

February 3, 2023

Jennifer Le
Municipal Services Office - Central Ontario
Ministry of Municipal Affairs & Housing
Province of Ontario
777 Bay Street, 16th Floor
Toronto, Ontario
M7A 2J3

Dear Ms. Le:

**RE: SUBMISSION ON OPA 570 – ERO #019-5937; MINISTRY #20-OP-227259
18 PORTLAND STREET AND 1 AND 9 NIAGARA STREET, TORONTO
OUR FILE: 17277A**

On behalf of our clients, Portland Corp, 1 Niagara Street Limited Partnership, and 2779317 Ontario Inc. (collectively, “Density Group Limited”), please accept this submission regarding the review by the Ministry of the City of Toronto’s Official Plan Amendment 570 (“OPA 570”) respecting the lands located at 18 Portland Street and 1 and 9 Niagara Street (hereinafter the “Subject Lands”) and shown below on **Figures 1 and 2**. The Subject Lands are within 800 metres of two major transit stations (King-Bathurst Ontario Line Station and Front-Spadina GO Station), along with streetcar connectivity to both St. Andrew Station and Bloor-Spadina Stations on TTC Line 1. Surrounding development includes a number of mid- and high-rise buildings, including “The Well” located west of Spadina Avenue between Front Street West and Wellington Street West.

On behalf of our clients, we are requesting that the Minister modify OPA 570 by increasing the minimum density applied to the Subject Lands within Site and Area Specific Policies 691 – Front-Spadina PMTSA and 761 – King-Bathurst PMTSA from 2.5 FSI to 14.0 FSI and instituting a minimum height of 80 m.



