



February 9, 2024

Ministry of Municipal Affairs and Housing  
Municipal Services Office – Central Ontario  
777 Bay Street, 16<sup>th</sup> Floor  
Toronto, ON M7A 2J3

Attention: Federico Palacios

Dear Mr. Palacios:

**Re: Ministry Reference Number 20-OP-233336**  
**Environmental Registry of Ontario Number 019-7957**  
**Comments on City of Toronto Official Plan Amendment No. 692**

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We are the planning consultants for 2450 Finch Avenue West Inc., the owners of the lands municipally known as 2450 Finch Avenue West, located on the north side of Finch Avenue West, one property west of Milvan Drive (“the subject site”).

The subject site was previously designated *General Employment Areas* and is currently occupied by a single-storey commercial plaza containing a mix of automotive, retail and service commercial uses. The subject site is located within the Milvan Rumike Protected Major Transit Station Area (“PMTSA”) as well as the Duncanwoods PMTSA, which are both associated with LRT Line 6 – Finch West. The subject site is located immediately adjacent to the Milvan Rumike LRT stop. The Finch West LRT is currently under construction and expected to be operational by the end of 2024.

Our client submitted an employment land conversion request as part of the City of Toronto’s Municipal Comprehensive Review (“MCR”) review process. The request sought to introduce a mix of uses on the subject site, which provides the opportunity for more housing, as well as new employment uses, next to a future LRT stop.

In a report dated November 7, 2023, City Planning recommended that Council convert the subject site to *Regeneration Areas*, subject to a Site and Area Specific Policy (“SASP”). The implementing Official Plan Amendment No. 692 (“OPA 692”), which introduced SASP 866 to apply to the subject site, was adopted by Council on November 9, 2023. SASP 866 includes the requirement for a local area study, which will inform a future SASP to set the framework for the new development of the subject site.

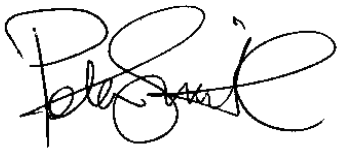
On behalf of our client, we wish to advise the Minister that we are in support of OPA 692, as adopted by Council. OPA 692 will support the mixed-use, transit-supportive intensification of the subject site, which are located along an *Avenue*, within two PMTSAs

and immediately adjacent to a future transit stop. The planning framework requirements set out by OPA 692 will ensure that development within the *Regeneration Area* will proceed in a manner that is compatible with its surroundings.

We respectfully request the Minister to approve the amendment.

Yours truly,

**Bousfields Inc.**



Peter F. Smith, MCIP RPP

cc. Akiva Wolff, 2450 Finch Avenue West Inc.