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April 4, 2024

Via: Email

Etobicoke York Community Council

Etobicoke Civic Centre
399 The West Mall
Toronto, ON M9C 2Y2

Dear Members of Community Council,

**RE: 1911 Finch Avenue West (Jane Finch Mall) – Official Plan Amendment and Zoning Amendment Applications – Decision Report – Approval
Planning Application Number: 23 184369 WET 07 OZ and 23 238316 WET 07 OZ
Etobicoke York Community Council (Item EY12.2)**

We are the operators of the existing FreshCo grocery store located in the Jane Finch Mall, located at 1911 Finch Avenue West in the City of Toronto (“subject site”).

We have had an opportunity to review the proposed development of the subject site and the Staff Report, dated March 19, 2024, recommending approval of the submitted Official Plan and Zoning By-law Amendments (“Staff Report”), and we offer the following comments for consideration by Council.

The draft Official Plan Amendment (Attachment 8 of the Staff Report) identifies a primary network of public streets, which includes a new public road (“Street B”), connecting east-west between the existing curb cut on Jane Street and new public Street A. Street B is proposed in Phase 1A of the development and is located immediately north of the existing FreshCo grocery store and partially located on the associated customer parking area. We are concerned that the proposed development does not provide enough clarity on issues related to site access, specifically, maintaining access from Jane Street to the existing FreshCo grocery store and parking areas during the construction of the proposed development, including Street B.

The operation and maintenance of the existing Jane Street access to the FreshCo grocery store and parking areas should be detailed through a construction management plan and provided prior to final Site Plan Control Approval for Phase 1A. Although the Staff Report indicates that “*the draft Official Plan Amendment requires future planning applications to include a construction management plan*” it does not appear that the draft Official Plan Amendment requires the submission of a construction management plan for a complete Site-Specific Zoning By-law and/or Site Plan Control application. In addition, it does

not appear that a construction management plan was submitted in support of the Site Plan Control Application for Phase 1 (Application No. 23184424WET07SA) submitted in 2023.

We also recommend that a signage master plan, detailing the existing and proposed signage visibility along the Jane Street and Finch Avenue West frontages, be required prior to final Site Plan Control Approval for Phase 1A.

Lastly, we noted that a noise study was not included in either Application. We recommend that upgraded window glazing construction on the south façade of the residential units adjacent to the store be considered. Furthermore, we recommend that the grocery store be specifically referenced in a MECP Class E warning that should be registered on Title and/or included in all agreements of purchase and sale and/or leases and/or disclosure statements and declarations for those south facing units.

We would also note that at the time of the preparation of these comments, the draft Zoning By-law Amendments (Attachments 9 and 10 of the Staff Report) were not publicly available, and as such we reserve the right to provide further comments upon their review, including any proposed Holding Provisions.

We trust that these comments are assistive in your review of these Applications, and would welcome the opportunity to review our concerns further with City Planning Staff.

Regards,

A handwritten signature in black ink, appearing to be "Jasmine Frolick".

Jasmine Frolick, Sobeys Real Estate Development Manager