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July 10<sup>th</sup>, 2024

City of Toronto - Planning & Housing Committee

Dear Chair,

**RE: Letter of Concerns**

I am writing to voice my strong opposition to Official Plan Amendments (OPA) 680 and 668 currently under review. As a concerned business owner, I believe these amendments could have significant negative impacts on our community, particularly concerning land use and the implications for local businesses and property owners.

The proposed changes in OPA 680 and OPA 668 could drastically alter our community's existing land use patterns. Increasing commercial and industrial development in areas currently designated for residential or mixed-use purposes may disrupt the balance and character of our neighborhoods, leading to heightened congestion and potential environmental harm.

Additionally, these amendments could have a detrimental effect on local businesses, especially small and medium-sized enterprises that are vital to our community's economy. The influx of larger, potentially non-local businesses may reduce market opportunities for local enterprises, leading to closures and job losses, and threatening the unique diversity of our local business landscape.

The amendments may also result in employment shifts that do not benefit local residents. While new developments may create jobs, they might not align with the skills and needs of the current workforce, leading to an employment mismatch. Furthermore, the displacement of existing businesses could result in job losses that surpass any new employment opportunities created.

Changes in land use regulations could lead to increased property taxes and decreased property values for current property owners. The uncertainty and potential for rapid changes may place a financial burden on property owners who invested in the community based on existing zoning and land use policies, causing economic instability and a loss of community confidence.

I strongly urge you and your colleagues to reconsider the approval of these amendments and take into account the concerns of your constituents. The well-being and future prosperity of our community rely on making well-informed decisions that genuinely serve the public interest.

Thank you for considering my concerns. I hope that my objections, along with those of many other community members, will be given serious consideration.

Sincerely,



John Gagliano  
Vice President