

From: [Michael Nemanic](#)
To: [Planning and Housing](#)
Cc: [Luke Johnston](#); [Giouz Mutlu](#)
Subject: [External Sender] PH8.14 Comprehensive Consideration of Bill 97, OPA 668, and OPA 680 in Relation to Employment Areas
Date: November 29, 2023 4:23:23 PM
Attachments: [image001.png](#)

Hello –

Dunpar has had the opportunity to review PH8.14 and the staff report therefor. The purpose of this correspondence is for Dunpar Homes to its preliminary concerns with the proposed direction of OPA No. 680. Dunpar Homes is the owner of several properties subject to Core Employment Areas and General Employment Areas land-use designations which permit principal retail and office use. The proposed policy direction for OPA No. 680 is contrary to the general purpose and intent of Bill 97. The general purpose and intent of Bill 97 was to limit the areas of the City which would be subject to employment conversion policies to areas with traditional industrial uses in the nature of manufacturing, warehousing, and other related uses. The proposed policy direction is contrary to Bill 97 because it would have the effect of sterilization of the application of the Bill to the City of Toronto and in a manner that is inconsistent and does not conform with the Growth Plan, the Provincial Policy Statement, and the Toronto Official Plan (as the case may be). Please include the undersigned in the City's notice list. Dunpar reserves the right to provide further and more detailed comments as more information becomes available about OPA No. 680.

Sincerely,

Michael Nemanic
Legal Counsel & Development Management

D U N P A R
BETTER BY DESIGN

105 Six Point Road
Etobicoke, Ontario
M8Z 2X3 Canada
Tel: +1 416.236.9800
Cell: +1 613.601.4639
Fax: +1 416.236.9080
Email: m.nemanic@dunpar.ca
Web: www.dunparhomes.com