

July 6, 2026

City Clerks
Etobicoke York Community Council
Toronto, Ontario

Re: Letter of Opposition: Official Plan Amendment 923 – Item 2026.EY33.6
110 Industry Street, Toronto, ON

We are representing Urros Investment Inc., the owner of the property municipally known as 110 Industry Street (“subject site”). The subject site is located within the Mount Dennis Secondary Plan Area, and directly adjacent to the proposed boundary of the Mount Dennis Protected Major Transit Station Area (“PMTSA”), as per SASP 671 within OPA 923 (Figure 1).

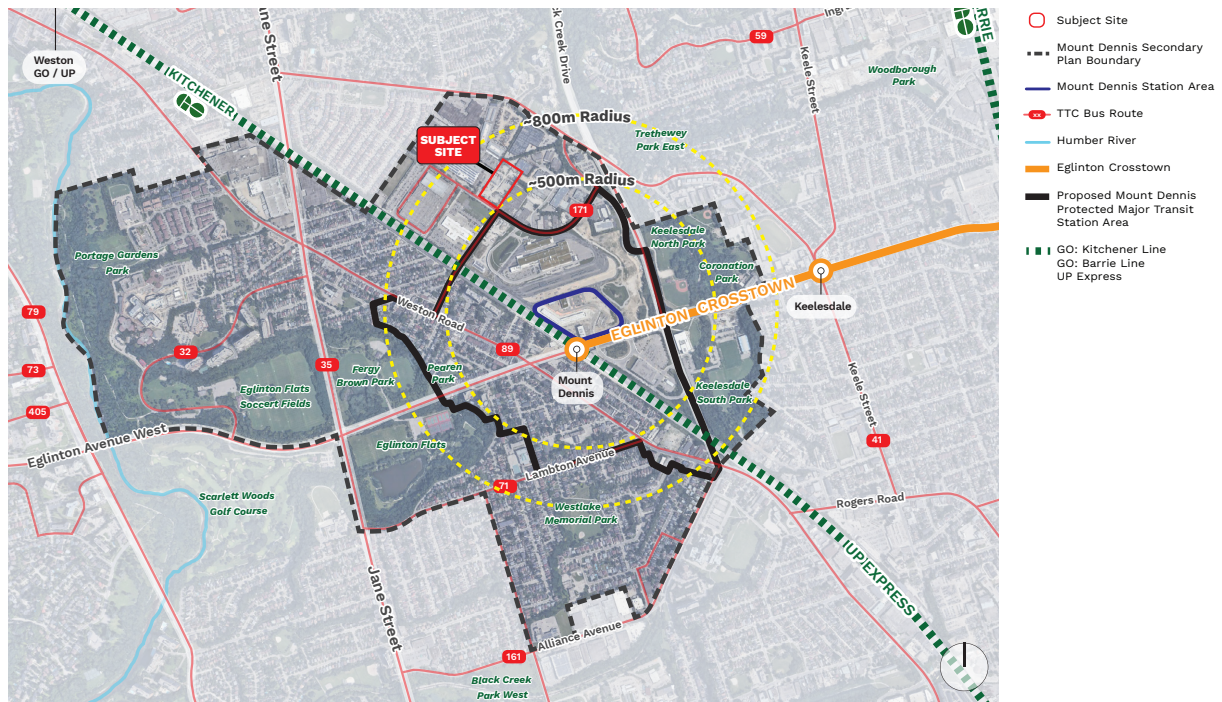


Figure 1: Site Location and Mount Dennis Station Radii

We have reviewed the staff report dated June 17, 2026 and the proposed SASP 671, and request that the boundary of the propose PMTSA be expanded to the north side of Industry Street and West of Ray Avenue to include several additional properties, including the subject site, in order to better leverage the significant public investment in transit infrastructure at Mount Dennis Station and support a more comprehensive

regeneration strategy within the Black Creek Business Park which no longer functions as a traditional employment lands.

On August 8, 2025, we submitted a letter through the Environmental Registry of Ontario requesting a similar outcome for the subject site and broader Black Creek Business Park as it related to proposed OPA 804. It is our understanding that no final decision has yet been rendered by the Province on OPA 804. Accordingly, we also think it prudent to defer consideration of OPA 923 until a resolution on OPA 804 is issued.

We thank you for your consideration and should you have any questions or require further clarification, please do not hesitate to contact me.

Yours truly,

Bousfields Inc.



Michael Bissett, MCIP, RPP