

May 21, 2024

Via Email: councilmeeting@toronto.ca

Toronto City Hall
100 Queen Street West
Toronto, ON., M5H 2N2

Dear Members of Council:

Re: PH12.3 – Expanding Housing Options in Neighbourhoods: Major Streets Study – Final Report

Elevate Planning & Project Management Inc. is the planning consultant to Birchmount Birch Properties Inc. (the “Owner” c/o Insoho). We have been retained to provide professional planning services in support of their active applications for Official Plan Amendment, Rezoning & Site Plan Control Applications (“private planning applications”) on their property municipally known as 672 - 676 Birchmount Road in the City of Toronto (the “Site”).

We are writing in relation to the City’s proposed Official Plan Amendment (“OPA”) and Zoning By-law Amendment (“ZBA”) associated with the Expanding Housing Options in Neighbourhoods process.

The Owner’s planning applications Rezoning & Site Plan Control applications were submitted in December 2020 and their Official Plan Amendment application was submitted in March 2023. As the Owner’s private planning applications pre-date the City’s proposed OPA and ZBA, we respectfully request that the Site be exempted from their applicability so that the Owner’s private planning applications can proceed under their current, and on-going, review process which accounts for the site and area specific characteristics/context as well as the Site’s frontage on a major street with a 30 metre planned right-of-way width.

Yours Truly,
Elevate Planning & Project Management Inc.



Benjamin Larson, MCIP, RPP
Partner