



October 29, 2025

Ministry of Municipal Affairs and Housing
Municipal Services Office - Central Ontario (Priority Projects)
12th Floor, 777 Bay Street
Toronto, ON M7A 2J3

Dear Sirs/Mesdames,

**Re: ERO Number 025-1108
Request for Minister's Zoning Order
1875 Steeles Avenue West, Toronto**

As you know, we are the planning consultants to Microbjo Properties Inc., the owner of the above-noted property (the "subject property"). We have previously provided our planning comments regarding consideration of the above-noted request by letter dated October 27, 2025.

The purpose of this supplementary letter is to provide additional information that may help inform the Minister's decision-making, specifically, the attached Block Context Plan. The Block Context Plan considers the subject property in relation to its surrounding area, so that the Minister is aware of the broader implications regarding the consultation on the ERO.

In this regard, the Context Plan shows that the southeast quadrant of Dufferin Street and Steeles Avenue West, which includes the subject property, has significant potential to provide new housing to help meet the ambitious housing targets set out by the Province and the City's Housing Pledge.

As shown on the Context Plan, there are three active proposals (Tenblock, First Capital REIT and the University of Toronto), as well as the potential for additional new housing on the Federal Government lands at 4905 Dufferin Street. Altogether, the Dufferin/Steeles node represents a significant opportunity to provide new housing supply of up to approximately 4,342 units, including 960 units on the subject property.

The node has very good access to transit, parks and places of employment and there is a demonstrated need for both workforce housing and housing for different tenures. To that end, the landowners have been working collaboratively with municipal staff over several years to comprehensively coordinate the design and implementation of roads, site access, parks and open spaces, grading, public realm elements and associated infrastructure, thereby effectively functioning as a master plan for the area's development.

We trust the foregoing is of assistance in the consideration of the request for the MZO; however, if you have any questions or require further clarification, please do not hesitate to contact me.

Yours truly,

Bousfields Inc.



Peter F. Smith, MCIP, RPP

Block Context Plan Dufferin Street & Steeles Avenue West Toronto ON

Housing Development Potential



No.	Site	Developer	New Homes (approx.)	Gross Floor Area	
1	1875 Steeles Avenue West	Tenblock	960	84,400 sq.m.	908,474 sq.ft.
2	1881 Steeles Avenue West	First Capital REIT	1,138	93,600 sq.m.	1,007,502 sq.ft.
3	4925-5201 Dufferin Street	University of Toronto	1,249	100,010 sq.m.	1,076,439 sq.ft.
4	4905 Dufferin Street	Federal Government	995	79,668 sq.m.	857,539 sq.ft.
TOTAL			4,342	357,678 sq.m.	3,849,954 sq.ft.