

Reply to the Attention of	Mary Flynn-Guglietti
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Our File No.	235189 & 235188
Date	December 4, 2015

DELIVERED BY E-MAIL to clerk@toronto.ca

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

**Attention: Council Secretariat
Ms. Marilyn Toff**

Dear Mayor and Members of Council:

**Re: City of Toronto Council Meeting of December 9th, 2015
Item PG8.5 of the Planning and Growth Management
Committee Meeting of November 16, 2015,
Re: Amendments to Healthy Neighbourhoods,
Neighbourhoods and Apartment Neighbourhoods Policies of
the City of Toronto Official Plan**

We are the solicitors retained on behalf of Dunpar Developments Inc. ("Dunpar") in connection with the above noted matter. Dunpar owns and/or has an interest in multiple land holdings throughout the City of Toronto that are designated as 'Neighbourhoods' in the current Official Plan and therefore has a vested interest in the proposed amendments to Healthy Neighbourhoods and Neighbourhoods policies of the Official Plan. In principle, Dunpar generally supports the proposed amendments and understands the need to ensure that policies are reviewed regularly to ensure that the policies remain relevant.

However, Dunpar has reviewed the recommendations of the Staff Report dated October 15, 2015 and the proposed draft Official Plan Amendment and is writing to express concern that the recommended changes could be interpreted to inappropriately limit development opportunities, notwithstanding provincial policies and other policies of the Official Plan encouraging appropriate infill development and intensification.

In particular, Dunpar is concerned with proposed policies under Neighbourhoods, Section 4.1 and believes the proposed amendment prescribes a narrower geographical context to evaluate development proposals that may adversely impact the delivery and support of a varied yet appropriate intensified housing types (i.e. traditional townhouses) in neighbourhoods that can support this modest form of residential intensification.

Generally on behalf of Dunpar and specifically on behalf of 1241461 Ontario Inc., we wish to ensure that Council understands our clients concerns. With respect to 1241461 Ontario Inc., a Zoning Bylaw Amendment application was formally submitted on June 4, 2015 for lands municipally known as 68 Daisy Avenue. The application was deemed complete and is currently active. We believe the Neighbourhoods policies, as presently adopted by Planning and Growth Management Committee on November 16, 2015 and now currently before Council for support and approval, should not be used to prejudice the evaluation of the 68 Daisy Avenue development proposal and other relevant and appropriate intensification planning applications. This concern extends to the possibility that the proposed policies might be further modified by Council or on appeal by other parties.

Dunpar cordially request further consultation with City Staff to discuss a resolution to its above-noted concerns.

Please provide us with notice of the Planning and Growth Management City Council's decision with respect to this item and any resulting Official Plan Amendments. Furthermore, please provide notice of any further public meeting, committee meeting, or council meetings related to this matter.

Yours truly,



Mary Flynn-Guglietti

CC: Peter Jakovcic and Alex Puppi, Dunpar Developments Holdings Inc.