

July 4, 2022

**Submitted by E-mail (phc@toronto.ca)**

The Chair and Members  
Planning Housing Committee  
Toronto City Hall  
100 Queen Street West  
Toronto, ON, M5H 2N2

**Re: PH35.15 – Our Plan Toronto: Recommended Official Plan Amendment for City-wide Employment Policies and Conversion Requests – Final Report  
5 and 43 Junction Road – Conversion Request No. 029**

I am writing on behalf of Junction Road Nominee Inc., to express our support for the recommended conversion of 5 and 43 Junction Road (“the Site”) to General Employment Areas and Mixed Use Areas, and our enthusiasm for continuing to work with City Staff towards rezoning and subdivision approval of the Site.

Our team has reviewed the above-mentioned Final Report, and in particular Attachment 1: Recommended Official Plan Amendment 591 and Attachment 3: Final Assessments and Recommendations to Convert Land Designated Employment Areas in relation to Conversion Request No. 029 for the lands municipally known as 5 and 43 Junction Road. We agree with staff’s recommendation that the lands subject to Conversion Request No. 029 should be redesignated to General Employment Areas and Mixed Use Areas with a Site and Area-Specific Policy (“SASP”) that applies to the entirety of the conversion request area.

A combined Official Plan Amendment (“OPA”), Zoning By-law Amendment (“ZBA”), and Draft Plan of Subdivision (“POS”) approval application was filed for the Site in June 2021, outlining the intention to revitalize the lands with a mix of uses and community benefits that support the investment in transit and infrastructure within the broader area. It is our intention to continue to work closely with City Staff to realize the full potential of the lands through the ZBA and POS applications currently on file for the lands.

The vision for revitalization of the Site aims to balance numerous challenging policy objectives, including the introduction of office space and other employment uses in the post-Covid context, and the provision of affordable housing. As we have noted to City staff, we remain concerned about the implications of the affordable housing requirements, including financial viability, and the practicality of legal implementation of the ongoing affordability obligation.

We look forward to continuing to work with staff on the details of how the policy objectives for this site can be realized, and hope we will be able to rely on the Toronto Home Ownership Assistance

Program and/or other Open Door funding, or other City of Toronto incentive programs to improve the viability and promote the delivery of affordable housing. We intend to explore this through the rezoning process.

Finally, I would like to thank City Staff for their efforts on this project to date. We look forward to continuing to work together towards implementation.

Sincerely,

A handwritten signature in black ink that reads "Renee Gomes". The signature is written in a cursive, flowing style.

Renee Gomes  
Senior Vice President, Development, Diamond Corp

CC: Kerri Voumvakis, Strategic Initiatives, Policy & Analysis  
Jeffrey Cantos, Strategic Initiatives, Policy & Analysis  
Gerry Rogalski, Strategic Initiatives, Policy & Analysis