

**North York Community Council**

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**From:** Thomas Kowal <thomas@thomaskowal.com>  
**Sent:** June 29, 2018 2:22 PM  
**To:** Councillor Perruzza  
**Cc:** North York Community Council  
**Subject:** Agenda item NY32.19 - Keele Finch Plus Interim Report - CFG Centennial Plaza Inc.  
**Attachments:** NY32.19-ltr-anthonyperruzza-180629.pdf

Dear Councillor Perruzza:

I am the solicitor for Jim Ferlisi and the other owners of CFG Centennial Plaza Inc., which owns the south-west corner of Keele and Finch. It has just come to our attention that the Interim Report of the Keele Finch Plus study is before the North York Community Council on July 4, 2018.

Given our meeting with City Planning and submissions made to them earlier this year, we are surprised and concerned, as expressed in the attached letter, that CFG Centennial's property is proposed to receive a "Mid-rise building" designation instead of a "Tall building" designation notwithstanding its proximity to both the subway station and the LRT station.

I will be contacting City Planning directly about this but wanted to bring this to your attention before next Wednesday's North York Community Council meeting.

Regards,  
Thomas Kowal

**THOMAS KOWAL**  
**Barrister & Solicitor**

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June 29, 2018

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Toronto City Hall  
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Toronto, ON M5H 2N2

Attention: Councillor Anthony Perruzza

Dear Sirs:

RE: **Keele Finch Plus - Interim Report**

AND RE: **Agenda item NY32.19  
to be heard on July 4, 2018**

My client, CFG Centennial Plaza Inc., which owns the south-west corner of Finch and Keele, was disappointed to see a proposed land use designation in the Interim Report - "Preferred Concept" for this corner as "Mid-rise building". This is in distinction to Staff's proposed designation for the south-west corner of Finch/Sentinel as "Tall building".

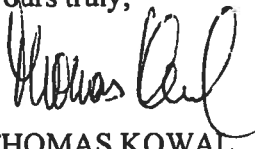
We would submit that the far closer proximity of the CFG Centennial lands - adjacent to both the subway station and the LRT station - and the superior TOD opportunity represented thereby, would justify a Preferred Concept land use designation of "Tall building".

Further, given the recently-announced sale of the Bombardier lands at the Downsview Airport, CFG Centennial would assume that any existing flight path restrictions will be revisited, adding further support for a "Tall building" designation.

CFG Centennial will continue to work closely with City Planning Staff in the evolution of the Keele Finch Plus plan, but requests that you have regard for the company's consistent position regarding its land use designation throughout the process.

Thank you for your attention to this matter.

Yours truly,



THOMAS KOWAL

cc. Francine Adamo ([nycc@toronto.ca](mailto:nycc@toronto.ca))