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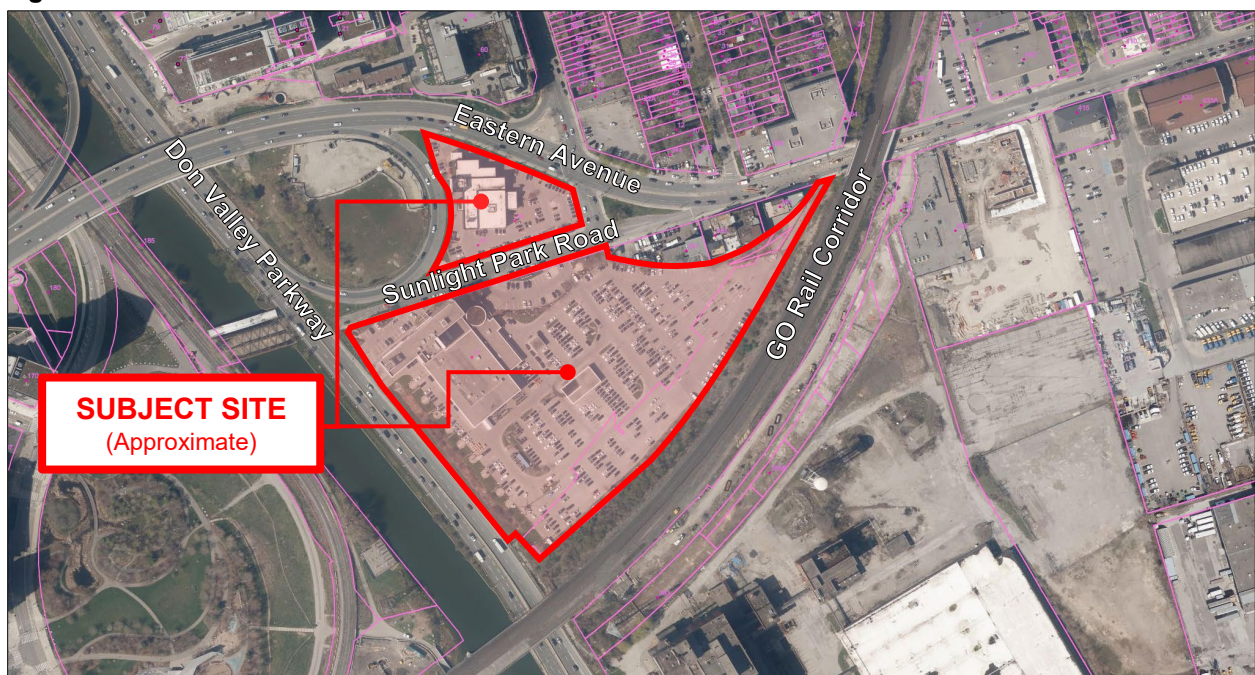
City of Toronto Planning and Housing Committee
c/o Nancy Martins
100 Queen Street West
Toronto, ON M5H 2N2

Dear Councillor Perks, and Members of Planning and Housing Committee,

**Re: Response to Proposed Official Plan Amendment No. 804
Planning and Housing Committee Agenda Item No 2025.PH21.
10, 11, and 20 Sunlight Park Road
New Sunlight Inc.**

Goldberg Group has been retained by New Sunlight Inc., the “**Owner**” of the properties municipally known as 10, 11, and 20 Sunlight Park Road, in the City of Toronto (the “**subject site**”). The subject site is located on the south side of Eastern Avenue, north of GO Rail Corridor/embankment, at the present terminus of Broadview Avenue. It is abutted to the west by the Don Valley Parkway and Don River, as shown in **Figure 1** below. Of particular relevance is the current configuration of the rail corridor, which is significantly elevated above grade. The only existing crossing beneath the rail corridor occurs along Eastern Avenue, wherein the available clearance between the structure and the road is 4.1 metres.

