

January 17, 2023

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

Dear Ms. Ivanic:

RE: SUBMISSION ON OPA 540 – ERO #019-5936; MINISTRY #20-OP-221476
2454 DUNDAS STREET WEST, TORONTO
OUR FILE: 1690C

On behalf of our client 1066265 Ontario Limited (“Rietz”) please accept this submission regarding the review by the Province of the City of Toronto’s Official Plan Amendment 540 (“OPA 540”) respecting the lands located at 2454 Dundas Street West (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 8.0 FSI.**



Figure 1 – Location of the Subject Lands (indicated in red)

Background Information

The Subject Lands are located within Site and Area Specific Policy 654 of OPA 540 which identifies lands within the PMTSA designated by the City for the areas surrounding Dundas West Subway Station. In addition to the proximity of the Subject Lands to Dundas West Subway Station, they are also in proximity to the Dundas West GO Station and UP Express Station (within a 2 minute walk from the site to the station entrance). In addition, occupants of the Subject Lands have ready access to several bus and streetcar lines emanating from the Dundas West Subway Station.

OPA 540 identifies the Subject Lands have having a minimum density of 2.0 FSI per below.



Figure 2 – OPA 540 Proposed Minimum Densities for SASP 654 (Subject Lands shown in red)

Request of the Province

The proposed density of 2.0 FSI is artificially low and does not reflect the density of approved development in this area of Dundas Street West. Given the proximity to several major transit facilities (subway, GO, UP express, streetcar and bus) substantial amounts of development occur. As such, we request that OPA 540 be modified accordingly for the Subject Lands to recognize a minimum density of **8.0 FSI** on Map 2 of Site and Area Specific Policy 654 as shown below which is more appropriate and reasonable for a site with access to this level of transit.



Figure 3 – OPA 540 Proposed Minimum Densities for SASP 654 modified to show the Subject Lands (shown in red) at 8.0 FSI

We believe the requested revision is appropriate, reasonable and makes OPA 540 clear, and unambiguous and understandable to the public. The revision recognizes the existing permissions and implements the stated rationale for the densities proposed in OPA 540 by City staff as noted above. Further, the modification will ensure that the transit supportive density approved for the Subject Lands is clearly identified to support 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

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

cc Client
Barry Horosko, Horosko Planning Law