



# BOUSFIELDS INC.

Project No. 1978

February 2, 2023

Hon. Steve Clark, MPP, Minister  
Ministry of Municipal Affairs and Housing  
Municipal Services Officer – Central Ontario  
777 Bay Street – 13th Floor  
Toronto, ON M7A 2J3

**Attn: Jennifer Le**

Dear Minister Clark:

**Re: Request to Modify City of Toronto OPA 570 Prior to Ministerial Approval  
ERO File No. 019-5937  
5051-5061 Yonge Street, City of Toronto**

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I am the land use planner for First Capital Realty Inc., which through its subsidiary FCHT Holdings (Ontario) Corporation, is the owner of lands located at the southwest corner of Yonge Street and Hillcrest Avenue, and municipally known at 5051-5061 Yonge Street (the “subject site”). The subject site is occupied by 1 and 2-storey commercial buildings leased to a mixture of commercial tenants.

The subject site is situated in the Willowdale area of North York, Toronto, and forms part of the North York Centre Protected Major Transit Station Area, as delineated by Site and Area Specific Policy (“SASP”) 726 of Official Plan Amendment (“OPA”) 570, which was adopted by City Council on July 22, 2022. Additionally, the subject site is located within the North York Secondary Plan, dating from 1998, which permits a density of 4.5 FSI.

From a transit perspective, the subject site has excellent access to existing transit services and is located within an approximate 170-metre radius of North York Centre Station, which provides access to the TTC’s Line 1. Additionally, the subject site is also within a 575-metre radius of the Sheppard-Yonge Station, a TTC interchange station for Line 1 and Line 4.

**Attachment A** sets out the location of the subject site, including its proximity to nearby existing transit infrastructure.

In December 2020, the owner submitted a combined Official Plan and Zoning By-law Amendment application to permit the redevelopment of the subject site. The application has been appealed to the OLT and, as revised, proposes a mixed-use building having a height of 39-storeys and a density of 10.15 FSI (City of Toronto application number 20 229112 NNY 18 OZ).

On July 22, 2022, City Council adopted Official Plan Amendment 570, which introduced Site and Area Specific Policies for 57 PMTSA's. As noted above, the subject site falls within SASP 726, which applies to the lands surrounding North York Centre Station, including the subject site. SASP 726, which is currently before the Minister for approval in accordance with Sections 17 and 26 of the Planning Act, specifies a minimum Floor Space Index ("FSI") of 3.5 times for the subject site. **Attachment B** locates the subject site on SASP 726, Map 2 – Minimum Densities, North York Centre Major Protected Major Transit Station Area.

In my opinion, the proposed minimum density of 3.5 FSI represents a reasonable starting point to encourage transit-supportive developments. However, the proposed minimums are still considerably lower than the types of densities observed, approved, and proposed within North York Centre. Therefore, an opportunity exists for the Minister to establish higher minimums that result in more meaningful levels of new housing units.

In this particular location, our primary concern relates to the minimum density requirements more broadly. As currently drafted, OPA 570 does not include protectionary language which would allow for interim or incremental forms of development that would fall below the minimum density requirements outlined in the various SASPs, nor does it consider improvements, expansions, or additions to existing buildings within the PMTSA delineations.

**Accordingly, we recommend the following:**

**The Ministry of the Environment and Climate Change, and the Ministry of Municipal Affairs and Housing modify OPA 570 as follows:**

- 1. Consider increasing the minimum densities proposed by SASP 726, Map 2 – Minimum Densities, to encourage greater levels of transit supportive developments resulting in a meaning number of new housing units;**
- 2. Add the following new policies to SASP 726.**

**e) Minimum Density Targets**

The minimum intensification and density targets in this Site and Area Specific Policy, including any alternative targets that have been permitted by the Minister, are minimum standards and municipalities are encouraged to go beyond these minimum targets, where appropriate, except where doing so would conflict with any policy of the Growth Plan, the Provincial Policy Statement or any other provincial plan.

**f) Site-Specific Development Application**

The final density requirement for individual sites within the SASP shall be determined through a site-specific development application.

**g) Expansion and Additions to Existing Buildings**

Recognizing that interim uses will continue to exist and expand, the minimum density requirements for section d) do not apply to expansions and/or additions to existing buildings.

In our view the proposed modification to OPA 570 will assist in facilitating the revitalization of the subject site and optimization of existing infrastructure and transit investment in the area.

