given the ethnicity of the area, we cater to most of the Russian community including well established and immigrant patients. The local churches, synagogues, mosques and social agencies refer these patients to us as we can cater to them in their native languages. Many of our staff speaks Russian and we have bilingual Russian and English signage throughout our clinic along with information materials in Russian for preventative health and medical procedures preparation. We also act as a resource for Public Health dealing with Sexually Transmitted Diseases and Tuberculosis for Russian speaking immigrants. The Polyclinic provides a valuable service to the community and provides well-paying jobs.

The Polyclinic provides patients with wide-ranging medical and diagnostic services and tests, many of which are usually reserved for a hospital setting. A brochure outlining the services available at the existing Polyclinic is attached.

#### First Phase of Development on the Property-Relocation and Expansion of the Polyclinic

The new Polyclinic space currently under construction is expected to be completed by September of this year. The majority of the existing Polyclinic services are expected to move from 4646 Dufferin Street to the new expanded premises on the Property shortly thereafter.

For an interim period we will continue to run certain Polyclinic activities such as the walk-in clinic and administrative functions in much reduced space at 4646 Dufferin Street to allow for a period of transition to the new space.

The many medical services available at the Polyclinic include: family medicine; cardiology; respirology; dermatology; cosmetic medicine; endocrinology; gastroenterology; gastrointestinal endoscopy; rheumatology, gynecology; dentistry; pain management; pulmonary function laboratory; sleep medicine laboratory; minor surgical procedures; chiropractic; physiotherapy; acupuncture; massage; optometry; pharmacy; and a medical supplies store. The Polyclinic also houses a variety of diagnostic facilities including x-ray; ultrasound; vascular Doppler ultrasound and bone density machines. The Polyclinic also includes a walk-in clinic fully equipped to handle medical and minor surgical problems and operates on extended hours. Many of the specialty services are also open weekday evenings and weekends. The Dufferin-Finch Pharmacy, Restore Health Chiropractic and Physiotherapy Clinic, Optical Magic- an optical store with an optometrist and the Elite Medical Supplies store are also located within the Polyclinic.

This will be the largest facility of its kind in Ontario on one floor level, providing a wide range of medical services. The existing clinic already attracts large numbers of patients traveling across the city and from all over the province for the convenience of having multiple medical services available in one location with limited waiting times. Some of the patients qualify for the Northern Ontario Health travel grant if the services that they require are not readily available in their local area. The Polyclinic has become a medical destination facility.

Over time, there may be an opportunity to expand the medical and office space to increase the number of medical doctors to between 80-100 and to double the initial 110 support staff.

#### Proposed Second Phase of Development on the Property-Hotel

As part of the near-term planning for the Property, we are planning the construction of a 10 storey, 120 room hotel of approximately 7,890 square metres, a use permitted by the existing zoning of the Property. The proposed location of the hotel is depicted on the attached site plan at the western end of the Property's frontage along Finch Avenue West. The hotel will provide convenient accommodation for both patients of the clinic as well as patrons of the Hockey Academy. The hotel will also be available for use by the general public, including business travellers to the surrounding employment area.

The majority of the Property will be developed for employment uses, but after the hotel is developed, there will still be residual undeveloped and underutilized land on the Property.

Proposed Third Phase of Development on the Property-Retirement Home related to the Polyclinic

We continually get requests from family members of older patients about the possibility of "housing" them on site. Given the language, education and in some cases mobility barriers these elderly patients have, their family members must take considerable time off work to simply take them to the doctor as often multiple tests and consultations are required for older patients. On many occasions the seniors cannot access much needed healthcare because there is no family member available to take them to the doctor. This makes their disease progress much worse and often culminates with a hospital admission with much greater costs to the public health care system. If they had been treated in a timely fashion and were not dependent on their family to take them to the doctor, this could have been avoided and saved both the patient's health and substantial cost to our much overburdened healthcare system.

As some of the patients of the clinic become older/ and or more frail and their health more medically complicated, they may not be able to return home immediately after treatment. In such cases, they may need to stay longer and be supported by nursing/attendant care and some may not be well enough to return to living independently. Ideally, the Polyclinic would like to provide a stepped care model so that as patients become sicker, the clinic could provide medically supervised accommodations in the form of a 10 storey 120 unit retirement home, which would be the final phase of the development.

Most retirement residences have a visiting doctor in a small room that comes once per week to assess patients. This approach assumes very stable well patients that don't require urgent care. Often elderly patients do require urgent care, a simple slip and fall or minor laceration initiates a 911 call for an ambulance with a visit to the emergency department and the required drive back to the retirement home after the simple doctor's assessment is completed. The average cost of an ambulance ride with an emergency room visit is over \$1500 for something that could have been dealt with in 15 minutes had the doctor been on site with the proper medical equipment in place such an x-ray machine.

The 50 physicians in the Polyclinic can perform a variety of other on-site tests including a cardiogram, bloodwork, ultrasound etc., thereby avoiding the most frequent type of emergency room visits and ambulance rides for the residents at great comfort to the patient and savings to the public healthcare system.

