

May 2, 2025

Our File No.: 251286

**Via E-mail – *phc@toronto.ca***

Planning and Housing Committee  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**Attention: Nancy Martins**

Dear Sirs/Mesdames:

**Re: Item PH21.1 – Official Plan Amendments to Align with Provincial Legislative and Policy Changes Related to Employment Areas – Decision Report**

We are counsel to 2141805 Ontario Inc., the registered owner of the lands known municipally as 865 York Mills Road in the City of Toronto (the “**Site**”). We write on behalf of our client to express support for the proposed redesignation of the Site to *Regeneration Areas* through Official Plan Amendment No. 804 (“**OPA 804**”).

As background, the Site is located on the south side of York Mills Road, just west of the major intersection of Don Mills Road and York Mills Road. Approximately 3.4 hectares in size, the Site is currently operated as a commercial plaza with retail, restaurant, office, automotive and personal service uses.

Our client has been engaging with the City since 2011 to facilitate the introduction of residential uses on the Site in a compact form to supplement the non-residential uses and support a complete community. The Site’s location, size and frontage make it well suited to accommodate a mix of uses in a manner that supports provincial and City objectives.

Given our client’s decades-long efforts to diversify the land uses on the Site, it is pleased that staff are recommending the redesignation of the Site and the surrounding area from *General Employment Areas* to *Regeneration Areas*. The proposed redesignation is consistent with provincial policy direction and sets the stage to plan for a truly mixed use community in the area that advances the City’s priorities, including new housing.

Our client intends to be deeply involved in the local area study called for in the associated site and area-specific policy. It looks forward to working with staff to advance a planning framework that optimizes the area’s many attributes.

Please include us in any notices with respect to this matter as well as any processes relating to the planned Duncan Mills local area study.

Yours truly,

**Goodmans LLP**



Max Laskin  
MXL/

1374-6310-1206