



PLANNING AND URBAN DESIGN

04 July 2023

The Chair and Members
Planning Housing Committee
Toronto City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

Attention: Chair and Committee Members

Dear Chair and Committee Members,

RE: Agenda Item PH5.3 – Our Plan Toronto: Recommendations on Seventy Employment Area Conversion Requests and Chapter 7 Site and Area Specific Policy Review - Final Report: 2450 Finch Avenue West (Conversion Request #104)

WND File No. 19.586.01

We are the planners for 2450 Finch Avenue West Inc. (the “Owners”), the Owners of 2450 Finch Avenue West in the City of Toronto (the “Subject Site”). This letter is provided with respect to the Employment Conversion Request (No. 104) submitted for the Subject Site on August 3, 2021 (the “Proposed Conversion”), and the recommendations of Item PH5.3 contained within the Staff Report, dated June 16, 2023 being considered by Planning and Housing Committee on July 5, 2023.

Background

The Subject Site is located on the north side of Finch Avenue West, just west of Milvan Avenue and is occupied by a single-storey building, containing a mix of commercial and retail uses, which front prominently onto Finch Avenue West. The Subject Site is located adjacent to mixed residential and commercial uses to the west, and is directly across from residential uses on the south side of Finch Avenue West. Mixed uses are also located just to the east within the Emery Village mixed-use node located at Finch Avenue West and Weston Road.

The Proposed Conversion seeks to amend the Official Plan to redesignate the Subject Site from the current *General Employment Area* land use designation to *Mixed Use Areas*, in order to permit the introduction of residential uses on the Subject Site in conjunction with non-residential uses, in accordance with the current City of Toronto Municipal Comprehensive Review. A Conceptual Development Plan consisting of

a 12-storey building containing residential and non-residential uses, in addition to a parkland dedication area expanding Duncanwoods Park was provided with the Proposed Conversion for further consideration.

Following the initial submission, and the receipt of comments from the City, supplementary response materials were provided for further review and consideration in advance of City's Staff's final assessments and determination regarding the Proposed Conversion.

Rationale in Support of the Conversion

The Proposed Conversion is well-supported by the land use policy context and technical assessments applicable to the Subject Site. More specifically, and as discussed within the initial and supplementary materials:

- The Proposed Conversion conforms to the Provincial Policy Statement, 2020 and Growth Plan for the Greater Golden Horseshoe, 2019 by providing for compatible mixed use intensification within two overlapping Major Transit Station Areas, while accommodating an onsite retention of employment space and new parkland, as shown in the submitted Conceptual Development Plan;
- The Subject Site and surrounding properties include a range of permitted and existing uses (like schools and daycares), which do not meet Proposed 2023 Provincial Planning Statement's definition of *employment area* uses and are otherwise to be excluded by the proposed policy;
- The Proposed Conversion aligns with over 20 years of provincial and municipal planning studies, infrastructure development (i.e. the Finch West LRT), and emerging local policy contexts that envision and establish Finch Avenue West as a primary corridor for mixed-use development;
- The Proposed Conversion conforms to the Official Plan's conversion policies, given:
 - The Proposed Conversion can be accommodated by the planned transportation network, without adverse impacts to the surrounding employment area and businesses;
 - The Proposed Conversion can be appropriately accommodated by the surrounding municipal servicing system;
 - The Proposed Conversion is not anticipated to result in adverse impacts with respect to noise, odour, vibrations which would impact the stable operating environment of industrial uses to the north;
 - The Proposed Conversion and Conceptual Development Plan are anticipated to result in an increased number of jobs accommodated onsite, thereby supporting the City's objectives for employment growth;
 - The Proposed Conversion is well served by the surrounding network of community services and facilities such as schools, parks and recreation centres; and,
 - Further detailed and supporting policy frameworks could be appropriately developed through a local redesignation to *Regeneration Areas* and subsequent planning study.

In addition to the policy and technical rationale summarized above, letters have also been received from adjacent landowners at 4 Milvan Drive and from local City Councillor Anthony Perruzza (appended below), in support of the Proposed Conversion.

Staff's Recommendations

Despite the above noted supporting rationale and materials which have been reviewed by City staff, the Final Assessment of the Proposed Conversion recommends retention of the *General Employment Areas* designation. In our opinion, maintaining the *General Employment Areas* designation on the Subject Site does not adequately respond to emerging provincial policy direction for *Employment Areas* and does not appropriately implement the mixed-use intensification directives of the Growth Plan for areas within Major Transit Station Areas. The staff recommendations will maintain the status-quo for a site that has remained unchanged for decades, and represents a gross underutilization of the property, especially in light of the recent investment in rapid transit along Finch.

