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July 23rd, 2024

Toronto City Council
100 Queen Street West
Toronto, ON
M5H 2N2

RE: 2024.NY15.4 – 1875 Steeles Avenue West - Decision Report – Approval

Mayor & Members of City Council,

Volunteers from our **HousingNowTO.com** civic-tech and open-data project have been in active conversations with our Federal Government partners about the large federally-owned surface parking lot lands at **4905 DUFFERIN AVE** as part of their new “Public Lands for Homes” program as announced in [Canada’s Housing Plan](#) and Budget 2024.

We have specific concerns about how the exclusionary height limits requested by Sanofi would have a negative impact on future residential development and effectively kill any opportunity to redevelop any of the 5+ acres of federally-owned surface parking lots on the south-east corner of Dufferin Street and Gerry Fitzgerald Drive, and any new affordable housing opportunities a potential redevelopment would provide to the City of Toronto.

Therefore, our HNT0 affordable housing volunteers request that City Council refer the item **2024.NY15.4 – 1875 Steeles Avenue W** - back to the Director, Community Planning, North York District, for further consideration including the potential impact that Sanofi's requested 300 metre development exclusion-zone would have on the federally-owned parking lot lands identified in the attachments in the appendix to this letter.

As always, our volunteers are happy to answer any questions that councillors or city staff may have on affordable-housing development best practices – and how to make most effective use of government-owned lands to help alleviate Toronto’s rental-housing crisis.

Yours,

Mark J. Richardson

Technical Lead – [HousingNowTO.com](https://www.housingnowto.com)



APPENDIX 'A' – Federally-Owned Surface Parking Lot at 4905 DUFFERIN ST (2.13 hectares / 5.27 acres)

MapYourProperty Pro | Print | Identify | Query | Measure | Edit

4905 Dufferin St #1, North York, ON M3H 5T4, Can

Layers

- Key Layers**
- Parcel and Addresses - Toronto and York (Refresh Mar 2024)**
 - Toronto: Parcel
 - Parcel
- York Region: Parcel
- Parcel

- Building Heights - approx. storeys (Refresh Mar 2024)**
 - 0m - 23m (Approx. 1-5 storeys)
 - 23m - 58m (Approx. 5-14 storeys)
 - 58m - 114m (Approx. 15-30 storeys)
 - 114m - 184m (Approx. 31-50 storeys)
 - 184m - 450m (Approx. 51+ storeys)
- LRT & Subway Lines and Stations (Refresh Apr 2024)
- LRT & Subway Walk Buffer (m) (Refresh Apr 2024)
- GO Lines w/ proposed (Refresh Apr 2024)
- GO Station Walk Buffer (m) (Refresh Apr 2024)
- GTHA Lower Muni. Gov. Lands - DRAFT
- GTHA Upper Muni. Gov. Lands - DRAFT
- Ottawa Muni. Gov. Lands
- Ontario Gov. Lands
- Federal Gov. Lands

- Toronto**
- Development Application Tracker (Refresh Jul 2024)
- Development Applications (Open Date) (Refresh Jul 2024)
- Zoning By-law Amendments (2013 - Jul 2024)
- TO Official Plan Amendments (2015 - Jul 2024)
- Flight Path Ministerial Zoning Order (Added Mar 2024)
- OP Maps 13-23 - Land Use - 2019 (Updated Effect)
- OP Secondary Plans - 2019 (Apr. Nov 2015)
- OP Map 3 - Major Right of Ways - 2019 (Updated Effect)
- OP Map 2 - Urban Structure - 2019 (Updated Effect)
- OP Map 41-3 - TOcore Mixed Use Areas - 2019 (Apr 2019)
- OP Map 10 - Special Policy Areas - 2006 (Updated Effect)
- OP Maps 24-34 - Site & Area Specific Plans - 2016 (Updated Effect)
- Major Transit Station Areas (Refresh Sep 2022)
- OP Map 37 - Inclusionary Zoning - 2021 (Under Min)
- Zoning By-Law 569-2013 (Refresh Jun 2024)
- Zoning Policy Area - Zoning By-Law 569-2013 (Refresh Jun 2024)
- Zoning Lot Coverage - Zoning By-Law 569-2013 (Refresh Jun 2024)

