

10/15/2021

City Council

Toronto City hall, 12th Floor, West Tower
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Ms. Marilyn Toft | Secretariat | City Council

RE: PH27.2 - Zoning Conformity for Official Plan Employment Areas - Phase 1 Final Report and Phase 2 Update

Dear Mayor Tory and Members of City Council,

On behalf of the Board of Directors and membership of the Liberty Village Business Improvement Area, we are submitting this letter to request that the zoning conformity process be suspended to allow for further study and consultation. While the BIA understands the necessity of the Zoning By-law conformity exercise and it's intentions to protect and support employment lands, the proposed zoning changes do not adequately reflect the reality and changing needs of Liberty Village.

The Liberty Village BIA proudly represents over 600 businesses and over 11,000 employees. Since establishing our BIA in 2001, the Liberty Village area has experienced significant transformation. Despite Liberty Village's designation as a 'Core Employment Area', the neighbourhood has long moved on from it's industrial manufacturing roots, and has since evolved into a vibrant community that supports a variety of 'commercial-mixed use' uses.

The BIA believes that it's members, being local businesses, need the flexibility to adapt and grow their operations to respond to market trends and competition, especially after enduring 18-months of uncertainty as a result of the COVID-19 pandemic. Furthermore, the permissions being removed in this amendment will reduce the amenities and services that have already proven to be desirable by businesses, and would ultimately harm business attraction, innovation and retention.

The mix of uses that Liberty Village currently contains and will contain in it's future is still able to provide for and protect the City's overall employment and job goals. The allowance of the uses proposed to be removed can successfully work in conjunction with other uses within the Liberty Village area without negatively impacting business operations or altering the neighbourhood's unique character and function.

The Liberty Village BIA is hopeful that these suggestions will be addressed accordingly during the Phase II review. The BIA would be interested in engaging with City Planning Staff, Councillor Bailão and Councillor Cressy to discuss this further.

We thank you for your time and consideration on this matter.

Sincerely,



Julie Kaye
Chair | Liberty Village BIA