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Delivered via email

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

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

Dear Chair Perks and Committee Members,

DiamondCorp is a Toronto-based real estate developer that is committed to enhancing the residential, retail, and commercial experience within the communities we plan and develop. Since the company's inception, we have prided ourselves on working cooperatively with the City of Toronto on local development applications, many of which have been combined applications incorporating Official Plan Amendments, Rezoning, and Site Plan Approval.

I am writing to express my concerns regarding proposed Official Plan Amendment 688, specifically the proposed requirement for in-effect zoning as part of a complete application for Site Plan Control approval. This requirement will introduce inefficiencies to the application review process by preventing the comprehensive review of proposal details that has become common during processing of a combined application. The requirement to consider rezoning and Site Plan Control in a sequential manner ignores the reality that many of the details City Staff wish to address through the rezoning process are relevant to, and can advance, the Site Plan Control process.

We understand that the City is in a challenging position, given the application processing and fee refund requirements imposed by Bill 109. However, within the context of a housing crisis, and given the shared objective – between the City and the development community – of increasing housing supply, we urge the City to consider alternative approaches to responding to the requirements of Bill 109, with a focus on solutions that will permit coordinated and comprehensive review of proposals in a more expedient manner.

I am available to discuss these matters and remain committed to working cooperatively and collaboratively with the City on our shared objectives regarding the delivery of more housing in Toronto. Given the significance of this matter, we respectfully request that this item be deferred to allow for a further discussion to take place.

Yours truly,



Stephen Diamond, CEO
DiamondCorp