



February 21<sup>st</sup>, 2025

Hon. Paul Calandra  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 17<sup>th</sup> Floor.  
Toronto, ON  
M7A 2J3

**Re. ERO Number 025-0118 – Request for a Minister's Zoning Order for Affordable Housing and Mixed-use Development in the City of Toronto.  
1635 Lawrence Avenue West**

Dear Minister Calandra,

My office has been made aware of a request for a Minister's Zoning Order pursuant to clause 47(1)(a) of the Planning Act at 1635 Lawrence Avenue West in the City of Toronto. I am the local City Councillor in which this proposal is located – Ward 5.

Please accept this letter as a formal objection to the proposed Minister's Zoning Order for the reasons outlined herein.

The site is unsuitable for the proposed high-intensity development. It is not within a Major Transit Station Area, lacks access to higher-order transit, and is in an area of Lawrence Avenue West not characterized by tall buildings. Additionally, the proposal raises concerns about meeting the City's Tall Building Design Guidelines for liveable and well-designed developments.

While the significant affordable housing contribution is encouraging, this must be balanced with consideration for what is an appropriate level of density to ensure a good quality of life for existing and future residents. I also have concerns about the potential traffic, shadow and other impacts that this development could generate.

City staff and I have met with the proponent and acknowledged that the site has some potential for a higher-density mixed-use development. However, comments were provided to the applicant to submit their application to the City.

I understand an application has been made to the City for a Zoning By-law Amendment application to permit this development but it has not been processed due to unpaid application fees. I suggest that the proponent pay the application fees so that intake of this application can be completed and they can continue to work with City staff and my office to revise the proposal for consideration by Etobicoke York Community Council.

I am not supportive of the proposed Minister's Zoning Order for 1635 Lawrence Avenue West (ERO Number 025-0118) and request that it be refused.

Sincerely,

A handwritten signature in blue ink, appearing to read "Frances Nunziata", with a long horizontal flourish extending to the right.

Councillor Frances Nunziata  
Council Speaker  
Ward 5, York South-Weston  
FN/go