

From: [Jeff Boyd](#)
To: [Planning and Housing](#)
Cc: [Jeff Boyd](#)
Subject: [External Sender] My comments for 2026.PH27.5 on January 22, 2026 Planning and Housing Committee
Date: January 21, 2026 11:48:16 AM

To the City Clerk:

Please add my comments to the agenda for the January 22, 2026 Planning and Housing Committee meeting on item 2026.PH27.5, 9 Shortt Street - Zoning By-law Amendment Application - Decision Report - Approval

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

I am writing on behalf of Dollarama as we operate a store on the site abutting the proposed development at 9 Shortt Street. Our address of operation is 2388 Dufferin Street and we have been in operation at this location since 2002. The existing public parking facility at 9 Shortt Street serves as an important facility for the customers of our business, as well as many other local businesses, and the existing registered easement is a critical easement for the feasibility of our business to operate out of our building, without which, our business is not viable.

The plans for redevelopment, as put forward, do not factor in our operation at 2388 Dufferin. We have a customer entry point on the rear face of this building which serves as our primary point of customer entry, and the existence of this door has been ignored by the proposed site plan. In addition, it is understood that the redevelopment plan requires that the legal easement be closed off and rendered inaccessible for a prolonged period of time during construction of the project (several months, possibly years). This would result in us having no means to receive deliveries to our business, and as such, we would be unable to operate and would suffer extensive loss of sales and profits.

We are requesting that the plans, as proposed, not be approved at this time, until appropriate consultations have been held with ourselves and all other affected landowners and business operators, and that appropriate design considerations be made to the plan such that the easement can continue to operate uninterrupted and that entry points to businesses are accounted for and continue to remain accessible and functional.

We believe that we have played, and continue to play, an important role in serving the residents of the local community, especially those in lower income situations. We are supportive of a project that would provide additional affordable housing options to the local community, and we would like to continue to serve these local customers, however, we believe that the project as proposed would render our building unusable and would force us to leave the community, thus leaving a void in affordable shopping options for both existing residents and those for whom the new housing has been constructed.

Our Landlord, via their legal representation (Goodman's), has also submitted an official letter expressing their concerns with the development, and we are in full support and agreement

with the content of their submission.

Thank you in advance;

Jeff Boyd – SVP Real Estate

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