



Reply to the Attention of: Mary Flynn-Guglietti  
Direct Line: 416.865.7256  
Email Address: Mary.flynn@mcmillan.ca  
Our File No.: 206875  
Date: February 2, 2022

**BY EMAIL - [Alejandra.Perdomo@ontario.ca](mailto:Alejandra.Perdomo@ontario.ca)**

Municipal Services Office – Central Ontario  
777 Bay Street, 16<sup>th</sup> Floor  
Toronto, ON  
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**Attention: Ms. Alejandra Perdomo**

Dear Ms. Perdomo,

**Re: ERO Number 019-5868  
Ministry Reference Number: 20-OP-222176  
Planning Act, R.S.O. 1990  
City of Toronto Official Plan Amendment 591- Employment  
Policies and Site Specific Employment Conversions  
Proposed Conversion: 4186 and 4190 Finch Avenue East, City  
of Toronto**

We are the solicitors retained by Torgan Construction Limited (“**Torgan**”), the owner of the property municipally known as 4186-4190 Finch Avenue East in the City of Toronto (the “**subject site**”). The subject site is located at the northwest corner of Finch Avenue West and Midland Avenue. The subject site totals 2.05 ha (5.06 ac) of land. A medical office building is located at the southeast corner of the site with an “L”-shaped single storey plaza occupying the northern and western portions of the subject site predominantly tenanted by restaurants. The remainder of the subject site consists of a large surface parking lot.

As explained in greater detail in this letter and in the attached materials we are requesting that the City’s OPA 591, being its Employment Policies and Site Specific Employment Conversions, be modified to re-designate the subject site from *Employment Area* to *Mixed Use Area*. This re-designation would assist the Province in achieving a mix of residential units to address the housing shortage crisis and would not negatively impact existing *Employment Area* lands.

**The Subject Site – 4186 and 4190 Finch Avenue East, City of Toronto:**

The subject site is located within an *Employment Area* as identified on Map 2 (Urban Structure Plan) of the City of Toronto Official Plan (“**City OP**”) and is designated *General Employment Areas* on Map 19 (Land Use Plan). The Area is generally bounded by Steeles Avenue East to the north, Midland Avenue to the east, Finch Avenue East to the south and Kennedy Road to the west. The subject site is at the southeast edge of an area designated by the Province as a *provincially significant employment zone* (“**PSEZ**”), which corresponds to the *Employment Areas and General Employment Areas* designation of the City OP. All of the lands to the south and east of the subject site are designated as *Neighbourhoods* in the City OP, with the exception of a small area at the southwest corner of Finch Avenue East and Midland Avenue that is designated as *Mixed Use Areas*.

**Torgan’s Conversion Request from General Employment Area to Mixed Use Area:**

On August 4, 2020 the City of Toronto (“**City**”) commenced its municipal comprehensive review (“**MCR**”) process of its employment lands with the intent to ensure that the City OP was up to date with the most current versions of the Provincial Policy Statement, 2020 (PPS) and the Growth Plan, 2020. The Province set a deadline of July 1, 2022 for Ontario municipalities to complete their MCRs. Torgan’s land use planners, the Goldberg Group submitted a formal Employment Lands Conversion Request (ELCR) on August 3, 2021 in compliance with the City’s filing request. Attached to this letter is a copy of Torgan’s formal ELCR request together with a Planning Opinion Letter from the Goldberg Group analyzing the conversion request pursuant to the PPS, the Growth Plan, 2020 and the City OP policies addressing Employment Conversion Requests. The Planning Opinion Letter is supportive of the conversion request and concludes that the site is a very good and well-suited site as a *Mixed Use Areas* designation and that it would not undermine the stability of the remaining *Employment Area*.

In March of 2022 City staff reported on a number of conversion requests including Torgan’s conversion request. With respect to Torgan’s conversion request staff concluded that additional work was necessary before a conclusion could be drawn. Torgan and its consultants have met with City staff on three occasions but little information or opinions were provided by staff concerning the direction of their recommendations concerning this conversion request. At this time no report from staff has been forthcoming on Torgan’s conversion request.

**City of Toronto Official Plan Amendment No. 591 (“OPA 591”):**

On July 22, 2022 Toronto passed OPA 591 amending the City OP related to its Employment Area policies and designations. OPA 591 permits the approval of 22 *Employment Area* conversion requests by re-designating lands from either *General Employment Areas* and/or *Core Employment Areas* to *Mixed Use Areas* and *Regeneration Areas*. As the City has had more than a year and a half to consider Torgan’s formal conversion request and scant

information or opinion has been provided by City staff in relation to the request, we respectfully submit that OPA 591 be modified to include the subject site in OPA 591 to re-designate the subject site from *Employment Area* to *Mixed Use Area*. This re-designation would enable a broader mix of uses, including residential in a high density and tall building form. This re-designation would assist the Province in achieving a mix of residential units to address the housing shortage crisis.

As noted above we are attaching the Torgan formal request for conversion (ECLR) filed with the City on August 3, 2021 (**Attachment 1**). In addition we are also providing the Goldberg Group's February 2, 2023 letter (**Attachment 2**) providing additional planning opinion support for the conversion. Lastly, we are providing a draft Site and Area Specific Policy (SASP) (**Attachment 3**) which we recommend be used as an implementing tool to modify OPA 591. As you will note in reviewing the attachments to this letter the materials address the planning merits of this request, and in particular, address the Employment Area conversion policies set out in Section 2.2.5.9 of the Growth Plan, 2020 and sections 2.2.4.1.17 of the City OP.

We are available should you have any questions or require additional information and look forward to hearing from you.

Yours truly,



Mary Flynn-Guglietti  
Encls.

Cc: Torgan Construction Limited  
The Goldberg Group