

Starfinch Capital Corporation

1110 Finch Avenue West, Toronto, ON M3J 2T2

July 10, 2024

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

Dear Members of Committee:

RE: PH 14.1 Employment Land Use Permissions – Decision Report

We are the registered owner of 1110 Finch Avenue West, Toronto (the “Subject Properties”). The Subject Property is located in the General Employment designation in the Toronto Official Plan. It contains a range of uses, including, industrial, office building and retail.

The building consists of:

- A multi-tenant industrial building, attached to;
- A nine (9) storey office building with a variety of tenants, including retail & professional & general offices,

We write to express our concern over the approach that is being proposed in OPA 680 with respect to uses that are permitted under the existing official plan permissions. While OPA 668 does provide for transition for legally established uses as required by the changes to the *Planning Act* enacted Bill 97, our clients are of the view that a clear definition of ‘lawfully established’ is necessary in order to provide certainty to the owners of lands affected by the change in definition.

Uses that are permitted today should be clearly permitted to continue in the future, so that (for example) an existing tenanted use would have the ability to expand their operations without the necessity of having to go through the process of an application under the *Planning Act*. Equally, since any changes implemented through OPA 680 will need to be reflected in zoning by-laws, existing official plan permissions should continue so that space that is either currently vacant or may become vacant in the future can be tenanted with uses that are consistent with the existing uses on the property.

While we understand the need to allow residential uses where appropriate as part of the Bill 97 changes to the *Planning Act*, this cannot be at the expense of existing employment uses not being able to continue over the long term.

We ask that Committee consider how to provide necessary certainty for employment landowners so that existing and potential future employers in the City have the certainty that they are able to continue and potentially expand their uses as they can today. This could include referring the matter back to staff in order to further consult on how to best provide that certainty.

Yours very truly,

STARFINCH CAPITAL CORPORATION

A handwritten signature in black ink, appearing to read "Robert Adler". The signature is written in a cursive, flowing style.

Per: Robert Adler