

February 3, 2023

Hon. Steve Clark  
Minister of Municipal Affairs and Housing  
777 Bay Street  
Toronto, Ontario  
M7A 2J3

**Attention: Jennifer Le, Municipal Services Office – Central Ontario**

Dear Minister Clark:

**Re: City of Toronto Official Plan Amendment No. 570  
ERO No. 019-5937  
MMAH Reference No. 20-OP-227259  
1837-1845 Bayview Avenue, Toronto**

We are counsel to Bayview Broadway Developments Inc., the owner of lands municipally known as 1837-1845 Bayview Avenue in the City of Toronto (the “Lands”). The Lands are located southeast of the intersection of Bayview Avenue and Broadway Avenue, a short distance north of Eglinton Avenue East, within the proposed Leaside Protected Major Transit Station Area, as delineated in proposed Site and Area Specific Policy 681 (“SASP 681”) on Schedule “32” of City of Toronto Official Plan Amendment No. 570 (“OPA 570”).

**We are writing to request that, as part of your approval authority, you modify OPA 570 by increasing the minimum density for the Lands as shown on Map 2 of the proposed Leaside Protected Major Transit Station Area within SASP 681 from 2.0 FSI to 8.5 FSI, and assign a minimum height of 25 storeys.**

**More specifically, we request that you add the following new clause to SASP 681:**

**“e) Notwithstanding clause d) above, for the lands municipally known in the year 2022 as 1837-1845 Bayview Avenue, the minimum density is 8.5 FSI, with a minimum height of 25 storeys.”**

In support of this request, we are attaching to this submission a letter from our client’s planning consultant, Michael Goldberg of Goldberg Group, dated February 1, 2023, together with a copy of a comprehensive Planning Report prepared by Goldberg Group, dated November 2021, in support of the proposed redevelopment of the Lands for a 25-

storey mixed use building containing approximately 288 residential dwelling units and more than 250 sm of commercial space at grade.

The Lands are currently highly underutilized, presently occupied by five single-detached dwellings on properties that are already designated *Mixed Use Areas*, identified for mixed use intensification within the Bayview Focus Area of the Yonge Eglinton Secondary Plan (OPA 405), and within a short walking distance to the Leaside Station of the Eglinton Crosstown LRT ("ECLRT"). The ECLRT represents a massive public investment in transit infrastructure, reported at more than \$5 billion, and is expected to be operational later this year.

If the proposed redevelopment on the Lands is approved, we are advised by our client that this is a project where shovels could be in the ground quickly and a significant number of new housing units could be brought to the market in a relatively short time period as the Lands are not subject to any long term leases, nor are there any other impediments to redevelopment of any significance. In doing so, the proposed redevelopment of the Lands would help to address the current housing supply shortage in a desirable location where there is already an abundance of commercial and community services and where additional population would help support the substantial recent public transit investments in the immediate area.

We look forward to receiving your decision regarding OPA 570. In the meantime, please do not hesitate to contact us if you have any questions regarding this submission or if you require any additional information.

Yours truly,  
**DAVIES HOWE LLP**



Mark R. Flowers  
Professional Corporation

encls.

copy: Client  
Michael Goldberg, Goldberg Group