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October 10, 2023

via email (councilmeeting@toronto.ca)

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

Attention: Sylwia Przezdziecki

Dear Chair and Members of City Council:

Re: **Item PH6.2**
Recommended Official Plan Amendment No. 688
Bill 109 Implementation, Phase 3 - Recommended Official Plan and Municipal
Code Amendments respecting Site Plan Control

We are solicitors for Queen Street Post Inc., the owner of 1117 Queen Street West in the City of Toronto (the "City"). We are writing to inform you that our client objects to the recommended amendment noted above (the "Recommended OPA").

The reasons for the objection include the following:

- The Recommended OPA, which would require in-force zoning to be in place as part of a complete application for Site Plan Control, would create unnecessary delays in obtaining required approvals and the construction of new housing, in the context of an on-going shortage of housing.
- The Recommended OPA would make it harder for the City to assess the merits of proposed new developments by separating zoning and site plan considerations, and limiting the information available to the City.
- The Recommended OPA would make it harder to fully evaluate the sustainability of proposed re-zoning applications and compliance with the Toronto Green Standard, without access to the materials that would normally be submitted through site plan.

Additionally, we request that the undersigned be notified of any decision respecting the above noted matter.

Sincerely,

McCarthy Tétrault LLP

A handwritten signature in black ink, appearing to read "M. Foderick", written in a cursive style.

Michael Foderick