

May 8, 2026

**City Council  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2**

**City Council – May 20, 2026 - Item - 2026.NY32.4  
Applications for Official Plan and Zoning By-law Amendment  
179-181 Finch Avenue East, North York**

Dear Mayor Chow and Members of Council,

This letter is provided on behalf of the ownership for the lands known as 179-181 Finch Avenue East, North York, which are the subject of planning applications to facilitate a 7-storey mid-rise apartment building which will include forty (40) rental apartment units and ground floor retail.

The proposal is generally in alignment with policies established as a result of the Expanding Housing Options in Neighbourhoods (EHON) work conducted by the City, while the applications respond to site constraints, and ensure functional organization of space by pairing interior amenity on the 7<sup>th</sup> floor (which contains no habitable space) with the outdoor rooftop amenity facing Finch Avenue East.

Since the original submission, the ownership has made several changes to proposed plans in response to feedback from members of the City and the public subsequent to the Community Information Meeting on November 25, 2025 and the Public Meeting on April 29, 2026:

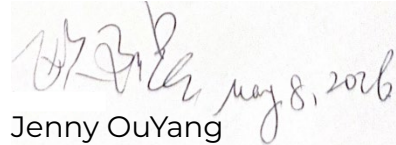
- Upgraded cladding from white panels to brick/masonry, which is more consistent with existing materials in the area;
- Added stepbacks above level 4 at the front and back of the building, which helps with the front and rear transition;
- Added retail at grade facing Finch, which further activates the street;
- Increased the west setback to 2.0 metres, to provide more space to townhomes west;
- Added visitor parking, a pick-up/drop-off space, and a type C loading space improving site functionality;
- Moved the garbage room closer to Finch, adding doors direct to the loading space for easy recycling collection, and a door to the elevator lobby for resident convenience;
- Moved the bike parking to the rear corner, adding exterior doors for improved interior upkeep;
- Shifted the 7<sup>th</sup> floor amenity/mechanical penthouse closer to Finch, for improved resident rear yard privacy.

It should be noted that mature rear trees existing on neighbouring properties will be retained which will assist with privacy and visual buffering. While the current applications deal with setbacks, heights, and density more generally, in the next phase application for Site Plan we will have the opportunity to continue working with staff with respect to the following considerations:

- Boundary fencing with additional height in key areas;
- Landscaping including tree, garden, and foundation plantings;
- Site furnishings such as benches along the Finch
- Window/door/signage sizing, orientation, and locations;
- Detailed massing, cladding, and ground surface treatments;
- Interior organization with the advantage of additional consultant input;

We are available to discuss any questions you may have, and appreciate all of the work and collaborative efforts that have been made to improve the project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jenny OuYang', with the date 'May 8, 2016' written below it.

Jenny OuYang  
Gracestar Developments Ltd.