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via email (phc@toronto.ca)

Planning and Housing Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Members of the Committee:

**Re: Item PH5.2
Proposed Official Plan Amendment No. 688
Bill 97 Transition - Authorizing the Continuation of Institutional and Commercial
Uses in Employment Areas**

We are the solicitors for St. Helen's Meat Packers Limited, the owner of various properties within the City of Toronto (the "City"). We are writing to inform you that our client objects to the proposed amendment noted above (the "Proposed OPA").

The reasons for the objection include the following:

- The Proposed OPA would unduly restrict and frustrate efforts to promote a wide range and mix of uses on underutilized sites. Owners of properties containing retail or office uses would be forced to continue engaging a slow and inefficient employment conversion process, even though the Provincial government has provided clear direction that these types of sites should generally no longer be included as an "area of employment". By forcing applicants into the conversion process, the City will continue to struggle to meet the ever-growing demands for residential housing.
- The current wording of the Proposed OPA could be interpreted to restrict otherwise permitted uses in *Employment Areas*, if the use is not currently established, which would impose increased land use planning constraints without proper planning rationale; and
- The Proposed OPA does not represent good planning and is not an appropriate approach to ensuring a true mix of uses on lands throughout the City.

Additionally, we formally request that the undersigned be provided with notice of any City meetings where reports related to the above noted matter are to be considered. Finally, 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