Rendering of proposed development of the Subject Lands in context

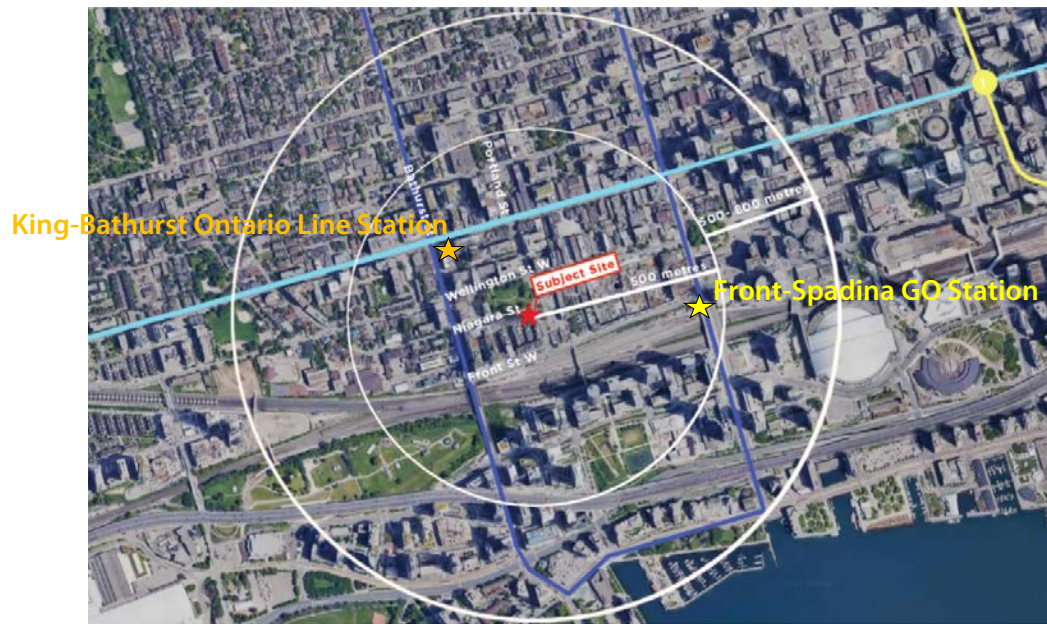


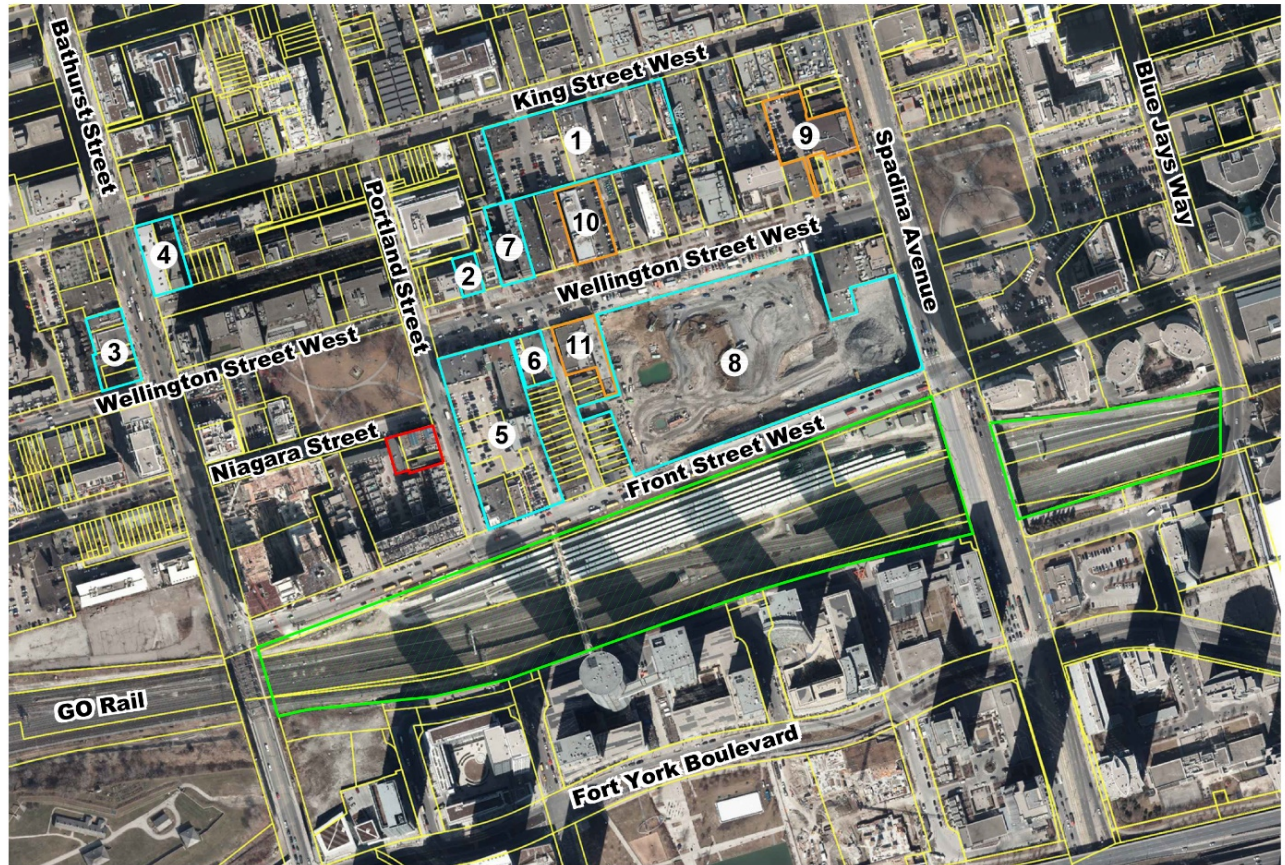
Figure 1 – Location of the Subject Lands



Figure 2 – Air photo of Subject Lands

Surrounding Area Context

The Subject Lands are located within the King-Spadina neighbourhood, which is an area that is currently evolving from an area of employment with primarily non-residential uses into an area with a range of uses including residential. The below **Figure 3** shows all of the development applications since 2015 which have been either approved or are currently under review by the City of Toronto along with their approved/proposed densities and heights.



- Subject Lands
- Approved Developments
- Proposed Developments
- High Density Rail Park

Number	Address	Status	Density (FSI)	Height
1	485-539 King Street West	Approved	6.34	16 storeys/52 m (56.5 m MPH)
2	504 Wellington Street West	Approved	8.08	13 storeys/45 m (49.49 m MPH)
3	64-86 Bathurst Street	Approved	8.78	17 storeys/61.5 m (68.5 m MPH)
4	663 King Street West and 60 Stewart Street	Approved	11.85	17 storeys/58 m (65.50 m MPH)
5	495-517 Wellington Street West and 510-532 Front Street West	Approved	6.4	15 storeys/62.2 m (71.7 MPH)
6	485-489 Wellington Street West	Approved	7.6	14 storeys/45 m (51 m MPH)
7	474-488 Wellington Street West	Approved	7.72	13 storeys/49.95 m (54.95 m MPH)
8	410-462 Front Street West, 425-443 Wellington Street West, 6-18 Spadina Avenue, and 19 Draper Street	Approved	9.3	45 storeys/157.4 m (163.4 m MPH)
9	46 Spadina Avenue	Under Review	10.4	28 storeys/93.18 m (99.18 m MPH)
10	462 Wellington Street West	Under Review	9.7	15 storeys/49.61 m (52.37 MPH)
11	467 Wellington Street West	Under Review	10.52	23 storeys/74.55 m (80.55 m)

