

February 3, 2023

Hon. Steve Clark  
Minister of Municipal Affairs and Housing  
777 Bay Street  
Toronto, Ontario  
M7A 2J3

**Attention: Alejandra Perdomo, Municipal Services Office – Central Ontario**

Dear Minister Clark:

**Re: City of Toronto Official Plan Amendment No. 591  
ERO No. 019-5868  
MMAH Reference No. 20-OP-222176  
1350 The Queensway, Toronto**

We are counsel to YNZ Enterprises Canada Inc., the owner of lands municipally known as 1350 The Queensway (the “Lands”). The Lands are located on the north side of The Queensway, just west of Kipling Avenue, and are currently occupied with an automobile dealership (Sherway Nissan).

The Lands are currently designated *General Employment Areas* in the City of Toronto Official Plan (the “City OP”), whereas the lands immediately adjacent to the east, at the northwest corner of the intersection of The Queensway and Kipling Avenue, are designated *Mixed Use Areas* and planned for a high-density mixed use redevelopment. In fact, all of the lands on the north side of The Queensway east of the Lands, as far as a location east of Royal York Road, are currently designated *Mixed Use Areas*. Meanwhile, the lands immediately across the street from the Lands, on the south side of The Queensway west of Kipling Avenue, are also designated *Mixed Use Areas*.

**We are writing to request that, as part of your approval authority, you modify City of Toronto Official Plan Amendment No. 591 (“OPA 591”) by redesignating 1350 The Queensway from “*General Employment Areas*” to “*Mixed Use Areas*”.**

More specifically, we request that you:

- (a) Modify the table in clause k) of OPA 591 by adding the following row:

1350 The Queensway	General Employment Areas	Mixed Use Areas
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- (b) Modify Map 2 – Urban Structure in Appendix 1 of OPA 591 by removing 1350 The Queenway from the “Employment Areas”, as shown on **Attachment 1** to this submission; and
- (c) Modify Map 15 – Land Use Plan in the City OP by redesignating 1350 The Queensway from “*General Employment Areas*” to “*Mixed Use Areas*” on Map 34 of Appendix 2 to OPA 591, as shown on **Attachment 2** to this submission.

A *Mixed Use Areas* designation for the Lands would be consistent with the lands immediately adjacent to the east and the south. A *Mixed Use Areas* designation would also continue to permit the existing automobile dealership but would also allow the Lands to be redeveloped for a mixed use development consisting of both residential and non-residential uses. Thus, the Lands could continue to provide employment opportunities (potentially more jobs than presently exists) and, at the same time, assist in addressing the current housing supply shortage through a substantial number of new housing units.

In support of this request, we are attaching to this submission a planning justification letter from our client’s planning consultant, Michael Goldberg of Goldberg Group, dated February 2, 2023. In this letter, Mr. Goldberg provides an extensive review and analysis of relevant policies in the Provincial Policy Statement (the “PPS”), the Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) and the City OP, and concludes that there is “compelling land use planning merit” in this employment area conversion request. He also concludes that the requested redesignation of the Lands to *Mixed Use Areas* is consistent with the PPS, and in conformity with both the Growth Plan and the City OP.

We look forward to receiving your decision regarding OPA 591. In the meantime, please do not hesitate to contact us if you have any questions regarding this submission or if you require any additional information.

