

February 2, 2023

Joe Svec
Choice Properties REIT
The Weston Centre
700-22 St. Clair Avenue East
Toronto, ON M4T 2S5

Dear Mr. Svec,

Re: Union Station PMTSA Minimum Density

Choice Properties REIT asked Urban Strategies Inc. to consider at a high level whether an increase in the minimum density target for a portion of the Union Station Protected Major Transit Station Area (PMTSA) would represent good planning. In the proposed City of Toronto Official Plan Amendment 524, Site and Area Specific Policy 607 proposes a minimum density of 3 floor space index (FSI) for the majority of the PMTSA. You have asked us to consider the planning merits of a potential increase of the minimum density to 14 FSI for the portion of the PMTSA bounded by Lake Shore Boulevard East, Lower Jarvis Street, Queens Quay and Bay Street.

The Provincial Policy Statement, 2020 provides that healthy, livable and safe communities are sustained by integrating land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns and optimization of transit investments, and standards to minimize land consumption and servicing costs (1.1.1 e)). A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (the Growth Plan) also seeks to align transit with growth by directing growth to major transit station areas (2.1), and provides that municipalities will delineate the boundaries of major transit station areas in a transit-supportive manner that maximizes the number of transit users that are in walking distance of the station (2.2.4. 2). The Growth Plan also provides that within major transit station Areas, development will be supported by prohibiting land uses and built form that would adversely affect the achievement of transit-supportive densities (2.2.4 9.d)). In our opinion, a minimum density of 14 FSI for the selected portion of the Union Station PMTSA would align with and help to implement these policy objectives.

We note that the suggested increased minimum density to 14 FSI would generally be consistent with planned, approved and proposed densities and built form of the selected portion of the Union Station PMTSA. The Central Waterfront Secondary Plan and the under-appeal Lower Yonge Precinct Plan support intensification of this area, which is rapidly evolving and densifying

with tall buildings accommodating a mix of residential, commercial and institutional uses. In the area known as the Lower Yonge Precinct, new development is approved at heights of up to 95 storeys and recent proposals are seeking building heights up to 105 storeys. Development densities ranging from 14.5 FSI to 30.65 FSI are approved, and there are proposed densities of up to 35.14 FSI on individual blocks. A minimum density of 14 FSI for sites that have not yet received redevelopment approval would be appropriate in this context, in our opinion.

Sincerely,

URBAN STRATEGIES INC.

A handwritten signature in black ink, appearing to read 'J. Neubauer', with a long horizontal flourish extending to the right.

Josh Neubauer, MCIP RPP, Partner