Figure 1: Site Context



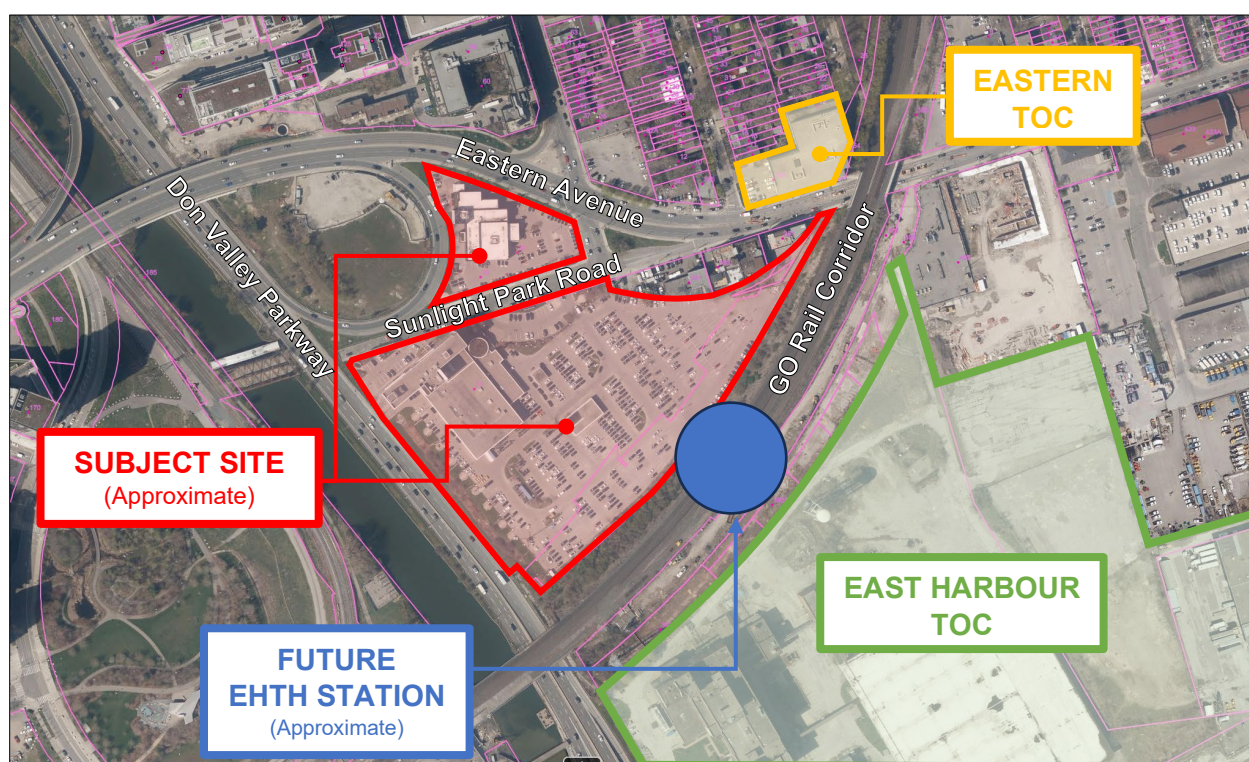
Source: TorontoMaps

Each parcel comprising the subject property presently supports a vehicle dealership, with a surface parking supply accessed from each street.

The future location of the East Harbour Transit Hub (the “**EHTH**”) abuts the southern boundary of the subject site. Additionally, the Province of Ontario has identified two (2) Transit Oriented Communities (TOC’s) proximate to the subject site, which are reflected in **Figure 2**.

Given this context, combined with the existing use of the property which would no longer be considered an *Area of Employment*, our Client has an interest in exploring the redevelopment of the lands with higher density, mixed-use building forms, which clearly supports the function of the future EHTH.

Figure 2: Development Context



Source: TorontoMaps

East Harbour TOC:

In April 2021, the Province announced a partnership with Cadillac Fairview (formerly Unilever) for the East Harbour site. At the time, the TOC partnership proposed to add 302,000 square metres (3.25 million square feet) of residential development, or approximately 4,300 residential units, to the 926,000 square metres (10 million square feet) of employment development previously contemplated through the Unilever Precinct Secondary Plan. Materials submitted by Cadillac Fairview in May 2021 proposed nine residential towers, and nine office towers.

On April 8, 2022, the Minister of Municipal Affairs and Housing issued a Minister’s Zoning Order (MZO) through Ontario Regulation 329/22 for the East Harbour lands, permitting a maximum of 302,000 sq.m. of residential use in addition to the existing employment development permissions.

The MZO allows for residential uses in the zoning permissions on lands designated *Core Employment Areas* and *General Employment Areas*. The zoning permissions granted through the MZO for the East Harbour lands enable development contemplated in the Province's TOC arrangement between the Province and Cadillac Fairview.

Additionally, the East Harbour TOC contemplates the future extension of the Broadview Avenue right-of-way (ROW), which would bisect the property at 20 Sunlight Park Road, and establish a new crossing beneath the rail corridor.

Eastern TOC:

In June 2023, Metrolinx/Infrastructure Ontario provided a request to the City of Toronto to consider the lands located at 356 and 364 Eastern Avenue for redevelopment as part of the Province's TOC Program. Similar to the subject site, these lands are designated as *General Employment Area* within the TOP, and currently support a 5-storey self storage facility. The redevelopment concept proposed through the TOC Program contemplates an 11-storey mixed use building containing approximately 142 dwelling units and 907 square metres of non-residential floor area, within a gross floor area of approximately 12,255 square metres.

