



January 17, 2023

Project No. 21183

Hon. Steve Clark, MPP, Minister  
Ministry of Municipal Affairs and Housing  
Municipal Services Office – Central Ontario  
777 Bay Street – 13th Floor  
Toronto, ON M7A 2J3

**ATTENTION: Anson Chan**

Dear Minister Clark:

***Re: Request to Modify City of Toronto OPA 544 Prior to Ministerial Approval  
ERO File No. 019-5932  
1075, 1077 and 1083 Leslie Street, Toronto***

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We are writing on behalf of Rowbry Holdings Limited, the owner (the “owner”) of a 26,883 square metre (2.68 hectare) site located at the northeast corner of Leslie Street and Eglinton Avenue East, municipally known as 1075, 1077 and 1083 Leslie Street (the “subject site”). The subject site forms part of proposed Sunnybrook Park Major Transit Station Area (“MTSA”) as delineated by Site and Area Specific Policy (“SASP”) 640 of Official Plan Amendment (“OPA”) 544, which was adopted by City Council on July 19, 2022.

On behalf of the owner, Bousfields Inc. submitted applications for zoning by-law amendment, site plan approval and draft plan of subdivision in August 2022 to permit the comprehensive redevelopment of the subject site with five new residential and mixed-use buildings with heights ranging from 13- to 49-storeys containing a total of 1,846 dwelling units and a new 2,734 square metre (0.27 hectare) public park organized around a network of public streets and a system of pedestrian connections.

As you are aware, OPA 544 and By-law 845-2022 were considered and adopted with amendments by the Planning and Housing Committee at its meeting on July 5, 2022 and subsequently by City Council on July 19, 2022. We are writing this letter on behalf of our client out of concern for the proposed lowering of the density target for the Sunnybrook Park MTSA and request that the minimum density target remain as required in the 2019 Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) at 160 persons and jobs per hectare.

## **Sunnybrook Park MTSA**

City staff has identified the Sunnybrook Park MTSA as an MTSA that cannot meet the Growth Plan density targets and have recommended that the City request a lower density target from the Minister of Municipal Affairs and Housing. More specifically, City staff have recommended a lower density target of 65 people and jobs per hectare, which is a significant reduction from 160 people and jobs per hectare as required by the Growth Plan.

In our opinion, the proposed lower density target is not appropriate or justified for this MTSA for the reasons set out below. In our opinion, the policy tests under Policy 2.2.4.4 of the Growth Plan to justify a lower density target request for the Sunnybrook Park MTSA have not been met. As identified in the Staff Report, dated September 30, 2021, the policy tests are:

1. Where it can be demonstrated that development is prohibited by provincial policy or severely restricted on a significant portion of the lands within the delineated areas; or
2. Where it can be demonstrated that there are a limited number of residents and jobs associated with the built form, but a major trip generator or feeder service will sustain high ridership at the station.

City staff have relied on policy test 1 to support the lower density target for the Sunnybrook Park MTSA on the basis that the delineated area includes “a significant overlap with the Green Space System” and that “[w]alkability and connections to developable land is impacted by natural ravine slopes, floodplains, and the presence of large parks and open space.”

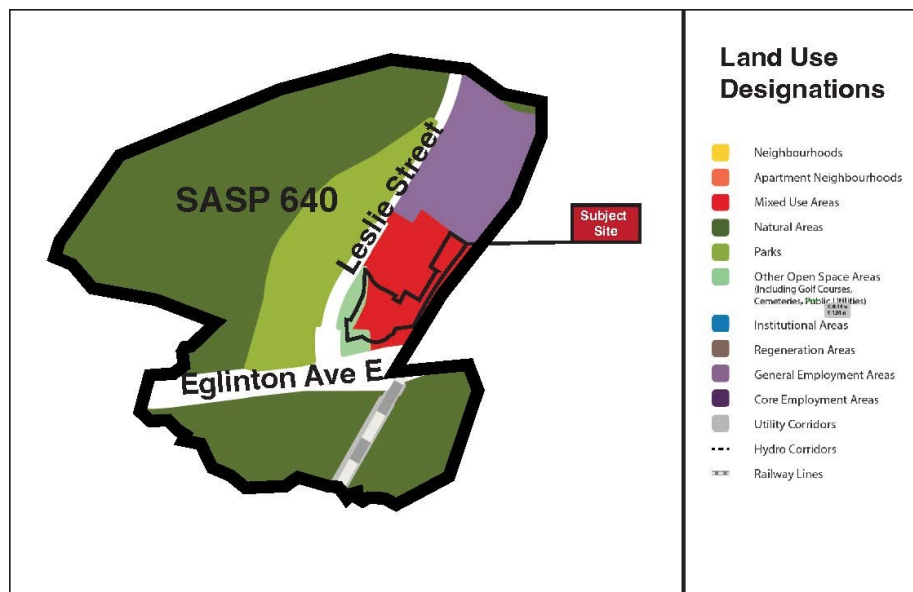
Despite the green space system within the proposed MTSA area, it is our opinion that OPA 544 fails to recognize that the northeast quadrant of Eglinton Avenue East and Leslie Street is the only area of the MTSA where intensification can occur and can be optimized in order to meet the provincial density target. In particular, with respect to the proposed development applications, the subject site is designated *Mixed Use Areas* in the Official Plan where greater intensification and a development of a mix of uses is anticipated, and it is located approximately 70 metres north of the future Sunnybrook Park LRT station.

