

10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
June 28, 2021

Dear Chair and Committee Members:

Subject: PH25.5 - Zoning Conformity for Official Plan Employment Areas - Phase 1 Final Report
and Phase 2 Update (Ward All - Statutory: Planning Act, RSO 1990)

Gladki Planning Associates Inc. (GPA) is the planning consultant for the DUKE Heights Business Improvement Area (BIA). We write on behalf of the BIA regarding the above noted item.

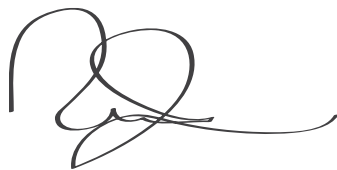
DUKE Heights is located in the former City of North York. The BIA area covers 1,646 acres and consists of over 2,500 businesses with 32,000 employees. It is the second biggest BIA in North America geographically and has over 34,000 visitors every workday of the week during normal operations.

The DUKE Heights BIA's primary objectives are to promote the potential of the area, provide support to businesses in the area and inject new resources to tap into the potential of the community.

The BIA has actively participated in planning initiatives across the BIA area including advancing an initiative to harmonize existing zoning By-laws. We believe that the harmonization initiative is of paramount importance to the ongoing operation of BIA members. Among other things, it has the potential to simplify existing zoning By-laws and to make compliance less onerous.

At this time, we strongly recommend the deferral of consideration of this item. As BIA, members through no fault of their own, have not been afforded a full and fair opportunity to consider the recommended amendments to the Zoning By-law, we strongly recommend deferral of consideration of this item. We therefore request the deferral of the item to the next agenda.

Regards,



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- c. Deputy Mayor Ana Bailão, Ward 9 – Davenport, Chair Planning and Housing Committee
Cllr. James Pasternak, Ward 6 – York Centre
Cllr. Anthony Perruzza, Ward 7 – Humber River-Black Creek
Lia Martelluzzi, Executive Director DUKE Heights BIA
Joe Pantalone, Special Advisor DUKE Heights BIA