Additional Development Activity:

A development proposal is presently under consideration for the lands at 21- 53 Broadview Avenue, 18-34 and 40 Lewis Street, and 344 Eastern Avenue (the "**Broadview/Lewis Applications**"). Applications to amend the City Official Plan and Zoning By-law were submitted in September 2021 in order to permit the redevelopment of the assembled lands to permit a 12-storey mixed use building containing 794 square metres of non-residential floor area. A total of 340 residential dwelling units are to be provided, including 15 townhouse dwelling units located along the eastern boundary of the property. As of the date of this Letter, the application has been appealed to the OLT.

Combined with the Eastern TOC, this development would significantly alter the interface between the subject and the residential areas north of Eastern Avenue.

Policy Framework of the Subject Site:

Within the City of Toronto Official Plan, the subject site is designated within the *General Employment Areas* land use designation.

Additionally, the lands are identified within the proposed *East Harbour Protected Major Transit Station Area* (PMTSA) as adopted by City Council through Official Plan Amendment No. 570. This PMTSA is to achieve a minimum population and employment target of 300 residents and jobs combined per hectare, with a minimum floorspace index of 1.0 for the subject site.

Comments With Respect to Draft Official Plan Amendment No. 804 (OPA 804):

We have reviewed the draft OPA 804, and the planning rationale for its adoption presented by City Planning Staff in their Report For Action dated April 23, 2025. While we support the intent to align the City's Official Plan with the recent amendments to the definition of *Area of Employment*

within the Planning Act, we note that there are several properties and/or areas which are proposed for re-designation through the Amendment which share common characteristics with the subject site.

Below, we provide our analysis of the subject site, based on the characteristics described by City Staff in their Report:

Characteristics of Areas Subject to Redesignation	Analysis
Current land use designation as <i>General Employment Areas</i>;	The subject site is currently identified within the <i>General Employment Areas</i> land use designation
Existing and planned function as office parks;	Not applicable
Permission of sensitive land uses (e.g. workplace daycares);	The existing Zoning of the lands at 11 Sunlight Park Road within By-law 438-86 permits sensitive land uses, including: clinics, and community health centres, day nursery, place of worship, fire hall, police stations, post offices, union halls, retail/service shops.
Most existing uses in these areas are classified as institutional and commercial uses, including retail and office;	The subject site currently supports two vehicle dealerships with associated service facilities. These uses do not meet the definition of <i>Area of Employment</i> within the Planning Act, as amended by Bill 97 (the <i>Helping Homebuyers, Protecting Tenants Act, 2023</i>), and would thus be considered commercial use. There are six (6) properties west of the rail corridor that are within the <i>Employment Area</i> designation: 1. 344 Eastern Avenue: This property is included in the Broadview/Lewis Applications, described previously. 2. 346 Eastern Avenue: A small scale vehicle inspection and maintenance centre 3. 356/364 Eastern Avenue: These lands are included in the Eastern TOC. 4. 341 Eastern Avenue: Vehicle maintenance facility. 5. 353 and 361 Eastern Avenue: Expropriated by Metrolinx. Structures demolished in 2023. The remainder of the lands north of Eastern Avenue, west of Saulter Street are designated <i>Mixed Use Areas</i>, or <i>Neighbourhood Areas</i> north to Queen Street.
No or very few existing major facilities	The subject site is effectively separated from the balance of the Employment Areas along Eastern Avenue by a raised rail corridor, with only one (1) existing route to cross same (Eastern

Avenue itself). The Broadview ROW Extension would facilitate a second connection, leading to the Unilever Precinct, which has received an MZO to redevelop with a mix of office and residential uses.

North and west of the rail corridor, there are six (6) properties within the *Employment Areas* designation, three (3) of which are currently proposed for redevelopment with residential uses. The uses on the remaining lands have either been demolished, or do not constitute a *Major Facility*, as defined in the PPS.

Conclusions

Considering the existing and planned context, we feel that there is merit in including the subject site for re-designation through OPA 804, as has been recommended for properties sharing similar characteristics across the City.

Additionally, we feel that the isolated nature of the subject site can be appropriately planned through a site specific development application process. On this basis, we believe it is not necessary to implement the *Regeneration Area* designation, and that the lands can instead be identified within the *Mixed Use Areas* designation. For convenience, we have provided sample mapping in **Appendix 1** to this Letter, demonstrating the amendment required to the City Land Use Plan (Map 18).

Finally, we question why the City has elected to proceed with this amendment through Section 26 of the Planning Act, which removes our Client's ability to appeal the decision of Council. This approach contradicts the notion of natural justice and fairness.

