

July 10, 2024

City of Toronto Planning and Housing Committee  
100 Queen Street West  
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Toronto, Ontario  
M5H 2N2

Delivered via email to: [phc@toronto.ca](mailto:phc@toronto.ca)

**Attention: Ms. Nancy Martins, Administrator, Planning and Housing Committee**

To whom it may concern,

**Re: NOTICE OF OBJECTION with respect to Item #PH14.1 – Employment Area Land Use Permissions – Decision Report – Approval on the Planning and Housing Committee’s May 11, 2024, Agenda.**

We are the solicitors for 235 Investment Limited, the owner of the properties municipally known as 235-245 Yorkland Boulevard in the City of Toronto (the “Site”). The Site is located within the Consumers Road Business Park (the “CRBP”), an area bounded by Highway 404 to the west, Sheppard Avenue East to the north, Victoria Park Avenue to the east, and Highway 401 to the south. More specifically, the Site is bounded by Yorkland Boulevard to the east and Highway 404 to the west, with the North Toronto Christian School to the north, and the 10-storey Edward Hotel to the south. The Site is “L-shaped”, with an area of approximately 2.39 hectares, which Site is currently occupied mostly by surface parking with a 3-storey commercial office building on the eastern portion of the Site.

The Site is part of a larger employment area where a number of conversions have been recommended for approval by City Staff and adopted by City Council. A mixed-use development on our client’s Site would contribute to building a complete community in this underutilized area of the City. In December of 2023, on behalf of our client, our office submitted a letter to Council (dated December 21, 2023) outlining our client’s concerns relating to Official Plan Amendment 680 (“OPA 680”), which concerns have not been addressed. As such, our client’s concerns, as listed discussed below, remain outstanding.

Generally speaking, proposed OPA 680 is directly contrary to the Province’s vision to create additional housing which they put forward with the enactment of Bill 97, which received Royal Assent on June 13, 2023.

As part of Bill 97, the Province deliberately revised the definition of “area of employment” to traditional manufacturing, warehousing and related uses. It also confirmed that office, retail and institutional uses are not business and economic uses unless directly associated with manufacturing, warehousing or related uses. This new definition corresponds to the draft new

Provincial Policy Statement which also much more narrowly defines areas of employment. The intent of these policy changes is clear- to encourage mixed-use development outside of the newly defined employment areas to support and encourage new housing and complete communities.

The proposed policy direction for OPA 680 is directly contrary to this vision and the legislative intent of Bill 97. The City should be considering what lands within the City truly meet the new definition of area of employment. Instead, the proposed policy direction for OPA 680 is to remove existing land use permissions from all of the City's employment areas, including the Site, without examining whether it is appropriate to do so. This would effectively prevent consideration of expanded development opportunities in accordance with Bill 97 to meet provincial and municipal forecasts while negatively impacting the existing planning function of many of those areas. The effect of the policy direction for OPA 680 would effectively sterilize the development potential of our client's Site, by precluding the development of new office uses while also prohibiting the introduction of residential uses without having to go through a conversion process.

In light of the foregoing, we hereby file this notice of objection on behalf of our client. Should you have any questions or require any additional information, please do not hesitate to contact the writer, or Sean Brown, a lawyer in our office.

Yours very truly,



Adam J. Brown

Cc: Mr. Craig Walter, Chief Executive Office, Northam Realty