



Bennett Jones

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June 28, 2021

VIA EMAIL - phc@toronto.ca

Planning and Housing Committee
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Nancy Martins, Committee Administrator

Dear Sirs/Mesdames:

**Re: PH25.5 – Zoning Conformity Exercise
Phase 1 Final Report and Phase 2 Update
Letter of Concern**

We are counsel to the Sunray Group which is the owner of a number of properties in the City of Toronto. Our client's properties have "employment" zoning permissions which presently permit both *hotels* and *municipal shelters* as listed uses.

We are writing to express our client's serious concerns regarding City staff's proposed amendments to the various zoning by-laws that apply within the City of Toronto, including Zoning By-law No. 569-2013, Former City of North York Zoning By-law No. 7625, amongst others (being the "**Proposed Zoning Amendments**").

By this letter, we request that the Committee defer consideration of the Proposed Zoning Amendments to allow staff an opportunity to discuss with our client and consultant team possible solutions, and to make the necessary revisions to the Proposed Zoning Amendments.

In the alternative, we will be requesting that City staff request City Council revise the Proposed Zoning Amendments to exclude our client's properties from the Proposed Zoning Amendments.

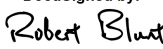
As drafted, the Proposed Zoning Amendments are downzoning our client's properties by removing land use permissions that are being relied upon and in some cases with specific agreements with City agencies.

We welcome the opportunity to discuss this matter further with staff in an effort to resolve our client's concerns.

Should you have any questions, please do not hesitate to contact me or Robert Blunt, the land use planner assisting me with this matter at 416.777.7490.

Regards,

BENNETT JONES LLP

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Andrew Jeanrie

cc. Client