Figure 3 – Surrounding Area Developments

Background Information & The Proposal

The Subject Lands are within the King-Spadina Secondary Plan area of the City of Toronto (the "KSSP"). The KSSP was originally adopted by Council in 1996 and updates to the 1996 policies took place in 2015. Further, a review of the KSSP took place and a new Secondary Plan was adopted by City Council through Official Plan Amendment 486 ("OPA 486") on January 29, 2020 by the passage of By-law 112-2020, with site specific appeals submitted by dozens of appellants. As such, no part of OPA 486 is currently in effect. The appeals of OPA 486 were scheduled to be heard by the Ontario Land Tribunal in July 2022 but have since been adjourned to August 2023. OPA 486 reflected the 2014 Provincial Policy Statement (which has now been updated with more emphasis on intensification in and around Major Transit Station Areas ("MTSA")). OPA 486 identified an arbitrary maximum building height of 50 m (+/- 16 storeys) for the Subject Lands and surrounding area.

Applications to allow for the redevelopment of the Subject Lands, including an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Approval were made in 2021 and 2022. The applications were submitted with a complete application package of plans and supporting reports which can be found at the following link:

<https://www.dropbox.com/sh/w4n91shjp5x11pg/AAD4mrL2aSIFNRSeHUFLa9cEa?dl=0>

As proposed, the development would entail redevelopment of the existing commercial and vacant buildings with a 22 storey (76.80 m to top of building, 80.05 m to top of Mechanical Penthouse), mixed use building. The proposal includes 182 residential units along with approximately 180 sq m of retail space and 2,590 sq m of office space. The proposal would have a density of approximately 14 FSI. Images of the proposal are shown below in **Figures 4, 5 and 6**.