We are already the largest medical facility providing coordinated, synergistic and comprehensive services in one location in the community. Once we build the retirement building we will be the only retirement building providing on site medical support similar to a hospital without causing further strain on our currently



challenged public health system. The number of on-site jobs will also increase substantially as these seniors require many caregivers, nurses, cooks, and cleaners etc. to take care of their needs. We believe our model is the way of the future given the aging population, the constraints of the public healthcare system and lack of social services for seniors.

The public hospital system is currently overburdened and cannot cope with the ever increasing demand for healthcare due to immigration and the aging population living longer, getting sicker and increasing utilization of healthcare. An integrated private medical facility such as the Polyclinic is more economic than a government subsidized facility as the clinic will pay for the building and all the equipment. The Polyclinic currently and will continue to, receive payment from OHIP for the services provided at a fraction of the cost to the healthcare system of the public system.

As you know, the health sector is an important generator of stable, well-paid employment, especially in uncertain economic times and is in fact a growth sector in the economy. Private sector provision of medical services of the type that the Polyclinic provides is an important part of the future of health care.

As the Property is currently designated for employment uses in the Toronto Official Plan, we understand that the development of a retirement home- a longer-term form of accommodation than a hotel, will require an Official Plan Amendment. The proposed development presents a unique situation where the intensive employment use will be developed first and the longer-term accommodations will be required to support the employment use. The retirement home related to the medical facility will not detract from the economic function of the surrounding employment area.

We understand that the City is currently undertaking a statutory five year review of the Official Plan and also conducting a municipal comprehensive review that will examine the matter of appropriate land use designations and policies for employment uses in the City.

#### The Request

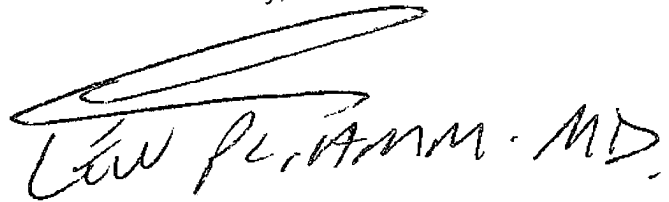
Please accept this letter as our formal request to the City of Toronto to consider the addition of an accessory retirement home to the list of uses permitted on the Property, which we understand may be considered a "conversion" request. The request relates only and specifically, to the north-east corner of the Property where the retirement home will be located as the final phase of the development.

The orientation of the proposed retirement home to Finch Avenue West has been chosen so as to prevent or mitigate against adverse impacts of noise, vibration, traffic, odour and other contaminants from nearby industry and to lessen potential complaints and impact on those businesses.

We would like to meet with you and discuss the proposal in more detail and determine what additional material, if any, you will require in support of this request. We are also requesting that we be added to the notification list regarding the five year review and comprehensive review so that we may continue to monitor and participate in the process.

Thank you for your attention to this matter. Please contact me to discuss an appropriate meeting time.

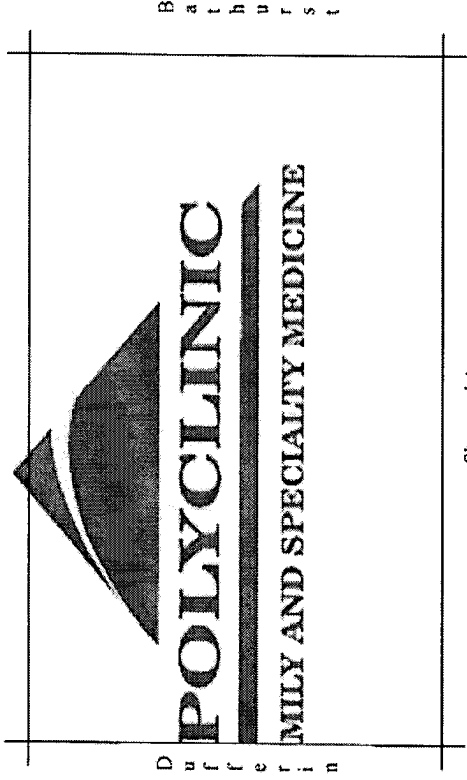
Yours truly,

A handwritten signature in black ink, reading "Lew Perruzza, MD." The signature is written in a cursive style with a large, sweeping flourish above the name.

Attachments

1. Property Location Map
2. Recent Article on the Dufferin Finch Business Improvement Area
3. Brochure outlining the services at the Polyclinic
4. Site Plan

cc. Gerry Rogalski, Senior Planner, City Planning Division  
cc. Councillor Anthony Perruzza



Sheppard Avenue

4646 Dufferin Street  
 Toronto Ontario M3H 5S4  
 Tel: 416-222-6160  
 Fax: 416-222-9604

# The Care You Want When You Want It

**Polyclinic Vision:**

Polyclinic Family and Specialty Medicine centre opened in May 2003 in response to the growing need by patients for more than just quality medical care. The aim of Polyclinic is threefold- **quality, comprehensiveness and convenience**. In order to reach these goals, Polyclinic provides patients with wide-ranging medical and diagnostic services, by highly regarded professionals, all in one convenient location. Polyclinic patients will thus get the best medical care available, without the need for long waiting times and multiple day medical appointments. Polyclinic believes that there is no reason patients should not take care of all of their medical needs while saving valuable time in their busy lives.

