



October 7, 2015

Councillor David Shiner  
Chairman, Planning and Growth Management Committee  
City Clerk's office  
Toronto City Hall, 10<sup>th</sup> Floor, West Tower  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Councillor Shiner:

Proposed OPA re: Environmental Policies and Designation of New ESA's

I am writing with respect to the proposed Official Plan Amendment respecting Environmental Policies and Designation of new Environmentally Significant Areas.

We are the owners of various lands designated as a Regeneration Area and Mixed Use Area.

The staff report identifies several changes in Section 4 of the approved Official Plan which would levy additional requirements when development is contemplated in these areas. For example, the proposed requirements include provision for "energy conservation, peak demand reduction, resilience to power disruptions and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage."

We are concerned that while the objective may be laudable, the means of achieving the objective are not clear. For example, it is not clear to us what a "small local integrated energy solution" would be, or whether it would be within our ability, as developers of land, to provide "resilience to power disruptions".

I believe these policy changes are unclear with regard to their impact on development and should not be approved.

We will be reviewing these proposed changes to Section 4.5 and 4.7 and will meet with staff.

In addition please provide the undersigned with notice of any further consideration or decisions on this matter by City Council or Committee of Council.

Yours truly,

A handwritten signature in black ink, appearing to read 'Michael Boyes', is written over a horizontal line.

Michael Boyes  
Vice President Sustainability & Special Projects