The remainder of the lands within the MTSA area have either been developed with transit oriented high-rise and high-density development or are occupied by employment lands, as identified on **Diagram 1** below. For example, the property to the north at 1087, 1091 and 1095 Leslie Street known as Auberge on the Park was approved in 2017 for the development of four residential buildings with heights ranging from 39- to 45- storeys resulting in a total density of 4.56 floor space index (“FSI”). To the north of Auberge on the Park is Carrington Place (1101-1105 Leslie Street), which consists of three residential buildings ranging in height from 13- to 20-storeys, with a total density of approximately 2.55 FSI.

Further north are two land use conversion applications at 1123 Leslie Street and 1125-1155 Leslie Street which are also within the Sunnybrook MTSA and in walking distance to Sunnybrook station. Accordingly, it is our opinion that additional intensification within the Sunnybrook MTSA is anticipated and appropriate for this quadrant.

The Sunnybrook MTSA has a total area of approximately 85 hectares. As identified in our Community Services and Facilities Study, dated July 2022 prepared in support of the development applications on the subject site, the surrounding neighbourhood (Banbury Don-Mills) averages 1.4 persons per household (“PPU”) for 1-bedroom dwellings, 2.1 PPU for 2-bedroom dwellings and 3.1 PPU for 3 bedroom or more dwellings. The projected population yield for the proposed development is 3,222, whereas Auberge on the Park is anticipated to yield 1,750 residents, and Carrington Place is estimated to house 538 residents, resulting in a total population of 5,510 residents or 65 persons per hectare. A development application has not yet been filed on the property at 1125-1155 Leslie Street, however based the conversion request, we anticipate a development application may be filed in the future, which could increase the projected population within the MTSA. Based on the foregoing, the Sunnybrook MTSA can achieve a greater population than the minimum target of 65 residents and jobs per hectare, equal to the minimum target for light rail transit consistent with other similar MTSA’s (160 residents and jobs per hectare).

In our opinion, the subject site represents the most appropriate location for intensification within the MTSA area given that it is located closest to the Sunnybrook LRT station, it has a total area of 18,288 square metres (1.82 hectares) of unobstructed and developable land and it represents an opportunity to establish a gateway landmark to the greater Don Mills neighbourhood to the northeast.



**Diagram 1** Land Uses within SASP 640 (Sunnybrook MTSA)

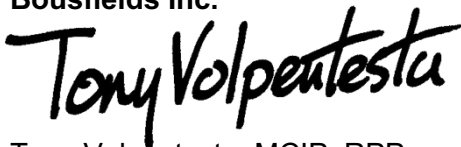
A lower density target would run counter to the provincial planning objective of optimizing land and municipal infrastructure, including public transit. Given the significant investment made with respect to the Crosstown LRT and the adjacency of the subject site to an LRT station, there is an opportunity to realize a contextually appropriate development on the subject site and the rest of the quadrant that far exceeds the proposed lower density target.

For these reasons, it is our opinion that a lower density target for this MTSA is not appropriate and that the minimum density target for the Sunnybrook MTSA should be 160 residents and jobs per hectare, in-line with the Growth Plan's minimum targets for lands surrounding light rail transit.

We ask that the Ministry of Municipal Affairs and Housing revise OPA 544 and corresponding SASP 640 (Sunnybrook Park) to maintain the minimum density target of 160 residents and jobs per hectare. We believe that this MTSA, if delineated in accordance with Growth Plan directives, can achieve densities significantly greater than currently proposed, meet the provincial density target and facilitate the development of a vibrant transit-oriented community. Accordingly, we attached hereto as **Attachment A** a modified version of SASP 640 for your consideration.

We ask to be notified of any decision made by the Ministry in connection with this matter. Please don't hesitate to contact the undersigned or David Morse of our office if you have any questions or require further clarification.

Yours truly,  
**Bousfields Inc.**



Tony Volpentesta, MCIP, RPP

cc: *Wes Neichenbauer, Rowbry Holdings Limited*  
*Maggie Bassani, Aird & Berlis LLP*

**Schedule "6" to Amendment 544**

**SASP 640. Major Transit Station Areas – Sunnybrook Park Stop**

**a) Major Transit Station Area Delineation**

The area surrounding and including the Sunnybrook Park LRT Stop is a major transit station area shown as the Sunnybrook Park Major Transit Station Area on Map 1.

**b) Residents and Jobs per Hectare**

Existing and permitted development within the Major Transit Station Area – Sunnybrook Park Stop is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

**c) Authorized Uses of Land**

The authorized uses of land are as identified by the land use designations on Map 20 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

**Map 1 – Sunnybrook Park Major Transit Station Area**

