

January 13, 2023

Jennifer Le
Municipal Services Office - Central Ontario
Ministry of Municipal Affairs & Housing
Province of Ontario
777 Bay Street, 16th floor
Toronto, Ontario
M7A 2J3

Dear Ms. Le:

RE: SUBMISSION ON OPA 570 – ERO #019-5937; MINISTRY #20-OP-227259
1 YORK GATE BOULEVARD, TORONTO
OUR FILE: 07132DZ

On behalf of our client 7506473 Canada Inc. please accept this submission regarding the review by the Province of the City of Toronto's Official Plan Amendment 570 ("OPA 570") respecting the lands located at 1 York Gate Boulevard (hereinafter the "Subject Lands") and shown below on Figure 1. **We are requesting reconsideration of the minimum density applied to the lands from 2.0 FSI to 4.0 FSI.**



Figure 1 – Location of the Subject Lands

Background Information & The Proposal

The Subject Lands are located within the Jane Finch Protected Major Transit Station Area (“PMTSA”) under Site and Area Specific Policy 698. A minimum density of 2.0 was assigned to the Subject Lands. A proposal to redevelop a portion of the Subject Lands for a 22 storey rental apartment building was submitted in February 2022. The application is still under review by the City. Through the application processing, our client undertook a visioning exercise to depict the development potential for the remainder of the Subject Lands. This resulted in a series of mid-rise and high-rise development opportunities and is depicted in **Figures 2 and 3** below.



Figure 2– Site Plan showing potential redevelopment of the Subject Lands



Figure 3 – Massing of potential redevelopment of the Subject Lands (current proposal in red)

Request of the Province

As shown on Map 2 of Site and Area Specific Policy 698, the minimum density established for the Subject Lands is 2.0 FSI as shown in the excerpt below in **Figure 4**. The proposed density of 2.0 FSI is artificially low and does not reflect densities being applied for and obtained in the context along the Finch Street LRT Corridor (approved densities range from 3.0 to 5.0 FSI for high-rise developments in this area). This artificially low density leads to a failure by OPA 570 to optimize transit infrastructure which exists within the Jane Finch PMTSA.



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Figure 4 – OPA 570 Proposed Minimum Densities for SASP 713 (Subject Lands shown in red)

In our opinion, a more appropriate minimum density would be that which reflects a reasonable, transit oriented redevelopment of the Subject Lands of **4.0 FSI** be applied to the on Map 2 of Site and Area Specific Policy 698 as shown below (**Figure 5**).



Figure 5 – OPA 570 Proposed Minimum Densities for SASP 698 modified to show the Subject Lands (shown in red) at 4.0 FSI. We believe the requested revision is appropriate, reasonable and makes OPA 570 clear, and unambiguous and understandable to the public. The revision implements a more transit supportive development density in the range of what is being approved in the Finch LRT corridor. The modification will ensure that

the transit supportive density approved for the Subject Lands is clearly identified to optimize the transit investments made by the Province for this area.

Should you have any questions or require further clarification, please feel free to contact the undersigned.

Thank you.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'D. McKay', is written over a light orange rectangular background.

David A. McKay, MSc, MLAI, MCIP, RPP
Vice President & Partner

cc *Clients*