

Thursday, September 16, 2021

**Planning and Housing Committee**

10th Floor, West Tower, City Hall

100 Queen Street West

Toronto, ON M5H 2N2

phc@toronto.ca

John Gagliano

GAL Real Three Holdings Ltd.

31 Densley Avenue

Toronto, ON

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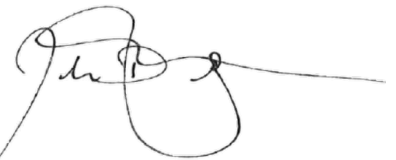
**ATTENTION : Nancy Martins, Administrator**

**RE: 171B Balmoral Avenue, Toronto, ON, M4V 1J8**

Please accept this letter in opposition of the amendment of Zoning By-law 569-2013 following the recommendations of the "Zoning Conformity for Official Plan Employment Areas – Phase 1 Final Report and Phase 2 Update" regarding conformity with OPA 231. As the owner of 171B Balmoral Avenue, I am concerned that the recommendations within the report, dated June 10<sup>th</sup>, 2021, negatively impact and restrict the opportunities for all landlords within Employment Areas. If the City of Toronto's goal is to protect Employment Areas, limiting the permitted uses of these lands should not be pursued.

While our company supports, in principle, land use planning to protect and support employment lands, the proposed zoning changes could have the opposite effect. Our business need flexibility to adapt and grow our operations to respond to market trends and competition, especially while enduring over 18 months of interruptions and uncertainties from the COVID-19 pandemic and related lockdowns.

Sincerely,



Domenico Giovanni (John) Gagliano

31 Densley Avenue

Toronto, ON

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