

viron properties inc

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20 September 2021

Nancy Martins,
Secretariat Toronto Planning and Housing Committee

Dear Ms Martins,

**RE: Zoning Conformity for Official Plan Employment Areas –
Item PH26.2 Planning and Housing Committee Meeting September 21, 10:30 am**

We are the registered owners of industrial land within the Duke Heights BIA. Our properties have been leased to a number of businesses over the years which have contributed to the growth and prosperity of the area.

The past eighteen months have had a profound impact on many of the businesses in the area. Whilst the overall objectives of Toronto City Council in bringing the DUKE Heights BIA into general conformity with the City of Toronto Official Plan is commendable, the timing of this initiative is inappropriate. Businesses which have had to make difficult adaptations during the pandemic will now be faced with the added uncertainty regarding the feasibility of their tenure prompting further disruptions in an already challenging environment.

We respectfully submit that the current proposal should be deferred until such time that pandemic-driven restrictions may be fully removed and market conditions return to a more balanced and fully functioning state.

Yours faithfully,



Ronald Tam,
Counsel
VIRON PROPERTIES INC.

RT/zi