

18 July 2023

Sent by E-mail

City Councillors
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Councillors:

Re: Official Plan Amendment for Bill 97 Transition - Authorizing the Continuation of Institutional and Commercial Uses in Employment Areas - Final Report

We represent Desjardins Financial Security Life Assurance (“Desjardins”) in connection with the property municipally known as 1455-1457 McCowan Road and 41-47 Milner Avenue in the City of Toronto (the “Subject Lands”).

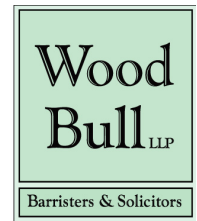
On behalf of Desjardins, we have reviewed the Final Staff Report, dated 19 June 2023, regarding the proposed Official Plan Amendment for Bill 97 Transition - Authorizing the Continuation of Institutional and Commercial Uses in Employment Areas (“Draft OPA 668”), to be considered by City Council at its meeting on 19 July 2023.

We write to convey our client’s concerns with Draft OPA 668, which are:

- City Council’s consideration and adoption of Draft OPA 668 is premature given that the newly proposed Provincial Policy Statement and the sections of Bill 97 pertaining to the definition of “Area of Employment” are not yet in force and in effect.
- Draft OPA 688 would restrict the City’s efforts to promote a wide range and mix of uses on underutilized sites (such as the Subject Lands) by requiring applicants to proceed with the lengthy and time-consuming conversion process.

Request

On behalf of Desjardins, we therefore request City Council defer this matter for future review and consultation.



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We also ask to notified of any decisions made by the City Council in connection with this matter.

Yours very truly,

Wood Bull LLP

A handwritten signature in black ink, appearing to be "JRS", is written below the firm name.

Johanna R. Shapira

JRS/AS

c. client