

Tiago Investments Limited
31 Densley Avenue
Toronto, ON M6M 2P5
416-247-7474

July 10th, 2024

Dear Chair,

RE: Item PH14.1 – Employment Area Land Use Permissions- Decision Report for Approval, Planning and Housing Committee, Thursday, July 11, 2024

We urge the Planning and Housing Committee to carefully consider the concerns of Augend Investments Ltd. regarding the significant impact of Bill 7 on our employment lands. The combined Official Plan Amendments 680 and 668 offer limited reassurances and fail to fully address the uncertainties affecting the viability of these lands.

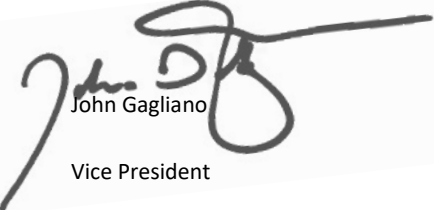
In our joint submission in October 2023, we requested a detailed study and consideration of alternative options, including "As-of-Right" usage in General Employment Zones, to ensure stability during the Bill 7 transition. The current recommendations, including the "lawfully established" provision for commercial uses, do not adequately protect the continuity and flexibility needed for businesses to adapt and grow.

The recent analysis (April 12th, 2024) highlights concerns about removing Office and Institutional uses from the Employment Area definition, potentially impacting 54% of establishments and 196,838 jobs, according to the 2023 Toronto Employment Survey. This underscores the urgent need for stronger protections against the effects of Bill 7.

Our areas benefit from a mix of Core and General Employment Designations, fostering diversified local economies. Removing General Employment permissions, especially on Main Streets and Avenues, risks creating sensitive use conflicts and hindering employment growth.

While we agree that Bill 97 could destabilize the City's Employment Areas, we urge the Committee to defer OPA 680 until comprehensive, district-specific solutions are identified, ensuring robust protections for impacted businesses during the transition and beyond.

Sincerely,



John Gagliano
Vice President