**The Three Goals of Polyclinic**

***Quality Staff, Services and Equipment***

At Polyclinic our first goal is to provide our patients with premier service from both our on-site professionals and our reception staff. The doctors practicing at Polyclinic are experienced top-level physicians, many of whom are affiliated with academic hospitals.

Polyclinic also provides its patients with a variety of diagnostic and specialty tests on site, which tests are usually reserved for a hospital setting. To perform these diagnostic and specialty tests Polyclinic uses state of the art equipment.

### ***Comprehensive Medical and Diagnostic Services***

Our second goal is to cater to our patients' differing and diverse needs in a variety of medical areas. These services are available for all age groups from infants to seniors.

The various medical services available at Polyclinic include, a walk-in-clinic, family medicine, cardiology, respiratory, dermatology, cosmetic medicine, endocrinology, gastroenterology, gastrointestinal endoscopy, rheumatology, gynecology, dentistry, pain management, pulmonary function laboratory, sleep medicine laboratory, minor surgical procedures, chiropractic, physiotherapy, acupuncture, massage, optometry, pharmacy, and a medical supplies store. Polyclinic also houses a variety of diagnostic facilities including xray, ultrasound, vascular Doppler ultrasound and bone density.

### ***Multiple Medical Services Open for Extended Hours in One Convenient Location***

Polyclinic's third goal is to save our patients time and money. We save our patients time by reducing the how long patients must wait for specialist appointments and diagnostic tests. In addition, Polyclinic houses these specialists and tests in one location.

Providing a wide-range of services in one location allows patients to schedule various appointments all in one day, helping our patients avoid the hassle and cost of repeated travel to appointments. Polyclinic also has a large parking lot available free of charge to our patients.

Our walk-in clinic and many of our specialty services are open weekday evenings and weekends, so that appointments may be booked outside our patients' work hours. For our walk-in clinic no appointment is necessary.

### **Polyclinic Family Medicine and Walk-In Clinic**

Polyclinic currently has family physicians that are accepting new patients. These physicians are available for booked appointments. Polyclinic family medicine also offers a variety of wellness and screening programs including:

- Yearly physical
- Screening for breast, prostate and colon cancers
- Smoking cessation programs
- Exercise programs with weight loss regimens
- Cholesterol screening and treatment plans
- Stress management and nutritional counseling
- Eye examinations
- Hearing tests
- Executive wellness programs

Polyclinic walk-in-clinic is available to patients on weekdays from 9a.m. to 8p.m. and on Saturdays from 9a.m. to 1p.m. without an appointment. Our walk-in-clinic is fully equipped to handle medical and minor surgical problems, include lacerations, minor fractures or sprains, minor burns, eye injuries, bronchitis, pneumonia, asthma attacks and ear infections. Polyclinic walk-in-clinic will maintain continuity of care with your regular family doctor by sending copies of your results and visit record as needed.

### **Polyclinic On-Site Diagnostic Facilities**

Polyclinic offers comprehensive laboratory and diagnostic facilities, using state-of-the-art equipment. Polyclinic's diagnostic services include:

- X-Ray/ultrasound
- Bone density
- Electrocardiography
- Pulmonary function testing
- Laboratory
- Echocardiography
- Stress testing
- Holter monitoring
- Peripheral doppler for cardiovascular disease
- Ambulatory blood pressure monitoring
- Blood sugar monitoring
- Gastrointestinal endoscopy
- Sleep medicine laboratory
- Home healthcare supply

For more information about the services provided by North York Endoscopy Centre or for referral information please contact us at 416-645-5145.

### Polyclinic Cardiovascular Clinic

Polyclinic currently has seven cardiologists on staff. Our cardiologists are all affiliated with the University Health Network, which allows us to expedite patient referrals for invasive cardiac testing. Polyclinic's cardiovascular clinic also has the latest equipment so that we may provide high quality non-invasive cardiac testing on site.

Our cardiac services currently include:

- Cardiology consultations
- Stress testing
- Ecocardiography
- Holter monitoring
- Ambulatory blood pressure monitoring
- Peripheral doppler ultrasound for cardiovascular disease

For more information about the services provided by Polyclinic Cardiovascular Clinic or for referral information please contact us at 416-222-6160 ext 243

### Polyclinic Dental

In keeping with the quality of care in our medical facility, Polyclinic houses a compact dental facility which has the latest dental technology and the ability to handle our patients' full range of dental needs. The services available at Polyclinic Dental include regular check-ups and hygiene appointments, x-rays, white fillings, scaling, and extractions. We also have a wide array of cosmetic dentistry options, including teeth whitening.