Measure area

21332.50 m²
229620.16 ft²

FEDERAL LANDS SURFACE PARKING
2.13 hectare / 5.27 acres

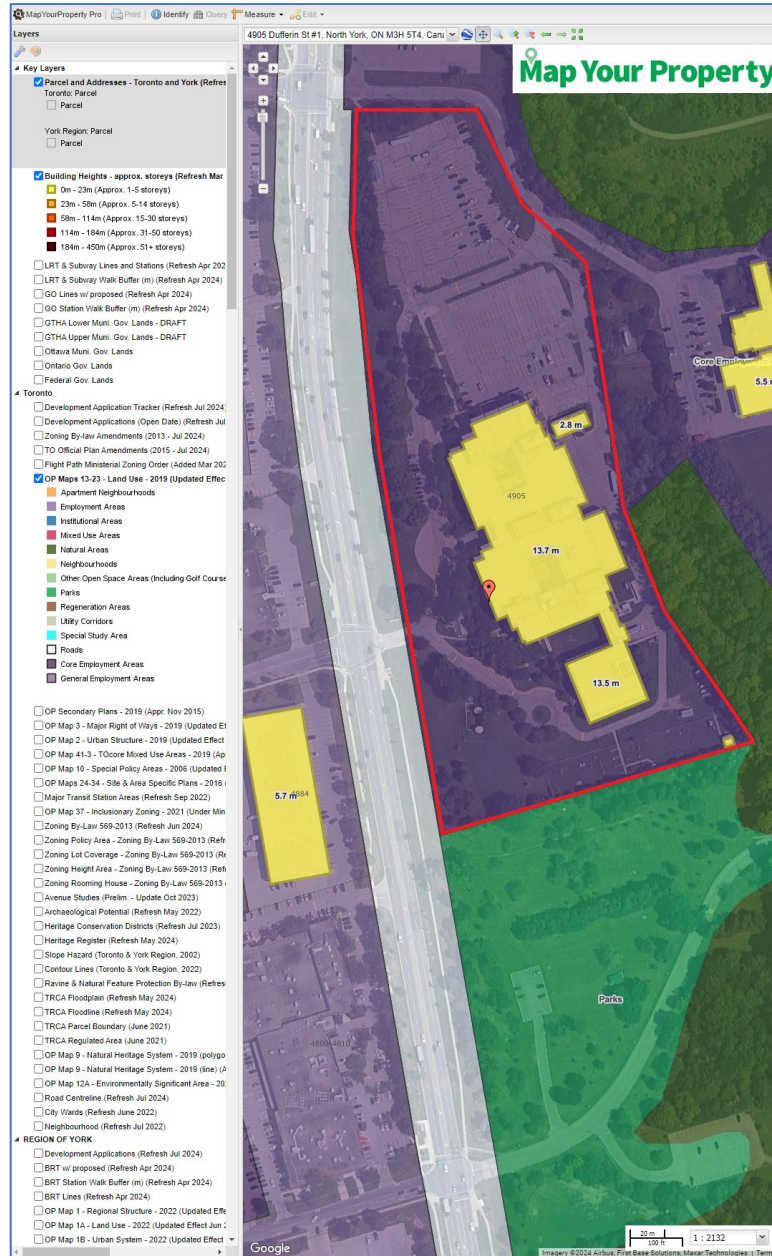
Building Heights: 2.8 m, 13.7 m, 5.5 m, 4.9 m

Scale: 20 m / 100 ft | 1 : 2132

Imagery ©2024 Airbus, First Base Solutions, Maxar Technologies | Terms



APPENDIX 'B' – Federally-Owned Surface Parking Lot at 4905 DUFFERIN ST (2.13 hectares / 5.27 acres of undeveloped lands to the north of the Environment Canada Offices)





APPENDIX 'B' – Federally-Owned Surface Parking Lot at 4905 DUFFERIN ST (location as related to SANOFI lands to the east, across the ravine)

