

North York Community Council

From: shafiq.punjani@gmail.com on behalf of Shafiq Punjani
<spunjani@bridlepathproperties.com>
Sent: July 4, 2018 10:29 AM
To: Matias de Dovitiis
Cc: North York Community Council; Hanan Mohamed; Anthony Perruzza; Angela Schuller
Subject: Re: FW: FW: Keele Finch Plus Report to NY Community Council: Some Highlights
Attachments: Deputation of Angela Schuller before North York Community Council.docx

Hello Francine,

Further to Matias' e-mail, attached is a copy of the final deputation, with some minor revisions.

Regards,



Shafiq Punjani
Chief Executive Officer
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On Wed, Jul 4, 2018 at 3:06 PM, Matias de Dovitiis <matias@dukeheights.ca> wrote:

Hello Francine,

Please receive the following letter and notice of deputation for item NY32.19 – Keele Finch Plus – Encouraging Growth and Community Building. Angela Schuler will be making the deputation.

Thank you,

Matias de Dovitiis
Executive Director

**Deputation of Angela Schuller before North York Community Council
at its meeting of July 4, 2018 to consider the Keele Finch Plus Interim Report**

My name is Angela Schuller and I represent various companies located at 1280 and 1300 Finch Avenue West, including MP Condominiums Ltd., MP Executive Suites Ltd., 1639234 Ontario Inc., and 1800209 Ontario Inc.

I'm here today to make a deputation on some concerns that we have with regard to the Keele Finch Plus Interim Report, in particular with respect to the potential restriction of residential uses to areas, which are currently designated as Mixed Use Areas.

The Keele Finch Plus Interim Report on page 11 states that the area around Keele Street and Finch Avenue West referred to as the "Keele-Finch Node" will be the primary node and destination. As per the report "this node is envisioned to have the highest intensity of development as well as being a retail, restaurant and employment centre". No residential land use has been envisioned in this Node.

As confirmed on Page 22 of the Report, through the City's recent Municipal Comprehensive Review, a small area of land along Finch Avenue West east of Keele Street was redesignated from *Employment Areas* to *Mixed Use Areas* through the adoption of the Official Plan Amendment 231.

This area is part of the Keele-Finch Node, and I would therefore like to express our concern that no residential land use has been envisioned in this Node, even though this area has been only recently been redesignated from an *Employment Areas* to a "Mixed Use Areas" after a Municipal Comprehensive Review.

Page 9 of the report indicates that a detailed noise, air quality and safety assessment is being undertaken, which will consider the potential impacts of nearby industry from a cumulative impact perspective, and that this assessment will be used to inform final land use permissions in the Keele Finch Plus area, based on the report with recommendations that will be issued by the consultant.

However, page 12 of the report indicates that "the ongoing noise, air quality and safety assessment is anticipated to result in refinement to permitted uses on *Mixed Use Areas* designated parcels". It appears that a refinement to existing permitted uses is already being considered, even before the assessment has been completed and the report recommendations from the consultant have been considered.

As confirmed on Page 22 of the report, the "Official Plan Amendment 231 includes policies that require sensitive land uses, including residential uses, proposed adjacent or near to *Employment Areas* or within the influence area of major facilities, to be planned to ensure they are designed, buffered and/or separated as appropriate to, among others, prevent or mitigate adverse effects and minimize risk to public health and safety".

Policy No. 5 in the Amendment 231 of the Official Plan where these mitigation measures are outlined specifically states, and I quote “the costs of studies and mitigation measures shall be borne by the developer of the new residential or other sensitive land uses outside of, but adjacent or near to, the Employment Area”

Page 25 of the report also confirms that a consultant was hired in Phase 1 to interpret the Province’s D-6 Guidelines “Compatibility Between Industrial Uses and Sensitive Uses”. The consultant’s study recommended that the City require **potential developers** to complete studies of air quality and noise from a cumulative impact perspective within an ‘area of influence’ from classes of industrial uses.

It is therefore disconcerting to note that instead of providing for residential and other sensitive uses on specifically designated mixed use areas to be permitted, on the required condition that such uses be planned to ensure they are designed, buffered and/or separated as appropriate, as specifically provided by the policy, the Finch Keele Plus study has independently initiated such studies with a stated objective to refine existing permitted uses.

I would therefore humbly request the council to consider an amendment to the directions in Attachment 5, specifically, the first point on page 31 that currently states “Residential uses **may** be permitted east of Keele Street on sites designated Mixed Use Areas subject to the outcomes of the noise, air quality and safety assessment” be amended to “Residential uses **will** be permitted east of Keele Street on sites designated Mixed Use Areas, **subject to** such uses being appropriately designed, buffered and/or separated from impactful industries as necessary to prevent or mitigate adverse effects from noise, vibration, traffic, odour and other emissions and contaminants upon the occupants of the new development, and lessen complaints and their potential costs to businesses”

This amendment would be consistent with Policy No. 5 in the Amendment 231 of the Official Plan, since the language used in this proposed amendment is directly from this Policy.