In addition to traditional dentistry, Polyclinic Dental also has its own dental laboratory, which can fix dentures and provide custom bite plates on the same day

Our dentists are available for booked appointments and for walk-in consultations. Please contact us at 416-645-0413 to inquire about office hours or for more details on the services we provide.

### Polyclinic Specialty Medicine

Several renowned and respected medical specialists, practicing in a variety of medical areas at Polyclinic, are available for referrals. Polyclinic currently has specialists practicing in the areas of **internal medicine, dermatology, endocrinology, gastroenterology, cardiology, allergy, ENT, obstetrics and gynecology, rheumatology, respiratory, and surgical consultation.**

### North York Endoscopy Centre and Gastrointestinal Endoscopy

North York Endoscopy Centre Inc., within the Polyclinic, currently has three experienced gastroenterologists on staff and welcomes referrals for all **problems related to the gastrointestinal system**, including nutritional concerns. Through consultations and gastrointestinal endoscopy performed at the centre some of the more common conditions that can be diagnosed and treated include gastro-esophageal reflux, ulcers, Crohn's disease and Ulcerative Colitis.

North York Endoscopy Centre Inc. also meets the needs of patients requiring screening for colorectal cancer (CRC). The Canadian Task Force on Preventative Health Care has estimated that in Canada 17,000 cases CRC occur each year and 6500 die annually from this disease. The task force recommends screening through colonoscopy as a valid preventative measure. **Screening for CRC will be done at North York Endoscopy Centre by colonoscopy using propofol anesthesia given by a qualified anesthetist and experienced endoscopist, making the procedure safe and completely painless.** We welcome persons who are afraid to undergo screening because of possible discomfort. The procedure is done in comfortable and private surroundings with state-of-the-art scopes. All patients are provided with comfortable clothing suitable for the procedure, a post-procedure snack and access to a nurse carrying a 24 hour pager to answer questions and deal with any problems.

### Dufferin-Finch Pharmacy

For the convenience of its patients, located within Polyclinic's premises is Dufferin-Finch Pharmacy. To best serve Polyclinic patients, Dufferin-Finch Pharmacy is open the same hours as Polyclinic's family medicine and walk-in clinic and provides comprehensive pharmacy services.

In order to supply patients with top quality pharmaceutical care our pharmacy:

- Employs professional pharmacists who will be pleased to discuss any medication related issues
- Carries a full selection of vitamins and minerals
- Is also a Diabetic Resource Centre, hence our pharmacists will assist you in selecting the appropriate meter for blood glucose monitoring and instruct you on its use

For more information please contact us at 416 665-6669.

### Restore Health Chiropractic and Physiotherapy Clinic

Also operating within the Polyclinic premises is Restore Health Chiropractic and Physiotherapy Clinic, which provides **chiropractic, physiotherapy, massage therapy and acupuncture services.**

At Restore Health, our chiropractor is concerned with how your body's skeletal and nervous system is functioning. As your spine is the key highway for your central nervous system, we use a variety of diagnostic methods to examine and treat your spine and bone structure. Our experienced chiropractor specializes in Diversified Techniques, Soft Tissue Manipulation, Cox Flexion/Distractor/Circumduction, Thompson Technique and Activator Methods.

Although the major focus of chiropractic treatment is the spine and central nervous system, we are also concerned with the **wellness of your whole body.** Therefore, also available at Restore Health are physiotherapy, massage and acupuncture services.

Our experienced physiotherapist practices in all three fields within the discipline of physiotherapy, being musculoskeletal, neurological, and cardiorespirational. Physiotherapy treatment may include exercise, manual therapy, electrical modalities, work hardening, as well as education and home exercise. We place great emphasis on what the patient can do for him/herself and on the prevention of future injuries or disability.

Restore Health also has an on-site experienced registered massage therapist and licensed acupuncturist working at the premises for those patients are interested in alternatives to traditional therapy or who wish to supplement their daily wellness regimes.

For more information about our services or to book an appointment please contact us at 416-739-0900.

### Optical Magic



Located with the Polyclinic premises is Optical Magic, which currently has an optometrist available to it several days per week. In addition, to providing full eye examinations including dilatation for diabetics and hyperintensives, Optical Magic is also a top quality **optical store** which:

- Has the latest designer frames and sunglasses in all price ranges
- Fits all types and brands of contact lenses
- Has new colored disposable lenses
- Will repair most frames
- Provides free basic lenses with the purchase of any frame
- Accepts all vision insurance plans

For more information about our services please contact us at or to book an appointment with our optometrist

**Elite Medical Supplies**

Elite Medical Supplies is located adjacent to Polyclinic and offers a wide selection of high quality **home health care and medical products**. Elite Medical Supplies also specializes in **custom fit orthotics and orthopedic shoes**.

Elite Medical Supplies will fit you for orthotics and orthopedic shoes on site. We stock various brands of support hose, braces and accessories as well as various pillows and supports. Elite Medical Supplies is an authorized distributor of Obus Forme products and carries a variety of Obus Forme products including the famous Obus Forme back support.