We request to be notified of any future actions, reporting, or decisions related to this matter. If you have any questions or require additional information, please do not hesitate to contact the undersigned at ext. 2101.

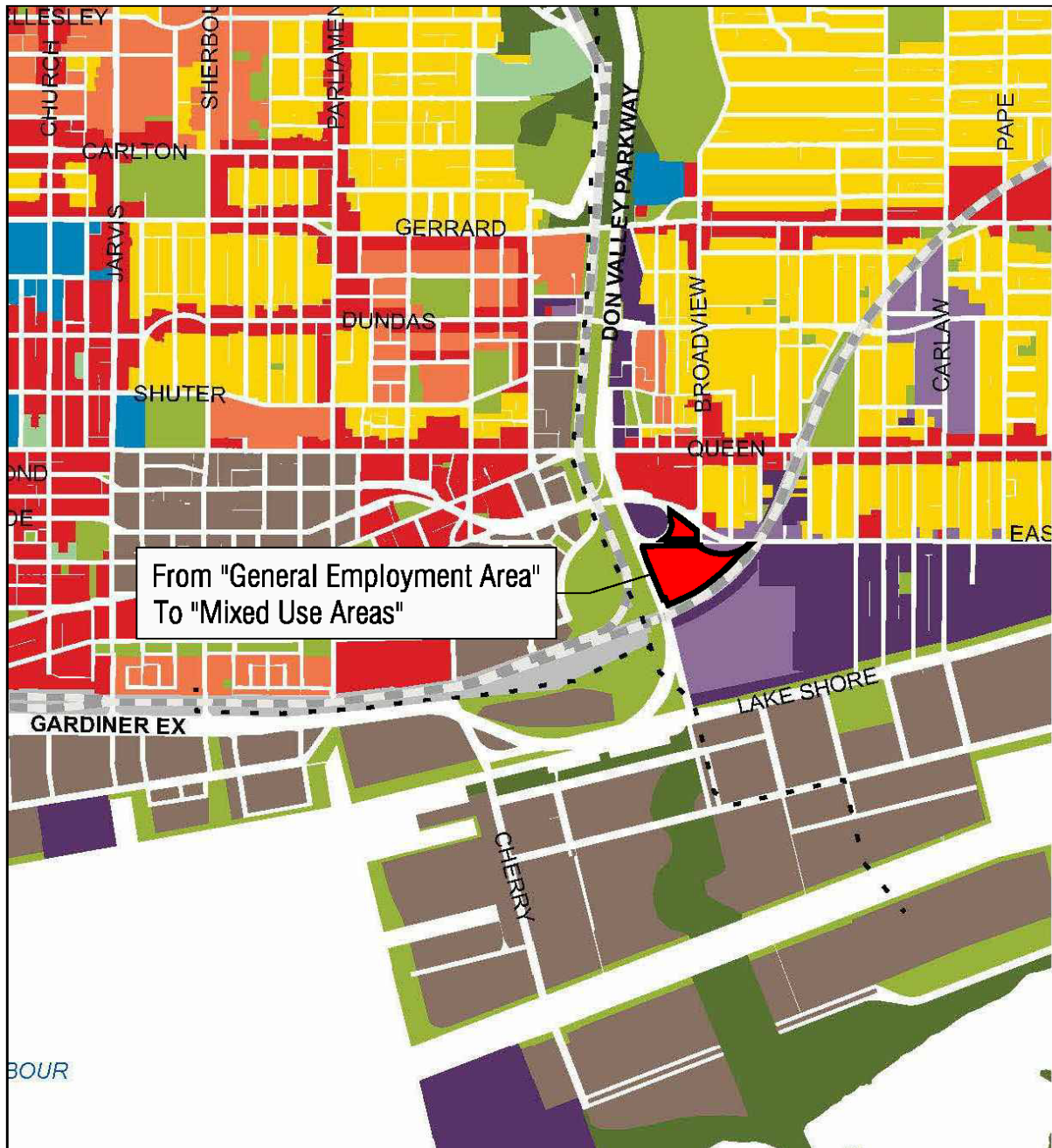
Yours truly,



Adam Layton, RPP, MCIP

cc. New Sunlight Inc.
Piper Morley, BLG
Kyle Fearon, City of Toronto
Kyle Pakeman, City of Toronto
Roman Juknevicius, City of Toronto

Appendix 1:
Proposed Revision to Map 18 (Land Use Plan)



TORONTO
Schedule "A"

Land Use Designations

- | | |
|---|--|
| Neighbourhoods | Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities) |
| Apartment Neighbourhoods | Institutional Areas |
| Mixed Use Areas | General Employment Areas |
| Natural Areas | Core Employment Areas |
| Parks | Utility Corridors |

↑
Not to Scale
2/05/2025