

915474 Ontario Limited
804 Dupont Street, Toronto
Ontario M6G 1Z6

October 8, 2024

VIA EMAIL clerk@toronto.ca and councilmeeting@toronto.ca

Sylwia Przewdziecki
Toronto City Council
100 Queen Street West
City Hall, 12th Floor, West Tower
Toronto, ON M5V 3C6

Attention: Sylwia Przewdziecki, City Council Secretariat

Re: Proposed Official Plan Amendments 668 and 680 ("OPA 668" and "OPA 680")
Letter of Objection
Addresses:

764 Dupont Street, Toronto
1101 Shaw Street, Toronto

Item: 2024.CC22.7 - Amending Item 2024.PH14.1 in response to Bill 97
Proclamation - Employment Area Land Use Permissions - Official Plan
Amendment 680

915474 Ontario Limited are the Owners of the properties, municipally known as:

764 Dupont Street, Toronto
1101 Shaw Street, Toronto

The following letter is intended to file an objection on behalf of the Owners to the proposed OPA 668 and OPA 680.

The properties are currently split between Employment Area and Mixed-use land use designations within the City of Toronto Official Plan. There is an existing retail use within the Employment Area that has operated for 50 years. The Owners wish to maintain the existing use within the Employment Area and preserve the ability to redevelop the properties holistically within both the Mixed-use and Employment Areas.

While proposed OPA 680 (as well as OPA 668) provides policies with respect to "lawfully established" uses, it does not provide sufficient clarity regarding the appropriate interpretation of "lawfully established" uses within the context of Toronto OP policies and

915474 Ontario Limited
804 Dupont Street, Toronto
Ontario M6G 1Z6

designations. In this regard, sufficient clarity is crucial as the uses that are permitted today should be permitted to continue in the future so that the current tenants of:

764 Dupont Street, Toronto
1101 Shaw Street, Toronto

can have the ability to expand their operations without the necessity of having to go through the process of an application under the Planning Act.

The proposed policy direction for OPA 680 proposes to remove existing land use permissions from all of the City's employment areas with no regard for whether this is appropriate. This is unacceptable. Further, as others have noted in their letters of objection for Item 2024.PH14.1, the City staff view is that OPA 668 would allow institutional and commercial permissions to continue generally in all existing employment areas despite OPA 680's removal of those permissions. It is our view this interpretation is incorrect and consequently the Owners may need to appeal both OPAs.

We are also concerned that OPA 680 does not meet the legislative intent of Bill 97 and the New PPS for areas of employment. The clear intent of these Planning Act changes and the New PPS was to allow certain lands that were originally designated as Employment Areas in the Toronto OP but through the permission of office, retail and institutional uses have transformed into areas which would no longer qualify as areas of employment under Bill 97 and the New PPS to be developed for mixed uses without being considered an employment land conversion.

Please also accept this letter as our request to be provided notice for all further decisions, meetings, reports, etc. related to OPA 668 and OPA 680.

Thank you for City Council's consideration of the concerns with OPA 668 and OPA 680 raised in this letter.

Sincerely,



915474 Ontario Limited
Edgar Gabriel
edgarg@newcanadianslumber.com