



Reply to Attention of Peter Jakovcic
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Date November 13, 2015

Chair David Shiner and
 Members of the Planning and Growth Management Committee
 City of Toronto
 Toronto City Hall
 100 Queen St West
 Toronto, Ontario, M5H 2N2

Dear Mr. Chairman and Members of Committee:

Re: Item PG8.5 – Amendments to Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods Policies of the Official Plan

Dunpar Developments Inc. (“Dunpar”) owns and/or has an interest in multiple land holdings throughout the City that are designated as ‘Neighbourhoods’ in the current Official Plan and has a vested interest in the proposed amendment to Healthy Neighbourhoods and Neighbourhoods policies of the Official Plan. In principle, Dunpar supports the proposed amendment and see value to the updated policies.

However, Dunpar has reviewed the recommendations of the Staff Report and the 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 prescribe 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 it.

Furthermore, on behalf of 1241461 Ontario Inc., a Zoning Bylaw Amendment application was 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 recommend Neighbourhoods policies should not be used to prejudice the evaluation of the development proposal and planning applications. This concern extends to the possibility that the proposed policies might be modified by the Committee or Council or on appeal by other parties.



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

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

Yours truly,
DUNPAR HOMES

Peter Jakovcic
Director of Land Development

Cc: Mary Flynn-Guglietti, McMillan LLP