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File No. 24152

July 19, 2024

VIA EMAIL clerk@toronto.ca

Toronto City Council
12th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Mr. John Elvidge, City Clerk

Dear Mayor and Members of Council,

**Re: Notice of Objection respecting to Item #PH14.1 - Employment Area Land Use Permissions - Decision Report - Approval on the Planning and Housing Committee's July 11, 2024, Agenda.
City Council Meeting scheduled for July 24, 2024
Official Plan Amendment 680
Letter of Objection filed on behalf of Union Design Centers Inc.
1491 Castlefield Avenue, Toronto (the "Property")**

We are the solicitors for Union Design Centers Inc., the registered owner of the Property. The Site is located on the south side of Castlefield Avenue, west of Caledonia Road, east of Keele Street and north of Eglinton Avenue West.

The Property contains Union Lighting and Furnishings, a well-known retailer of quality lighting and furnishings. The Property is designated *General Employment* in the City's Official Plan and is located at the interface of a residential neighbourhood (to the west and south) and an employment area to the north and east.

OPA 680 is directly contrary to the Province's vision to create additional housing, as demonstrated through Bill 97 (Royal Assent on June 13, 2023). Through Bill 97 the Province revised the definition of "area of employment" to include only traditional manufacturing, warehousing and related uses. This change is also reflected in the proposed new Provincial Planning Statement 2024. The intent of these provincial policy changes is to encourage mixed-use development outside of the newly defined

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employment areas and to create more complete communities. Regrettably, OPA 680 is in direct contradiction to this provincial direction.

Our client is not aware of the City having undertaken any analysis of the Property and its unique characteristics before proposing to adopt OPA 680 and, respectfully, it is no answer to say that existing commercial uses can remain on the Property despite OPA 680 being adopted. OPA 680 intends to plan for the future and such planning is not appropriate as it applies to the Property. Accordingly, our client wishes its objections to OPA 680 to be on the record.

Thank you for City Council's consideration of our client's concerns and please send us notice of all decisions, meetings, reports, etc. related to this matter.

Yours truly,

KAGAN SHASTRI DeMELO WINER PARK LLP

A handwritten signature in cursive script that reads "Ira Kagan". The signature is written in black ink and is positioned below the typed name of the sender.

Ira T. Kagan

cc: Union Design Centers Inc.

Please reply to the: Yorkville Office