City staff's Final Assessment of the Proposed Conversion further states that the Compatibility Study Peer Reviewer was not able to make conclusive determinations regarding land use compatibility matters; however, in response to comments received from the City in late 2022, the Owners prepared and submitted a supplementary land use compatibility study which comprehensively addressed all comments received. The supplementary study submitted to the City conclusively determined that appropriate mitigation of potential noise, odour, and vibration impacts could be achieved on the Subject Site, without adverse impacts to the surrounding industrial uses. It does not appear that the supplementary material was considered by the peer reviewer or in City staff's final recommendations.

Conclusion

The Proposed Conversion represents an appropriate use of the Subject Site, which aligns with the existing and emerging surrounding context and applicable policy framework, and meaningfully responds to the opportunity presented by the Finch West LRT, which is intended to result in transformative reurbanization along this historically underserved corridor, but that transformation is contingent on the land use permissions being aligned with that intent, and at present they are not.

We therefore respectfully request that Planning and Housing Committee members reconsider City staff's recommendations and approve the Proposed Conversion.

We trust this letter is informative to your review of the Proposed Conversion for the lands at 2450 Finch Avenue West and should you have any questions, please do not hesitate to contact the undersigned at Brandon Leal of our office at extension x172.

Sincerely,

WND associates
planning + urban design



Andrew Ferancik MCIP, RPP
Principal and President

Councillor Anthony Perruzza

Toronto City Council
Humber River-Black Creek, Ward 7

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May 24th, 2023

Re: Comments on Bill 97 and the proposed PPS 2023
ERO Numbers: 019-6813, 019-6821
2450 Finch Avenue West Inc. | 2450 Finch Avenue West, Toronto

Dear Planning and Housing Committee Members,

I am writing to request that the Committee consider supporting the zoning conversion application for the property at 2450 Finch Ave W. Currently, the property is a combination of businesses and service related activities. The owner has filed an application to the City requesting for an employment conversion. This application is still being reviewed by the City and a report is due in the July committee cycle.

The Subject Property is located within two proposed Protected Major Transit Station Areas: Site and Area Specific Policy 702: Milvan Rumike and Site and Area Specific Policy 703: Duncanwoods Finch West LRT Station (the "SASPs"). The SASPs form approval. The proposed redevelopment of the site will provide retail and commercial uses that will maintain the employment areas job per hectare targets. The current plaza condition is older and has not seen significant investment in a long time. This is an opportunity to maintain and create new jobs and to build housing in an area that will not have a deep impact in the employment corridor.

The subject site should have their conversion application approved to facilitate a residential redevelopment. While the proposed PPS 2023 strongly supports mixed use intensification of these lands, the current transition provision of Bill 97 seemingly maintains these lands within an area of employment, despite its longstanding retail and service uses. As such, I recommend the Committee members consider this provision in order to have the conversion request approved.

We look forward to following the upcoming report as it moves through the Planning Committee hopefully also incorporating changes to reflect the above-noted concern.

Sincerely,



Anthony Perruzza
City of Toronto Councillor
Humber River – Black Creek – Ward 7

2404871 ONTARIO INC.
2473 Finch Ave West.
North York, Ontario M9M 2G1

July 21, 2021

Via E-mail: Kerri.Voumvakis@toronto.ca and Jeffrey.Cantos@toronto.ca

Kerri A. Voumvakis, Director and Jeffrey Cantos, Project Manager
Strategic Initiatives, Policy & Analysis, City Planning Division
City of Toronto
Metro Hall, 55 John Street, 22nd Floor
Toronto, Ontario, M5V 3C6

Dear Ms. Voumvakis and Mr. Cantos:

**Re: Employment Conversion Request
2450 Finch Avenue West (the "Subject Property").**

We are the owners of the property municipally known as 4 Milvan Drive in the City of Toronto.

We understand that 2450 Finch Avenue West Inc. has submitted an employment conversion request to the City of Toronto to facilitate a mixed-use development on the Subject Property (the "Conversion Request"). Our lands are located adjacent to, and immediately east of, the Subject Property, on the west side of Milvan Drive. We have reviewed the request and the preliminary concept plans and we are writing to confirm our support of the Conversion Request.

Yours truly,

A handwritten signature in black ink, appearing to read 'Basim Awan', written in a cursive style.

Basim Awan
President