

February 3, 2023

Jennifer Le
Municipal Services Office - Central Ontario
16th floor
777 Bay Street
Toronto, ON
M7A 2J3
Canada

Re: **ERO number:** 019-5937
Ministry reference number: 20-OP-227259
OPA 570 City of Toronto
1911/1921 Eglinton Avenue East ("Subject Property")
Southwest corner of Eglinton Ave. East and Warden Avenue
Samuel Sarick Ltd.

Dear Ms. Le,

Macaulay Shiomi Howson Ltd. (MSH) are the planning consultants for Samuel Sarick Ltd., ("Sarick") owners of the Subject Property, which is located at the southwest corner of Eglinton Avenue East and Warden Avenue (the "Subject Lands"). The property is located within an active urban environment comprised of largely commercial and industrial buildings. The Subject Lands are currently home to two large floorplate buildings of 1-2 storeys and are used for commercial, retail, restaurant, flea market and Provincial Court uses.

The Eglinton Crosstown LRT is under construction along the frontage of the Subject Lands and transit stop locations are proposed at Warden Ave. and Hakimi Ave./Lebovic Ave. which are both adjacent to the Subject Lands.

Figure 1 – Location/Context Map



Golden Mile Secondary Plan

In 2020, the City of Toronto adopted a Secondary Plan (“OPA 499”) for the Golden Mile area (generally lands on both sides of Eglinton Avenue East, from Victoria Park Boulevard to Birchmount Road).

While OPA 499 is under appeal by numerous parties, including Sarick, maximum densities were outlined in the plan. It is our view that the Subject Lands can accommodate significant densities, as they are serviced by two higher-order transit stations.

Figure 2 – Map45-5 OPA 499



OPA 570

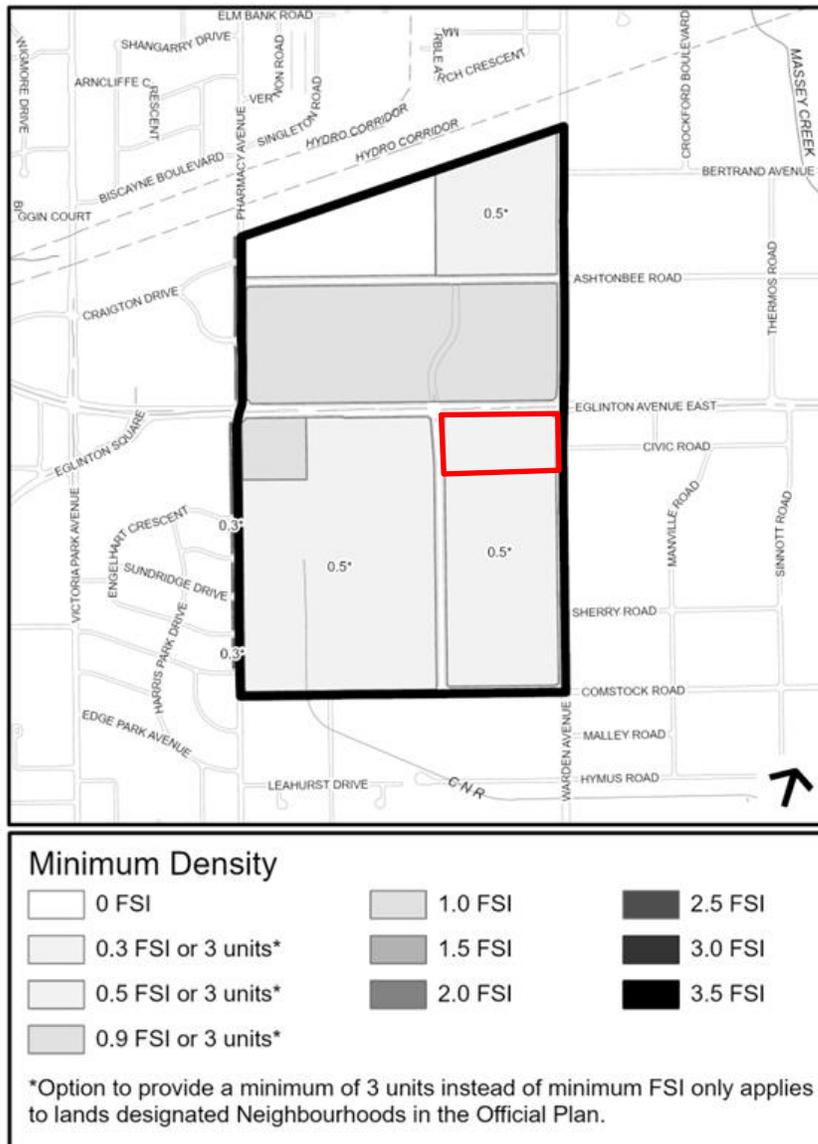
The City of Toronto has adopted Official Plan Amendment 570 (“OPA 570”) to outline Major Transit Station Areas and Protected Major Transit Station Areas (“MTSA’s” and “PMTSA’s”).

The Subject Lands are located within the Hakimi Lebovic PMTSA, which as noted, is directly served by two stations on the Eglinton East LRT.

The Authorized Use of Lands is unchanged from existing policy (Employment, but under appeal by Sarick) and the minimum density for the site is noted as minimum 0.5FSI.

Figure 3 – Map 2 – OPA 570

Map 2 – Minimum Densities, Hakimi Lebovic Protected Major Transit Station Area



Discussion/Analysis

Our comments are as follows:

- An Employment designation on the Subject Lands is inconsistent with Provincial policies related to transit station areas. This designation has also appeared to affect the proposed density on the lands in OPA 499 (2.0FSI versus 3.2 FSI for lands on the north side of Eglinton Ave.);
- It is our opinion that a Mixed Use Area designation is the most appropriate designation for the Subject Lands;
- The minimum density of 0.5FSI, may meet the absolute minimum requirement for PMTSA's, however, in our view it is far too low to allow for the advancement and encouragement of high-density development.
- The minimum density for the Subject Lands, should be commensurate with its location along a major transit corridor and served by two higher-order transit stations.

Thank you for providing this opportunity to review and comment. Should you have any questions regarding the information contained herein, please contact me directly, thank you.

Sincerely,
MACAULAY SHIOMI HOWSON LTD.

Nick Pileggi

Nick Pileggi, MCIP, RPP
Principal