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Via Email (councilmeeting@toronto.ca)

Mayor and Members of City Council
City of Toronto
Toronto City Hall
12th Floor, West Tower
100 Queen Street West
Toronto ON M5H 2N2

Attention: City Clerk

Dear Mayor Chow and Members of Council:

Re: PH6.2 Bill 109 Implementation, Phase 3 - Recommended Official Plan and Municipal Code Amendments respecting Site Plan Control

We are solicitors to Duff Real Estate Holdings Inc. (the “Company”), which owns the lands known municipally as 3130 Dufferin Street (the “Property”) in the City of Toronto (the “City”).

The Property is located in an area that is undergoing change, as evidenced by the recent Dufferin Street Secondary Plan, and has development potential which could result in the submission of new development applications.

We are writing this letter to express concerns with the proposed Official Plan Amendment 688 (“OPA 688”), which proposes to require compliance with an “in-effect” Zoning By-law to be in place as part of a complete application for Site Plan Control. The Company is concerned that the proposed policy does not recognize situations where it is appropriate to file a Site Plan Control application concurrently with or after the filing of a Zoning By-law amendment application or a minor variance application, but prior to such application’s approval.

The consequence of this new policy 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 Company is also concerned that the City lacks the authority to create new requirements for the filing of a Site Plan Control application, be it a new application, or a revision to an existing Site Plan Control approval.

The Company recognizes the City’s financial constraints and the need for solutions, however the approach proposed will not assist the approval process and is not in the public interest.

Given the aforementioned concerns, on behalf of the Company, we respectfully request that City Council defer consideration of OPA 688 and the accompanying amendments to the City's Municipal Code. If OPA 668 proceeds as it is currently framed our client would be compelled to object.

Please do not hesitate to contact the undersigned should you have any questions or require further information.

Yours truly,



Matthew Schuman
Counsel | Conseil

c. Client, John Dawson