

February 26, 2019

Ms. Marilyn Toft, Secretariat  
100 Queen Street West  
12<sup>th</sup> Floor, West Tower, City Hall  
Toronto, ON  
M5H 2N2

**RE: PROPOSED AMENDMENT 1 TO THE GROWTH PLAN  
COMMENT SUBMISSION ON BEHALF OF DYMON STORAGE (DUFFERIN (BILLY BISHOP  
WAY) PORTFOLIO INC.)  
3621 DUFFERIN STREET, TORONTO  
PLANNING AND HOUSING COMMITTEE – ITEM PH2.4  
OUR FILE 16257E**

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We have been retained by Dymon Storage (Dufferin (Billy Bishop Way) Portfolio Inc.) (hereinafter “Dymon Storage”) to review the proposed Amendment 1 to the Growth Plan for the property municipally addressed as 3621 Dufferin Street, Toronto.

To become better informed and exchange comments on the Proposed Amendment 1 to the Growth Plan, MHBC has attended a number of Regional Workshops hosted by the Province.

It is our understanding the City of Toronto is proposing two recommendations at City Council on February 26<sup>th</sup>, 2019 to:

1. Request the Province to include additional Employment Areas within the Provincially Significant Employment Zones within the City of Toronto; and
2. Request the Province to enact a Regulation to permit the use of conditional zoning, pursuant to *Section 113 of the City of Toronto Act, 2006*.

Based on our review of Staffs recommendations, it has identified our clients lands within a Provincially Significant Employment Zone (PSEZ), specifically, PSEZ 9 (400/407 Keele Dufferin).

The subject lands are designated Regeneration Area in the City’s Official Plan. Furthermore, the lands are subject to the Dufferin-Wilson Regeneration Study Area and City Council approved Official Plan Amendment 362. Attached are excerpts from OPA 362 showing the land use designation which designates the lands as “Mixed Use”.

OPA 362 permits a wide range of permitted uses including residential, retail, office and self-storage on the subject lands.

Dymon Storage has an active application (17 280210 NNY 09 OZ) with the City Toronto to permit a 10-storey mixed use development which consists of 166 residential units, retail at grade, office and self-storage. We have been actively working with City staff to advance this application and it would be very unfortunate to move backwards through a mistake in the PSEZ mapping (as has been discussed with staff).

**We therefore request that the City's mapping submission to the Province be modified such that the subject lands be removed from the PSEZ to recognize the planned Mixed Use Area designation in the Official Plan, as amended by OPA 362.**

Further, we request that should the mapping be modified that additional consultation is undertaken to ensure the mapping is accurate.

We appreciate your attention to this matter and hope that our request to correct this mapping is undertaken.

Thank you.

Yours truly,

**MHBC**



David A. McKay, MSc, MLAI, MCIP, RPP  
Partner & Vice President

cc; *S. Creighton*  
*B. Edwards*  
*J. Dawson*