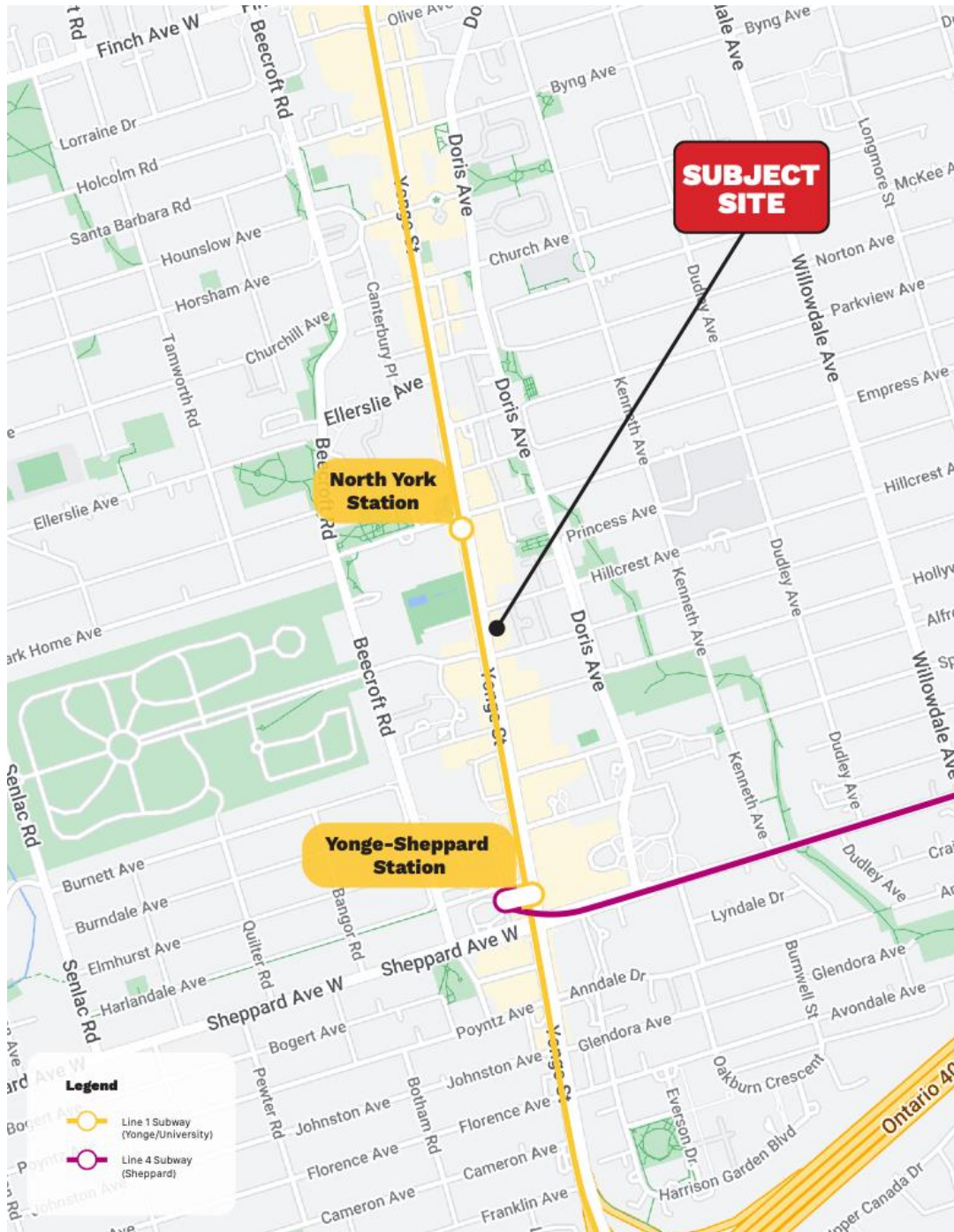
I would be pleased to discuss this request at your convenience. Please do not hesitate to contact me.

Yours very truly,  
**Bousfields Inc.**



Michael Bissett, MCIP, RPP

**Attachment A**



**Attachment B**

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City of Toronto By-law 889-2022

**Map 2 – Minimum Densities, North York Centre Protected Major Transit Station Area**



**Minimum Density**

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

\*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.