

May 31, 2023

Our File No.: 200399

Delivered by Email

City of Toronto
Planning and Housing Committee
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Nancy Martins, Secretariat (phc@toronto.ca)

Dear Sirs/Mesdames:

**Re: Item 2023.PH4.5 – Our Plan Toronto: Recommendations on Forty-Five Area
Conversation Requests – Final Report
Request 022 – 125 The Queensway**

We are solicitors for 125 The Queensway Inc. in respect of the property known municipally in the City of Toronto as 125 The Queensway (the “**Property**”). The Property is the subject of a conversion application to the City of Toronto (Request 022) (the “**Request**”) that is being considered as part of the above-noted item.

We are writing on behalf of our client to provide comments regarding proposed Official Plan Amendment No. 644 and, in particular, that City staff are not recommending approval of the Request as part of OPA 644. For the reasons set out below, our client believes that the Request should be granted by City Council as part of any decision to adopt OPA 644.

Background

The Property, which has a net site area of approximately 2.85 hectares (7.04 acres), is located on the south side of The Queensway in a location that is extremely well-served by transit, including being within a 10-minute walk (400 metres) of the planned Park Lawn Go Station. Area connectivity will only improve as the City is planning a public road connection in proximity to the Property between Lake Shore Boulevard West and The Queensway. This public road connection is currently in the EA stage.

The Property is currently occupied by a Sobeys grocery store and other commercial/retail uses within five (5) standalone buildings, including but not limited to LCBO, Shoppers Drug Mart, TD Bank, Pizza Pizza, Subway, First Choice Hair Cuts, and Pet Value. The overall existing commercial gross floor area is approximately 9,877 square metres and, importantly, the Property

essential functions as a retail destination. While the Property is adjacent to the Ontario Food Terminal, the Property is not identified as part of a Provincially Significant Employment Zone.

In May 2021, our client submitted the Request with supporting planning, traffic, economic, land use compatibility and urban design rationale reports and plans. Further submissions were provided to the City by our client in March 2022. The Request envisions the Property being developed as a mixed use centre consisting of a mid-rise building at the northwest corner of the Property and six high-rise mixed-use towers ranging from 40-storeys to 45-storeys heading further east, with at least 10% of the residential units to be secured as affordable rental units and a new public park of approximately 4,316 square metres. A minimum of 10,633 square metres of commercial uses (retail and office) would be secured to generate an estimated 795 jobs on the Property.

Reasons to Support the Request

Our client believes that Planning and Housing Committee should recommend that City Council approve the Request as part of OPA 644. In particular, the Property should be removed from the *Employment Area* on Map 2 (Urban Structure) of the Official Plan and be designated as *Mixed Use Areas* on Map 15 (Land Use). The Request also suggested a new site and area specific policy to require a minimum amount of non-residential gross floor area and affordable rental housing as part of the redevelopment of the Property, as well as permission for residential units phased with construction of the proposed non-residential uses.

Based on the materials submitted in support of the Request, including all of the supporting reports and studies, the Request would result in significant amounts of housing and employment opportunities in a rejuvenated and revitalized urban format in proximity to the planned Park Lawn Go Station. The Request is consistent with and conforms to Provincial Policy and structured around the optimization of existing municipal services, infrastructure and transit services. The Property is clearly appropriate for conversion, given that the existing use of the Property represents an underutilization of the Property in the form of low density commercial/retail uses, with the conversion resulting in a positive impact on the City's employment base. Finally, intensification of the Property would support the investment in future transit infrastructure.

The Request specifically demonstrated that:

- the Property would be revitalized and reinvigorated through redevelopment into a vibrant, transit-oriented development;
- a mix of housing tenure, unit size and affordability would be provided, including 280 affordable rental units;
- the employment function of the Property would be maintained with an equivalent or greater amount of commercial and/or office space, with an estimated 795 jobs;

- the proposed uses are compatible with surrounding uses with no negative impacts on nearby employment uses and the potential for appropriate mitigation measures related to noise and/or air quality impacts implemented, where required; and,
- the Property is appropriately serviced with water, wastewater and stormwater services.

For all of these reasons, we hope that Planning and Housing Committee will recommend that City Council support the Request as part of any decision to adopt OPA 644. We would appreciate receiving notice of any decision of the Planning and Housing Committee and City Council in respect of this matter.

Yours truly,

Goodmans LLP



David Bronskill
DJB/
Encl.