Yours truly,  
**DAVIES HOWE LLP**

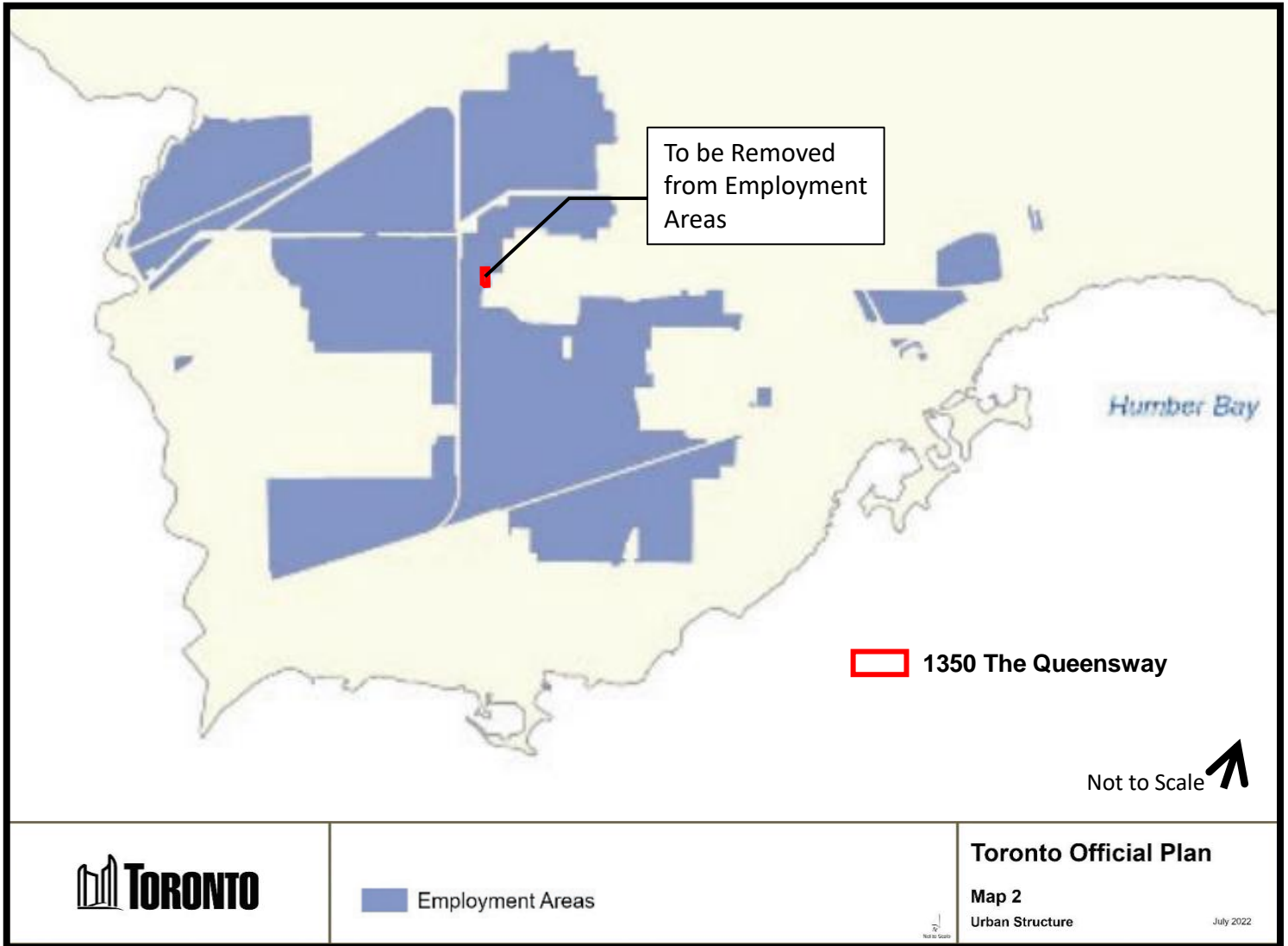


Mark R. Flowers  
Professional Corporation

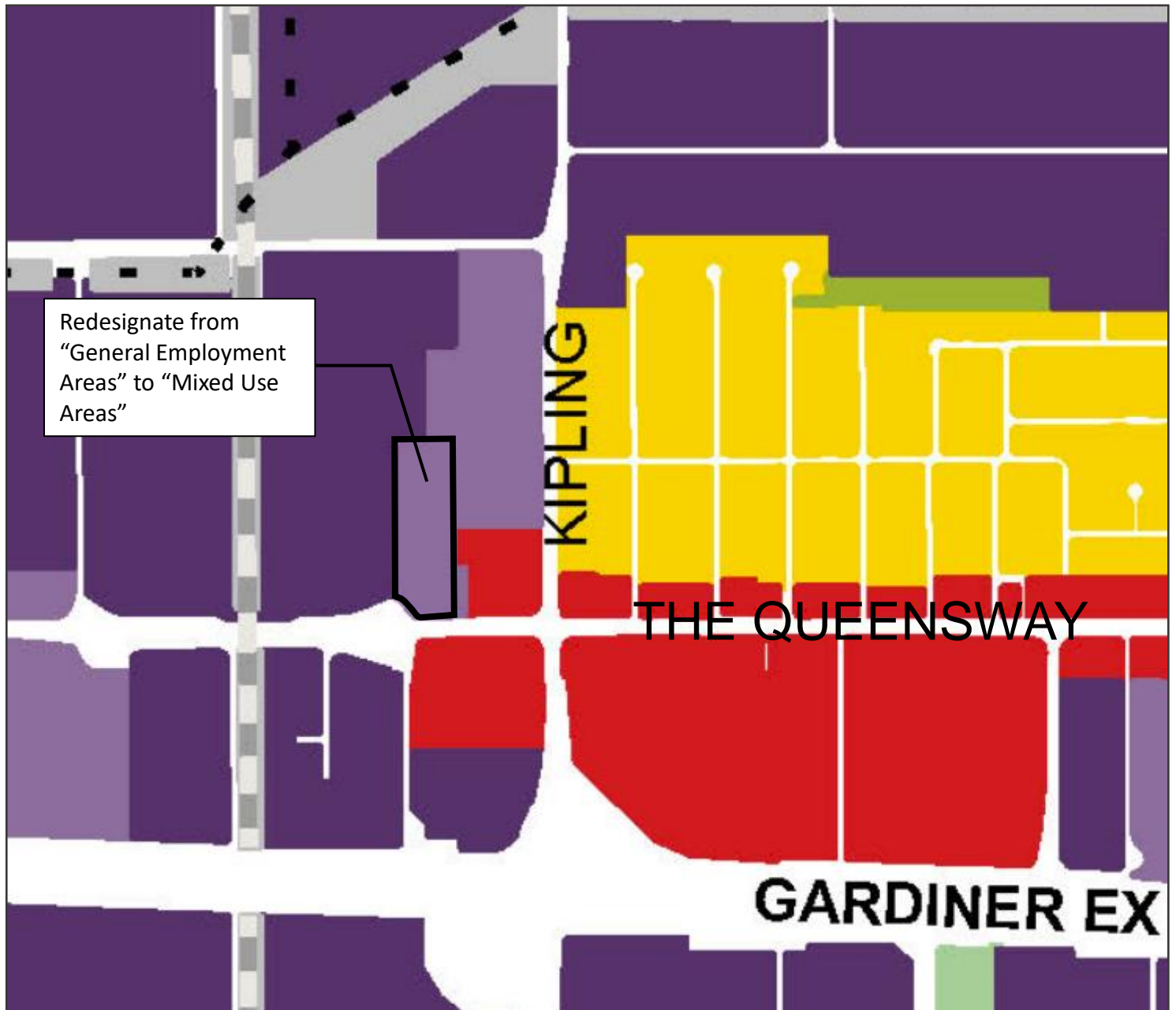
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copy: Client  
Michael Goldberg, Goldberg Group














# Attachment 1: Modification of Map 2 – Urban Structure in Appendix 1 of OPA 591



**Attachment 2: Modification of Map 15 – Land Use Plan in the City Official Plan**



**Land Use Designations**

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

 **1350 The Queensway**

**Toronto  
Official Plan**

**Map 15  
Land Use Plan**  
February 2019

Not to Scale 