**Clinical Research**

Canadian Phase Onward Inc. operates within the Polyclinic premises and conducts **clinical trials**. We participate in phase 2, 3 & 4 clinical trials in most therapeutic areas. Due to our large patient population in excess of 30,000 patients, we are usually high recruiters. Our clients have included some of the largest pharmaceutical companies in the world including Astra-Zeneca, Pfizer, Glaxo-Smith Kline, Sanofi-Aventis, Merck, Altana and others.

These clinical trials allow eligible patients the chance to access the most recently developed study medications, which may be only available through a clinical trial. Patients participating in these clinical trials are usually compensated for their time and expenses.

If you are a patient who is interested in participating in a clinical trial, or would like to find out more about us please contact us at 416-227 0543.



**PACE LAW FIRM**

Your Personal Injury Lawyers

[CLICK HERE](#)

Motor Vehicle Accidents  
Brain Injuries  
Spinal Cord Injuries  
Slip and Fall  
Disability Claims

(<http://adserver.adtechus.com/?adlink/5240/1147228/0/225/Adid=2455899;Bnk=2;itime=792758640;>)  
 (<http://adserver.adtechus.com/?adlink/5240/215774/0/16/Adid=-3;Bnk=0;itime=792758651;>)

**MON, JAN 21, 2013**  
 6°C Overcast  
 (/pages/weather/)

What can we find for you?

City, Community, Neighbourhood

Search News  
 Search Entire Site

**Search**

- Home ([/northyork-toronto-on/](#)) | [News](#) ([/publication/northyorkmirror/](#))
- Community ([/northyork-toronto-on-community/](#)) | [Sports](#) ([/northyork-toronto-on-sports/](#))
- What's On ([/northyork-toronto-on-whatson/](#)) | [Opinion](#) ([/northyork-toronto-on-opinion/](#))
- Classifieds (<http://www.yourclassifieds.ca>) | [Shopping](#) ( ) | [Jobs](#) (<http://www.localwork.ca>)

Login (<http://www.insidetoronto.com/userlogin.aspx?returnurl=%2fnews-story%2f11491639-dufferin-finch-bia-hopes-to-piggyback-on-transit%2f>) | [Signup \(User/register\)](#)

# North York

CHANGE LOCATION

COMMUNITY  
**21 CALENDAR** (<http://www.insidetoronto.com/#NorthYork>)  
 (/NORTHYORK-TORONTO-ON-EVENTS/)



Share all of life's special moments.

NOW BLOG

(<http://adserver.adtechus.com/?adlink/5240/1987161/0/1/Adid=3170660;Bnk=24;itime=792758079;>)

Home ([/northyork-toronto-on/](#)) | [News](#) ([/publication/northyorkmirror/](#)) | [Dufferin Finch BIA hopes to piggyback on transit](#)

Jan 20, 2013 | Vote 0 0

## Dufferin Finch BIA hopes to piggyback on transit

Like 0 | Tweet 2 | [SHARE](#) [f](#) [p](#) [e](#)

[\(/pages/emailstory?url=http%3a%2f%2fwww.insidetoronto.com%2fnews-story%2f11491639-dufferin-finch-bia-hopes-to-piggyback-on-transit%2f\)](#) | [\(/pages/reportanerror\)](#)  
<http://www.addthis.com/bookmark.php?v=250&pubid=ra-4f2c08214e4c75f0>

North York Mirror  
 by LISA QUEEN

A subway extension, a new light rapid transit line and a new GO Transit station will bring more than public transit to North York.

Business leaders in an area bounded by Sheppard Avenue on the south, Steeles Avenue on the north, Dufferin Street on the east and Keele Street on the west are hoping the routes will usher in a vibrancy to an area that has struggled for years to establish an identity.

They are in the process of setting up the new Dufferin Finch Business Improvement Area (BIA) to unite businesses in a common goal of improving the neighbourhood and attracting more customers, said Dr. Lew Pliamm, chair of the BIA steering committee.

"We're trying to revitalize the area," he said. "We need an identity. We don't have an identity."

Business fees collected by the BIA will be used to directly benefit the business district.

The city matches BIA funding for capital improvement projects.

Business owners in the Dufferin Finch BIA want to capitalize on the momentum that will be created when new subway stations open at Sheppard Avenue and Chesswood Drive, Finch Avenue and Keele Street, York University, and Steeles Avenue east of Jane Street as part of the extension of the Yonge-University-Spadina line from Downsview into York Region north of the city, Pliamm said.

In addition, they are looking forward to a new Finch light rapid transit line that will run from the BIA's western border at Keele Street to [Humber College](#), he added.

A GO Transit station at what will be the new Downsview Park subway station at Sheppard and Chesswood is



**LOVE GREAT DEALS?**

{ View new flyers from your favourite retailers now at }

**flyerland.ca**



**View Flyers**



also part of the emerging transportation hub, Pliamm said.