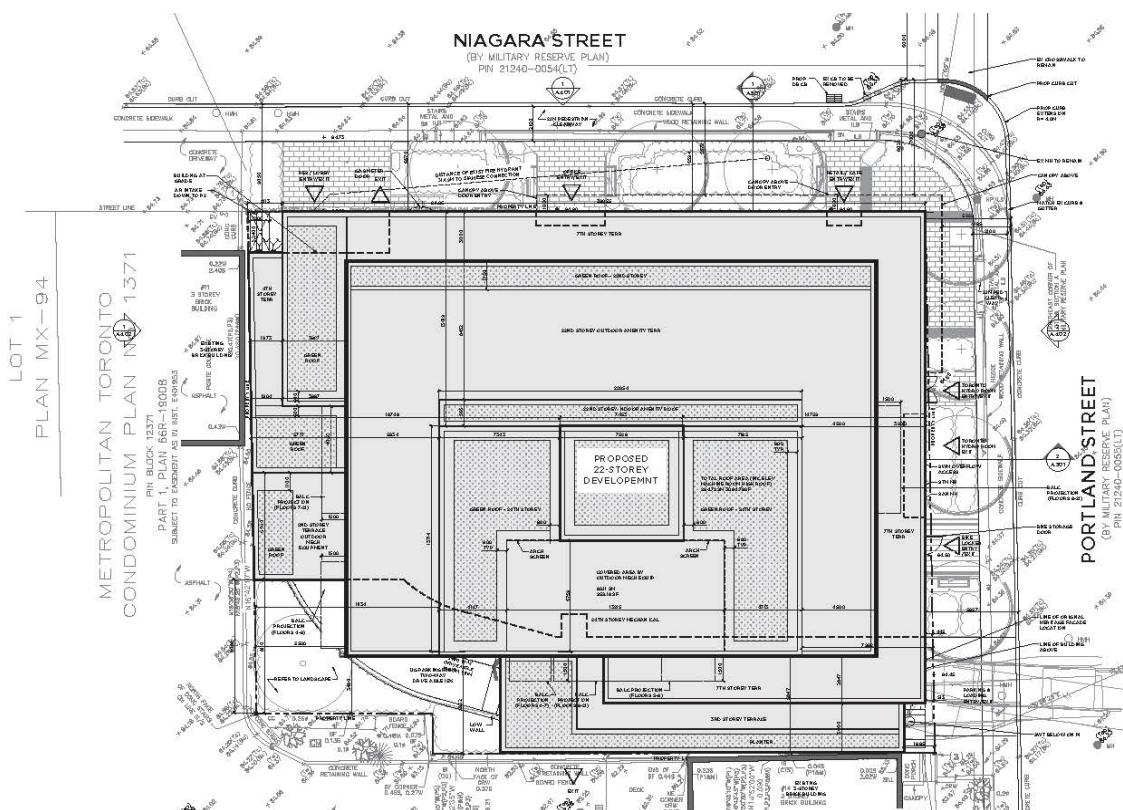


Figure 4– Site Plan showing proposed development of the Subject Lands

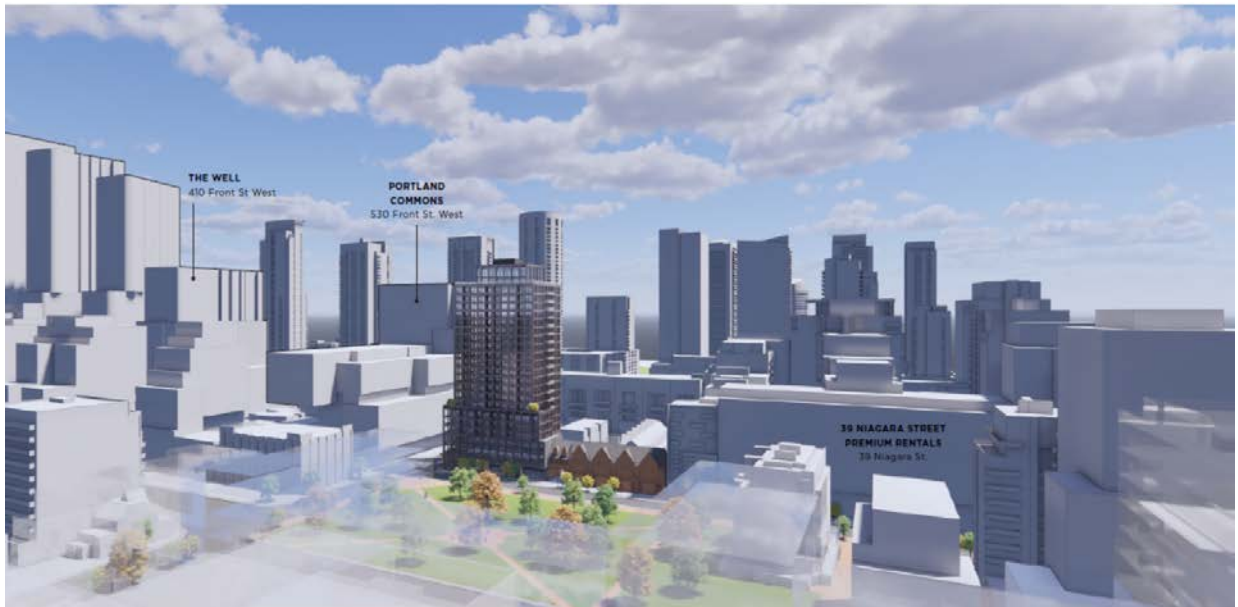


Figure 5 – Rendering of proposed development of the Subject Lands in context



Figure 6 – Rendering of proposed development of the Subject Lands looking south from Portland Street & Wellington Street West

Request of the Province

As shown on Map 2 of Site and Area Specific Policies 691 (Front-Spadina PMTSA) and 761 (King-Bathurst PMTSA), the proposed minimum density for the Subject Lands is 2.5 FSI as shown in the excerpts below in **Figures 7 and 8**. The proposed density of 2.5 FSI is artificially low and does not reflect recent approvals in the area which have significantly more density. This artificially low density leads to a failure by OPA 570 to optimize transit infrastructure which is planned within the PMTSA (the King-Bathurst Ontario Line Station and the Front-Spadina GO Station) and to maximize the number of housing units that can be achieved.

