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April 30, 2019

Our File No.: 145348

BY EMAIL

City of Toronto
Planning and Housing Committee
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Email: phc@toronto.ca

Attention: Nancy Martins

Dear Members of the Planning and Housing Committee:

Re: PH5.2 - Public Consultation Comments and Revised Official Plan Policies to
Address the Loss of Dwelling Rooms

Please be advised that Aird Berlis LLP represents KingSett Capital Inc., the owner of numerous properties within the City of Toronto.

The purpose of this correspondence is to advise the Committee that our client has grave concerns with the proposed Official Plan Amendment, now proposed to be applied City-wide, and particularly with the reduction in the threshold from ten to six dwelling rooms and the proposed policy which would see the City seek to secure rents for replacement housing for a period of at least 49 years.

Taken as a whole our client views this set of policies as placing undue restrictions on properties which today have six or more dwelling rooms, an artificially low threshold, and unrealistic restrictions on those properties moving forward for a period of 49 years. These restrictive policies, in the context of a lack of any real incentives from the City to provide for such housing options, are unreasonable and show a lack of understanding of the current set of issues related to constraints on housing supply in the City.

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Please provide our client, through our office, with notice of any further consideration of this matter by this or any other committee of the City and Council.

Thank you.

Yours truly,

AIRD & BERLIS LLP

A handwritten signature in cursive script, appearing to read "Eileen P. K. Costello".

Eileen P. K. Costello
EPKC/lm
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