
WEST FOUR HUNDRED Business Centre

September 20, 2021

sent electronically ONLY

City of Toronto

100 Queen Street West, 2nd Floor,
Toronto, ON M5H 2N2,

Attention: Nancy Martins, Administrator, Etobicoke York Community Council,
Toronto Planning and Housing Committee
Secretariat phc@toronto.ca

Re: *Expression of Interest in regard to PHC Agenda for September 21, 2021*
Report # PH25.5- Zoning conformity changes to Employment zone lands within the boundary defined
and Committee consideration for Approval

Respected members of the Planning and Housing Committee:

On behalf of the ownership group associated with the property West Four Hundred Business Centre, located at 2201 Finch Avenue West in the City of Toronto, we write the committee **in concern** to the above noted agenda matter.

The subject lands are located on the south side of Finch Avenue West, just west of the Kings Highway Interchange #400. The lands are bounded by Arrow Road to the East, Finch Avenue W. to the north, Parking and open space within the HONI corridor are to the east. Logistics businesses to the south.

The property and building were originally constructed in 1980 on approximately 5 acres of lands, with an additional 3 acres of lands to the west used primarily for Auto parking for visitors to the plaza.

The form of the building is quite unique along the Finch Corridor. The office tower is 5 Storey's in height which aligns well with the 2 main level unit building branches housing a range of commercial and industrial uses. (approx. 125,000 sf of Total Leased space{s}).

Since 2002, the majority of the building has been occupied by the Ministry of Attorney General office + Infrastructure Ontario for the purpose of a Provincial Courthouse.

Originally designed with good planning and design techniques, as established by the former City of North York, this plaza has been occupied by many commercial and industrial tenants over the past 40 years. The range of uses permitted under the current Industrial Employment zone schedules have actually occupied terms of lease here at West Four Hundred business Centre. Schools, institutions, restaurants, banquet halls, community services and Senior Day Programmes are just to name of few.

Our submission today is one of concern for this property as it relates to future limited function, with Employment uses that are currently available and are enforced at this property. In particular, changes proposed under the OPA 231 by law will limit commercial and industrial viability within our greater community.

WEST FOUR HUNDRED Business Centre

We are already faced with physical challenges such as construction and noise associated with the Finch LRT rail line construction project, in addition to the last couple of years of uncertainties and challenges with business interruption and shutdown{s}.

In light of the fact that the City of Toronto regards this property as General Commercial Zone, we must ask that the committee suspend this report until staff further study and attempt to enforce the proposed “general” sweep of change.

As Landowners and tenants, we both require flexibility and choices in order to remain competitive and successful. Each property should be reviewed individually to ensure good planning and success with a range of tenants and uses.

The intent of the changes before the committee **does not SUGGEST this**.

We write the committee today to respectfully request that aligned with other Landowners, the Emery village BIA, we ask for your support in Deferring the vote to receive the staff report in regard to PHC – PH25.5.

We thank you in advance for your attention to this very important matter affecting the success and business future of many.

Kindly send us an acknowledgement that this submission is received and, is presented to Committee members.

Respectfully,

West Four Hundred Business Center

R. Grittani

Ralph Grittani
West Four Hundred Inc.

cc. DSPM
cc. Councillor Perruzza Office (Jessica.Pointon@toronto.ca)
cc Emery Village BIA
cc. Mayor John Tory office