

# **Leaside Residents Association Incorporated**

**1601 Bayview Avenue**

**P.O. Box 43582, Toronto, Ontario M4G 3B0**

July 11, 2024

Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2  
Attention: Nancy Martins

## **RE: PH14.1 - Employment Area Land Use Permissions - Decision Report – Approval (OPA 680)**

Dear Chair, Councillor Gord Perks, and Members, Planning and Housing Committee,

This is to indicate our **support for the staff report and the recommendation for City Council to adopt Official Plan Amendment 680** which amends various Employment Area related policies to bring the Official Plan into alignment with the provincial definition of "area of employment" in the Planning Act, as amended by Bill 97 - Helping Homebuyers, Protecting Tenants Act.

The Leaside Business Park is the employment area closest to Toronto's downtown and it is in Toronto's best interests to preserve the employment area policies, and the businesses and jobs that these maintain.

Bill 97 amends the definition of "area of employment" in the Planning Act by narrowing the scope of uses from what is currently permitted in an "area of employment". In particular, it would expressly exclude from the definition all types of institutional uses and commercial uses, except for retail and office uses that are associated with manufacturing, warehousing, and research and development in connection with manufacturing.

City Council previously adopted OPA 668 to authorize the continuation of institutional and commercial uses expressly excluded by the amended definition of "area of employment" but which allowed uses to be transitioned by provisions introduced in the Planning Act by Bill 97.

The purpose and intent of the recommended OPA 680 (together with OPA 668) is to maintain the integrity and viability of the City's finite Employment Areas. The current employment area conversion policies will continue to apply, protecting the City's vital supply of employment areas which would be at risk of destabilization should the City take no action.

Geoff Kettel  
Co-President, LRA

Annissa Rodriguez  
President, LBPA

c.c. Office of Ward 15

Kyle Knoeck, Interim Chief Planner and Executive Director, City Planning

Jeffrey Cantos, MCIP, RPP, PLE, Acting Director, Strategic Initiatives, Policy & Analysis, City Planning

Kyle Pakeman, Project Coordinator, Strategic Initiatives, Policy & Analysis, City Planning

Romas Juknevicius, Project Manager, Strategic Initiatives, Policy & Analysis, City Planning

Leaside Business Park Association