



November 19, 2013

City Clerk
Planning and Growth Management Committee
100 Queen Street West, 10th floor, West Tower
Toronto, ON
M5H 2N2

PG28.2.213

Attention: Nancy Martins

Dear Ms. Martins:

**Re: 5 Year Official Plan and Municipal Comprehensive Review
Final Assessment – Request to Convert Employment lands
6620 Finch Avenue West, Toronto**

I write this letter in strong support of a *Mixed Use Areas* designation for the lands at the northeast corner of Highway 27 and Finch Avenue West, municipality known 6620 Finch Avenue West (“the Site”).

The Site is currently home to an older retail plaza with surface parking along Finch Avenue and represents a prime redevelopment site. This Site is a remnant parcel from the employment area to the north east. City Council did approve a 5 storey senior citizen apartment building with ancillary commercial facilities on the abutting site to the north. It is only makes sense that this Site receive the same designation as the abutting site to the north. I would like to see the Site redeveloped in a manner that serves as a useful addition to the community.

The Staff Recommendations Report recommends the Site continue to be used for a retail plaza. With respect, the recommendation appears to ignore the impact of the neighbouring approvals and the existing land uses surrounding the Site and ignores that the Site is located along the proposed Finch West Light Rapid Transit line, and that a stop has been proposed to directly front onto the Site.

The Staff Recommendation appears to be a gross underutilization of a Site that is on a planned transit line. Further, the Staff Recommendation disregards the previous Official Plan designation in the Etobicoke Official Plan that permitted residential uses on retail plaza sites, through rezoning, recognizing the desirability of intensifying such sites with a mix of uses.

Accordingly, I urge members of your Committee to adopt the following recommendations:

1. To re-designate the lands at 6620 Finch Avenue West *Mixed Use Areas*; and
2. That a site specific policy be added for the lands at 6620 Finch Avenue West requiring the owner to incorporate the same amount of retail uses as are existing on the Site today into any redevelopment of the Site that includes residential uses.

3. That development on the site be consistent with the City of Toronto Mid-Rise Design Guidelines.

The issues with respect to the heights and density being sought on the Site will be addressed as part of the Applicant's individual development applications, with opportunity for community input at that time.

Yours truly,

A handwritten signature in black ink, appearing to read 'Vincent Crisanti', with a long horizontal flourish extending to the right.

Vincent Crisanti
City Councillor, Ward 1 - Etobicoke North

cc: Robert Mantella, A. Mantella & Sons Ltd.
Barry A. Horosko, Brattys LLP