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October 11, 2023

**Via EMAIL**

Mayor and Members of Council  
Toronto City Hall  
10<sup>th</sup> Floor, West Tower  
100 Queen Street West  
Toronto, ON M5H 2N2

Your worship and Members of Council:

**Re: City Council – October 11, 2023  
PH6.2 - Bill 109 Implementation, Phase 3 - Recommended Official Plan and  
Municipal Code Amendments respecting Site Plan Control**

We are solicitors for Diamond Corp. (the “Company”) which has an interest in a number of landholdings throughout the City of Toronto (the “City”).

We are writing this letter to express concerns with the proposed Official Plan Amendment 688 (“OPA 688”), which would require an in-force Zoning By-law to be in place as part of a complete application for Site Plan Control approval. The Company previously expressed concerns with respect to OPA 688 in a letter to Planning and Housing Committee, dated September 28, 2023 (attached hereto).

The Company remains concerned that proposed OPA 688 will create unnecessary delays in obtaining required approvals and the construction of new housing, in the context of an on-going shortage of housing, which is not good planning, nor in the public interest.

The Company is also concerned that proposed OPA 688 will make it more difficult for the City to assess the merits of proposed new developments where it is appropriate to consider Zoning by-law amendments and Site Plan Control applications concurrently, or prior to finalizing a Zoning Bylaw amendment. In addition, it is not clear that the City has the authority to impose new pre-conditions for the acceptance, preventing owners of lands from filing a Site Plan Control application.

These and other considerations form the basis for the Company’s position that OPA 688 will hinder the City’s ability to make thorough, well-informed decisions which would create additional delays and potential complications in the development approval process, and would further lead to the overall effect of delaying the construction of new development proposals, including much-needed new housing.

The Company understands the City’s financial constraints and its representatives would appreciate an opportunity to work with the City to achieve potential solutions. Therefore, we

respectfully request that City Council defer consideration of OPA 688 and the accompanying amendments to the City's Municipal Code.

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

Yours truly,



Cynthia A. MacDougall  
Partner | Associée