"This is becoming a second Union Station. That is huge for North York," he said, adding new public transit routes will bring thousands of commuters a day through the area while the subway stations will attract development.

"We were a backwater of industrial sites and now we're going to be a new area. All of a sudden, all these people are going to be commuting through our area and moving closer."

Pliamm, who owns the Polyclinic medical centre on Dufferin north of Finch, has his own stake in improving the area.

Three years ago, he and his partner Alaa Tannous bought a former Coca Cola bottling plant at 2 Champagne Dr., which runs south off Finch, west of Dufferin. They are doubling the size of a hockey academy that had been running in the building and constructing a 7,400-square-metre (80,000-square-foot) medical centre with more than 50 doctors and a variety of clinics and medical services.

York West Councillor Anthony Peruzza said the BIA will restore a "better, stronger, more vibrant and cleaner economy" to the area.

The neighbourhood has faltered with the fallout of Canada's manufacturing sector that once dominated the neighbourhood.

"It has gone through a very difficult period. When we had the manufacturing letdown of the early '80s, a lot of plants, a lot of factories, a lot of manufacturers moved out of the district," said Peruzza, who sits on the steering committee.

As a result, the former city of North York changed the zoning bylaw to allow expanded uses in the neighbourhood, which introduced businesses like used car dealerships and massage parlours to the area, Peruzza said.

The area has also struggled with high vacancy rates, he said.

In addition to sprucing up the area, the BIA will focus on weightier issues such as illegal dumping and security concerns, Pliamm said.

In fact, the BIA is looking to hire a security company that will patrol the area with one car during the day and two cars at night.

Peruzza is looking forward to the improvements the BIA will bring to the neighbourhood.

"It is quite exciting. It's really is a grassroots movement. It's coming from local folks, the businesses in the area," he said.

"People are feeling a sense of hope."



(http://adserver.adtechus.com?adlink/5240/1988584/0/529/Add=3764616;BnkId=8;itime=79;

Like 0 | Tweet 2 | SHARE

Facebook share link: (/pages/emailstory?url=http%3a%2f%2fwww.insidetoronto.com%2fnews-story%2f1491639-dufferin-finch-bia-hopes-to-piggyback-on-transit%2f) | (/pages/reportanerror) | (http://www.addthis.com/bookmark.php?v=250&pubid=ra-4f2c08214e4c75f0)

This article is for personal use only courtesy of North York Mirror a division of Metroland Media Group Ltd.

### (0) Comment

You must be logged in to comment.

### Community Contributions

- [Suggest a Story \(/pages/suggeststory\)](/pages/suggeststory)
- [Submit your Event \(/user/event/\)](/user/event/)

TCN Info	InsideToronto Local Info	InsideToronto Community Sites	InsideToronto Site Affiliates	InsideToronto Daily Newspapers
<a href="http://www.insidetoronto.com/news-static/73813-about-us-insidetoronto-com/">About Us</a> (http://www.insidetoronto.com/news-static/73813-about-us-insidetoronto-com/)	<a href="http://www.lifenews.ca/insidetoronto/">Announcements</a> (http://www.lifenews.ca/insidetoronto/)	<a href="http://www.bramplanguardian.com">BramptonGuardian.com</a> (http://www.bramplanguardian.com)	<a href="http://www.dailywebtv.com">DailyWebTV.com</a> (http://www.dailywebtv.com)	<a href="http://www.guelphmercury.com">The Guelph Mercury</a> (http://www.guelphmercury.com)
<a href="http://www.advertisingtmicrosites.com/index.html">Advertising Media Kit</a> (http://www.advertisingtmicrosites.com/index.html)	<a href="http://www.yourclassifieds.ca/?ap_loc=Toronto">Classifieds</a> (http://www.yourclassifieds.ca/?ap_loc=Toronto)	<a href="http://www.cottagecountrynow.ca">CottageCountryNow.ca</a> (http://www.cottagecountrynow.ca)	<a href="http://www.goldbook.ca">Goldbook.ca</a> (http://www.goldbook.ca)	<a href="http://www.thespec.com">The Hamilton Spectator</a> (http://www.thespec.com)
<a href="http://www.instantimagegallery.com/">Buy a Photo</a> (http://www.instantimagegallery.com/)	<a href="http://www.localwork.ca/">Real Estate</a> (http://www.localwork.ca/)	<a href="http://www.durhamregion.com">DurhamRegion.com</a> (http://www.durhamregion.com)	<a href="http://www.insurancehotline.com/">Insurance Quotes</a> (http://www.insurancehotline.com/)	<a href="http://www.thestar.com">The Toronto Star</a> (http://www.thestar.com)
<a href="http://www.insidetoronto.com/news-static/1308044-insidetoronto-company-directory/">Company Directory</a> (http://www.insidetoronto.com/news-static/1308044-insidetoronto-company-directory/)	<a href="http://www.homefinder.ca/">Rentals</a> (http://www.homefinder.ca/)	<a href="http://www.insidehalton.com">InsideHalton.com</a> (http://www.insidehalton.com)	<a href="http://www.leasebusters.com">Leasebusters.com</a> (http://www.leasebusters.com)	<a href="http://www.therecord.com">The Waterloo Region Record</a> (http://www.therecord.com)
<a href="http://www.insidetoronto.com/news-static/73842-insidetoronto-contact-us/">Contact Us</a> (http://www.insidetoronto.com/news-static/73842-insidetoronto-contact-us/)	<a href="http://www.gottarent.com/">Rentals</a> (http://www.gottarent.com/)	<a href="http://www.mississauga.com">Mississauga.com</a> (http://www.mississauga.com)	<a href="http://www.comparasave.com/mortgage-rates/">Mortgage Rates Toronto</a> (http://www.comparasave.com/mortgage-rates/)	
<a href="http://www.insidetoronto.com/news-static/73842-insidetoronto-contact-us/">Press Releases</a>	<a href="http://toronto.flyerland.ca/">Shopping</a> (http://toronto.flyerland.ca/)	<a href="http://www.mykawartha.com">MyKawartha.com</a> (http://www.mykawartha.com)	<a href="http://www.myholidayhomerental.com">MyHolidayHomeRental.com</a> (http://www.myholidayhomerental.com)	
	<a href="http://www.autocatch.com/">Used Cars</a> (http://www.autocatch.com/)	<a href="http://www.niagarathisweek.com">NiagaraThisWeek.com</a> (http://www.niagarathisweek.com)	<a href="http://www.save.ca">Save.ca</a> (http://www.save.ca)	
		<a href="http://www.northumberlandnews.com">NorthumberlandNews.com</a>	<a href="http://www.shop.ca">Shop.ca</a> (http://www.shop.ca)	

