

Thursday, September 16, 2021

Planning and Housing Committee

10th Floor, West Tower, City Hall

100 Queen Street West

Toronto, ON M5H 2N2

phc@toronto.ca

John Gagliano

169 Balmoral Village Properties Ltd.

31 Densley Avenue

Toronto, ON

M6M 2P5

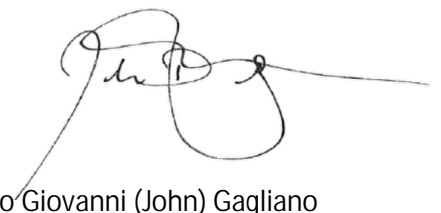
ATTENTION : Nancy Martins, Administrator

RE: 169 Balmoral Avenue, Toronto, ON, M4V 1J8

Please accept this letter in opposition of the amendment of Zoning By-law 569-2013 following the recommendations of the "Zoning Conformity for Official Plan Employment Areas – Phase 1 Final Report and Phase 2 Update" regarding conformity with OPA 231. As the owner of 169 Balmoral Avenue, I am concerned that the recommendations within the report, dated June 10th, 2021, negatively impact and restrict the opportunities for all landlords within Employment Areas. If the City of Toronto's goal is to protect Employment Areas, limiting the permitted uses of these lands should not be pursued.

While our company supports, in principle, land use planning to protect and support employment lands, the proposed zoning changes could have the opposite effect. Our business need flexibility to adapt and grow our operations to respond to market trends and competition, especially while enduring over 18 months of interruptions and uncertainties from the COVID-19 pandemic and related lockdowns.

Sincerely,

A handwritten signature in black ink, appearing to read "John Gagliano", with a long horizontal line extending to the right.

Domenico Giovanni (John) Gagliano

31 Densley Avenue

Toronto, ON

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