

June 28, 2023

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: PH5.3 – Our Plan Toronto: Recommendations on Seventy Employment Area Conversion Requests and Chapter 7 Site and Area Specific Policy Review – Final Report
20 Brentcliffe Road – Conversion Request No. 009**

I am writing on behalf of 939GP Inc., to express our support for the recommended redesignation of 20 Brentcliffe Road (“the Site”) from *General Employment Areas* to *Mixed Use Areas*. We would like to thank City staff for their efforts and time on this project to date.

Our team has reviewed the above-mentioned Final Report, and in particular Attachment 1: Recommended Official Plan Amendment (OPA) 653 and Attachment 2: Final Assessments and Recommendations to Convert Land Designated Employment Areas in relation to Conversion Request No. 009 for the Site. We agree with staff’s recommendation that the lands subject to Conversion Request No. 009 should be redesignated from *General Employment Areas* to *Mixed Use Areas* with a Site and Area-Specific Policy (“SASP”) that applies to the entirety of the conversion request area.

It is our intention to continue to work closely with City staff to realize the full potential of the lands as a mixed-use site through a future Zoning By-law Amendment application. The vision for revitalization of the Site will aim to balance numerous challenging policy objectives, including the provision of employment uses in the post-Covid market 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 99-year 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, Open Door funding, and/or other City of Toronto incentive programs to improve the viability and promote the delivery of affordable housing. We intend to explore this through a future rezoning process.

We look forward to continuing to work together towards implementation.

Sincerely,

Kelly O'Hanlon

Kelly O'Hanlon
Director of Development, Diamond Corp

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