[\(http://prlink.insidetoronto.com/\)](http://prlink.insidetoronto.com/)

[Print Editions \(news-story/45306-inside-toronto-print-editions\)](#)

[Sitemap](#)

[\(http://www.insidetoronto.com/news-static/1308700-insidetoronto-site-map/\)](http://www.insidetoronto.com/news-static/1308700-insidetoronto-site-map/)

[Submit A Story](#)

<http://www.insidetoronto.com/pages/suggeststory>

[Terms of Use](#)

<http://www.metroland.com/page/Terms%20and%20Conditions>

[Work for Us](#)

<http://www.metroland.com/Careers/>

[Newsletter](#)

<http://www.insidetoronto.com/newsletter>

[Mobile \(news-static/1488706-insidetoronto-mobile-apps-download\)](#)

<http://www.northumberlandnews.ca/into.com>

[Simcoe.com](#)

<http://www.simcoe.com>

[YorkRegion.com](#)

<http://www.yorkregion.com>

[YourCityLaw aRegion.com](#)

<http://www.yourotlowaregion.com>

<http://www.toronto.com>

[WagJag.com](#)

<http://www.wagjag.com>

[YAPI \(http://yap.metroland.com\)](#)

---

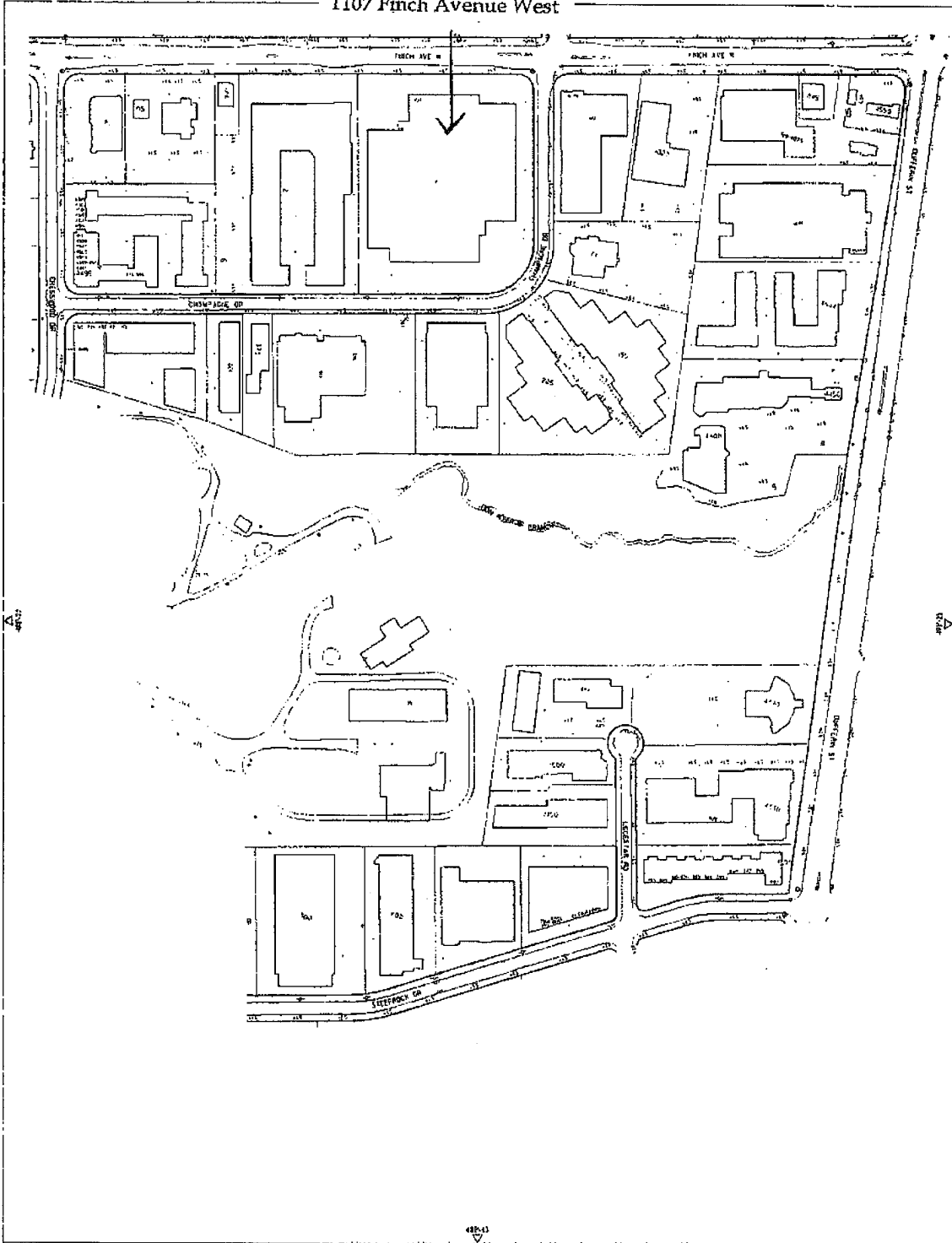
© Copyright Metroland 2013. All rights reserved.


