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February 9, 2024

Hon. Paul Calandra, Minister
Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON M7A 2J3

Dear Minister Calandra:

**Re: City of Toronto Official Plan Amendment 653
Conversion Requests for Employment Areas**

We writing on behalf of Baz Group of Companies, the owner of the property municipally known as 150R Sterling Road (the “**Subject Lands**”) in the City of Toronto (the “**City**”). Official Plan Amendment 653 (“**OPA 653**”) was adopted by City Council on September 6, 2023 and has been sent to the Minister of Municipal Affairs and Housing for approval pursuant to the *Planning Act*. OPA 653 is intended to permit conversion requests in areas in the City designated Employment Areas.

The Subject Lands are located adjacent to the planned Bloor-Lansdowne GO Transit/SmartTrack Station where the secondary entrance is planned to be situated. Further, the Subject Lands are located close to multiple other Protected Major Transit Station Areas (PMTSAs), including the Lansdowne TTC Station, Dundas West TTC Station and the Bloor GO/UP Bloor Station, as well as to the College and Dundas TTC streetcar lines. The Subject Lands are also located in direct proximity to residential areas located immediately to the north which makes this a good shovel ready candidate for development consistent with the Province’s Housing Supply Action Plan (HSAP) commitment to significantly increase housing supply.

The Subject Lands are a prominent site (Block 5C) located within the area of existing Site and Area Specific Policy 480 - Sterling Road Regeneration Project (“**SASP 480**”) in the City’s Official Plan.

1. Redesignation and Amended Mapping

Requested Change:

Modify Appendix 1 in OPA 653 by removing the Subject Lands labeled as *Employment Areas* on Map 2 Urban Structure.

Modify Appendix 2 in OPA 653 by changing the Subject Lands labeled as General Employment Areas to Mixed Use Areas on Tile 28.

Modify Section B) in OPA 653 by adding the Subject Lands to the redesignation lands chart and converting it from *General Employment Areas* to *Mixed Use Areas*.

Insert new policy under Section C) in OPA 653 to modify in force SASP 480 by redesignating the parcel known as Block 5C in SASP 480 Map 2, Land Use as Mixed Use Area as shown on the attached map.

Rationale:

This requested change is an opportunity to convert an employment designated parcel, which is currently slated to remain as open space indefinitely, to a mixed use designation which will allow for much needed additional residential density within the area of SASP 480 that is in direct proximity to multiple PMTSAs and other existing/planned residential. Also, a small portion of the Subject Lands are already designated Mixed Use Areas. Further, the Subject Lands are located directly south of Block 5B which is designated Mixed Use Areas and this requested change would allow both blocks to be developed together resulting in expanded residential density. It is noteworthy that the Subject Lands clearly do not meet the characteristics for protection contemplated by the Province's pending Provincial Policy Statement (PPS) and *Planning Act* revisions.

2. Non-Residential Gross Floor Area

Requested Change:

Under the new policy in Section C) in OPA 653 modifying in force SASP 480, as noted above, insert new policy to amend existing SASP 480 subparagraph a) ii. by deleting "either Block 5C or" in the middle of the sentence.

Under the new policy in Section C) in OPA 653 modifying in force SASP 480, as noted above, insert new policy to amend existing SASP 480 subparagraph a) vii. to "For greater clarity, Block 5C may be used for but not limited to, underground parking, loading, service, access and/or mechanical facilities to serve the uses on Block 5B. Blocks 5B and 5C shall not count toward the maximum residential GFA set out in policy a) i. a."

Rationale:

This requested change is an opportunity to allow for much needed additional residential density within the area of SASP 480.

Thank you for your consideration of these requested changes. Should you have any questions or require any additional information, please do not hesitate to contact the writer.

Sincerely,

McCarthy Tétrault LLP



Michael Foderick

Attachment