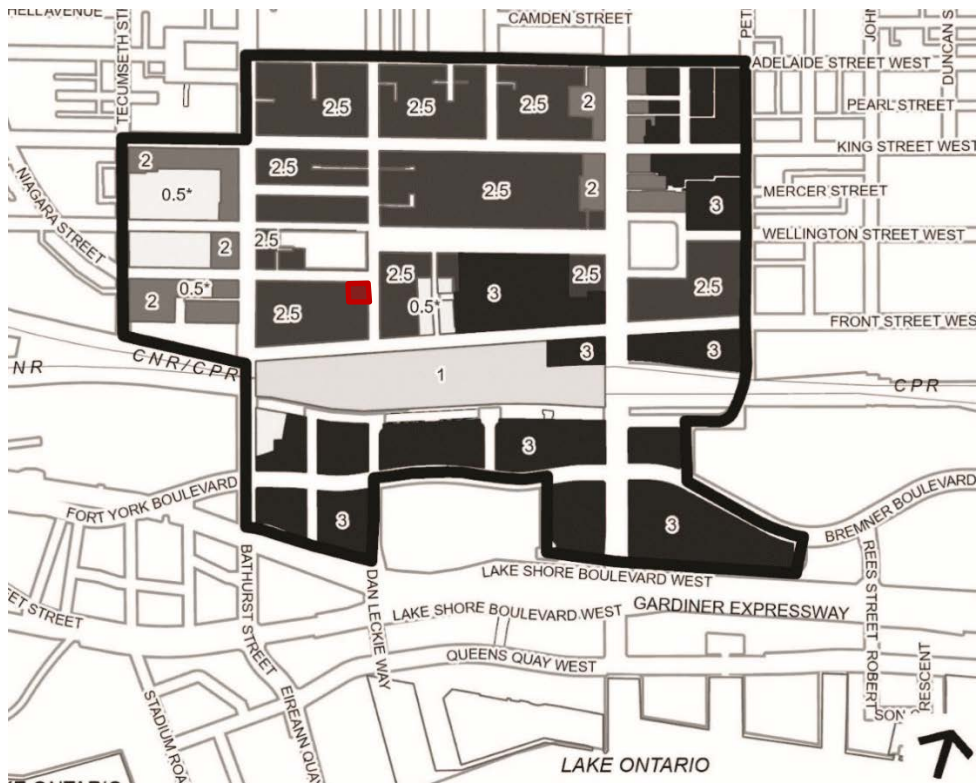


Figure 7 – OPA 570 Proposed Minimum Densities for SASP 691 (Front-Spadina PMTSA) (Subject Lands shown in red)



Figure 8 – OPA 570 Proposed Minimum Densities for SASP 761 (King-Bathurst PMTSA) (Subject Lands shown in red)

Further, Policy 2.2.4.2 of the Growth Plan requires municipalities to: “... *delineate the boundaries of major transit station areas in a transit-supportive manner that maximizes the size of the area and the number of potential transit users that are within walking distance of the station.*” Given that the City has limited these PMTSAs to less than 800 metres, the minimum densities should be increased to optimize the transit infrastructure of the future King-Bathurst Ontario Line Station and the Front-Spadina GO station.

We therefore request that OPA 570 be modified accordingly for the Subject Lands to recognize a minimum density of **14.0 FSI** and a maximum height of **80 m** on Map 2 of Site and Area Specific Policies 691 and 761 as shown below (**Figures 9 and 10**).

Figure 9 – OPA 570 Proposed Minimum Densities for SASP 691 modified to show the Subject Lands (shown in red) at Minimum 14 FSI and Minimum Height of 80 m



Figure 10 – OPA 570 Proposed Minimum Densities for SASP 761 modified to show the Subject Lands (shown in red) at Minimum 14 FSI and Minimum Height of 80 m

We believe the requested revisions are appropriate, reasonable and make OPA 570 clear, and unambiguous and understandable to the public. The revisions represent a more transit supportive development density and height which will lead to an increase in the number of residential dwelling units on the Subject Lands, which could be delivered in the short term and assist in achieving the Ministry's recently released 2031 housing targets for the City of Toronto. The requested modifications will ensure that the transit supportive density and height proposed for the Subject Lands are clearly identified to optimize 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

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Vice President & Partner

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Associate

cc Client
Mark Flowers & Andy Margaritis, Davies Howe LLP