

Ministry of Municipal Affairs and Housing
Environmental Registry of Ontario
100 Queen Street West,
Toronto, Ontario M5H 2N2

Submitted online to louis.bitonti@ontario.ca

Attn: Louis Bitonti, Municipal Services Office – Central Ontario:

RE: ERO Number: 019-5934 – City of Toronto Official Plan Amendment 575 to delineate and plan for twenty-five (25) Major Transit Station Areas

772-780 Eglinton Avenue East – Laird Station MTSA

Tenblock is a residential development company that has been building housing for over 65 years. Since the 1950s, our mission has been to provide high-quality housing that enriches life for residents while contributing to complete and healthy communities. Our current generation of development projects is adding over 6000 units across the City of Toronto. Our projects focus on delivering high quality housing that fulfills the City of Toronto's long-term city building goals and satisfies the tenets of good planning.

We are writing to submit our comments regarding the proposed Official Plan Amendment (OPA) 575 which seeks to establish twenty-five Major Transit Station Areas in the City of Toronto. We own the properties located at 772-780 Eglinton Avenue East, which are located within the **Laird Station MTSA**. OPA 575 designates this MTSA with a minimum density target of 160 residents and jobs combined per hectare. **In our opinion the proposed density target set by the City for this MTSA is too low and ought to be increased for the following reasons:**

- The subject site will be located approximately 170 metres away (or a 2-minute walk) from the future Laird LRT Station of the upcoming Eglinton Crosstown LRT line. As a rapid transit line station, the surrounding area will be able to support higher population and job densities.
- The subject properties have potential for future mid-rise redevelopment. Establishing higher minimum density values will greatly assist both the City and applicants in justifying new and existing planning applications which seek increased heights and density. Within the realm of planning applications, minimum density values can unfortunately be interpreted as what may be appropriate for a given site and proposals that greatly exceed these minimums, can subjectively be seen as “excessively” dense/tall, which may not objectively be the case.
- We strongly promote that the **proposed density target set by the City for this MTSA is too low and ought to be increased to better reflect the current reality of development applications in the area**. Redevelopment proposals add significant amounts of new housing, commercial and institutional/community space, increase density, and make better use of existing infrastructure and public investment.

Please do not hesitate to contact me with any questions regarding our submissions.

Sincerely,



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CC: Paula Tenuta, Senior Vice President, Policy & Advocacy, Building Industry and Land Development Association (BILD) ptenuta@bildgta.ca