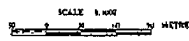

[Metroland News \(http://www.metroland.com/page/about\)](http://www.metroland.com/page/about) | [Advertising Terms \(http://www.metroland.com\)](http://www.metroland.com) | [Corporate Privacy Policy \(http://www.metroland.com/page/Privacy%20Policy\)](http://www.metroland.com/page/Privacy%20Policy)





2 Champagne Drive /  
1107 Finch Avenue West



<p><b>GENERAL NOTES</b></p> <p>THE INFORMATION SHOWN HAS BEEN COMPILED FOR GENERAL PLANNING PURPOSES ONLY. THIS IS NOT A PLAN OF SURVEY.</p> <p>THE MAP DATA SHOWN HEREON HAS BEEN DERIVED FROM A NUMBER OF SOURCES BELIEVED TO BE RELIABLE. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE UP-TO-DATE TO WITHIN 3 YEARS OF THE PRINT DATE SHOWN BELOW. THE USER SHOULD TAKE REASONABLE STEPS TO VERIFY THE ACCURACY AND CURRENCY OF THE INFORMATION SHOWN HEREON.</p> <p>NO ONE MAY COPY, REPRODUCE, USE OR TO ALTER THIS MAP WITHOUT THE WRITTEN PERMISSION OF THE CITY OF TORONTO.</p> <p><small>© Toronto City Council 2008</small></p>	 <p>SCALE 1:4000</p>  <p>REFER TO INDEX MAP FOR SOURCE DATA</p> <p>CITY SURVEYOR W. ROWALENKO O.L.S., O.L.P.</p> <p>PRINTED: August 2008</p>	<p><b>LEGEND</b></p> <p>FEHIC ROAD LANE WALKWAY LANE</p> <p>PAVED PRIVATE ROAD LANE, CALWAY LANE</p> <p>PROPERTY EASEMENT</p> <p>FORMS/DOCS OF EASEMENT</p> <p>UNPAVED ROAD - PATH</p> <p>PAVING</p> <p>RAILWAY TRAC</p> <p>STARTING TRACKS (T.P.)</p> <p>BUILDING/CARAGE</p> <p>HEAVY ASSESSING</p>	<p><b>LEGEND</b></p> <p>MUNICIPAL NUMBER</p> <p>CONCRETE</p> <p>WATERWORKS</p> <p>SEWERAGE/STORMWATER</p> <p>CATWALK</p> <p>UNDERPASS</p> <p>OVERPASS</p> <p>TELEPHONE POLE</p> <p>TRAFFIC LIGHT</p> <p>LIGHT STANDBY</p> <p>TRAFFIC AND LIGHT POLE</p> <p>ELECTRIC POLE W/ OR W/OUT TRANSFORMER</p>	 <p><b>TECHNICAL SERVICES SURVEY AND MAPPING SERVICES MAPPING SERVICES</b></p> <p>19 D'Yon Road, 14th Floor Toronto, Ontario M5E 1V5 Tel: (416) 392-7753 Fax: (416) 392-0081</p> <p><b>MUNICIPAL MAP SERIES</b></p> <p>DATA MAP <b>48P-23</b></p>
---	--	--	--	--