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INVESTMENTS LIMITED

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TORONTO ONTARIO M9N 1A1

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November 16, 2023

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

Subject: City's response to Bill 97 through the OPA 668 and Proposed OPA 680 (Area of Employment Official Plan Amendments) before Planning and Housing Committee on November 30th, 2023.

My name is Cheryl Sherman and I am the Director of Real Estate of Bilnia Investments Limited within the DUKE Heights Business Improvement Area (BIA). 10 persons are employed in this business.

I am writing to express my opposition in the approach taken by the City of Toronto and request that OPA 668/OPA 680 be reconsidered and that an expedited study be undertaken to redefine the geographic employment areas across the City of Toronto so as to permit my presently legal as of right use to continue rather than making it Legal Non-Conforming.

We note that the City's approach does not align with Provincial directives, which is problematic in itself as the Province has the primary authority in Planning matters. The policy framework being implemented by the City leads to additional hurdles for the operation of our and other businesses in Toronto's employment areas (e.g. in order for any expansion or changes to an existing successful business, a landowner would be required to submit applications to the Committee of Adjustment or submit a zoning amendment, both expensive and time-consuming efforts which we cannot afford). We know that the proposed approach would make our property and the City's employment areas further uncompetitive in the Greater Toronto Area market. Neighbouring municipalities with more flexible land use policies will attract thousands of businesses like ours, leading to further erosion of jobs and tax base of Toronto. How does this make sense?

We have tried to follow the confusing process this past Summer of 2023 and know that the potential negative repercussions of City Planning's proposals have not been identified and that alternate solutions that better reflect the needs and goals of our community have not been put forward, let alone considered.

A study must be carried out URGENTLY to provide understanding, clarity and stability to our business community. By doing this in a timely manner, we can encourage economic growth, innovation, and responsible land use planning.

I kindly request that the Planning and Housing Committee consider this submission and involve the affected landowners, businesses and BIAs throughout this process.

Please pay attention to this matter since our business, jobs and Toronto's prosperity are at stake.

Yours sincerely,  
Cheryl Sherman

Signature:  \_\_\_\_\_

Contact Information –

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