

SPOTLIGHT

DEVELOPMENT

February 3, 2023

Honourable Steve Clark
Minister of Municipal Affairs & Housing
Ministry of Municipal Affairs & Housing
Province of Ontario
777 Bay Street, 17th floor
Toronto, Ontario
M7A 2J3

Dear Minister Clark:

**RE: COMMENTS ON OPA 591 – ERO #019-5868;
11 DAVIES AVENUE, TORONTO**

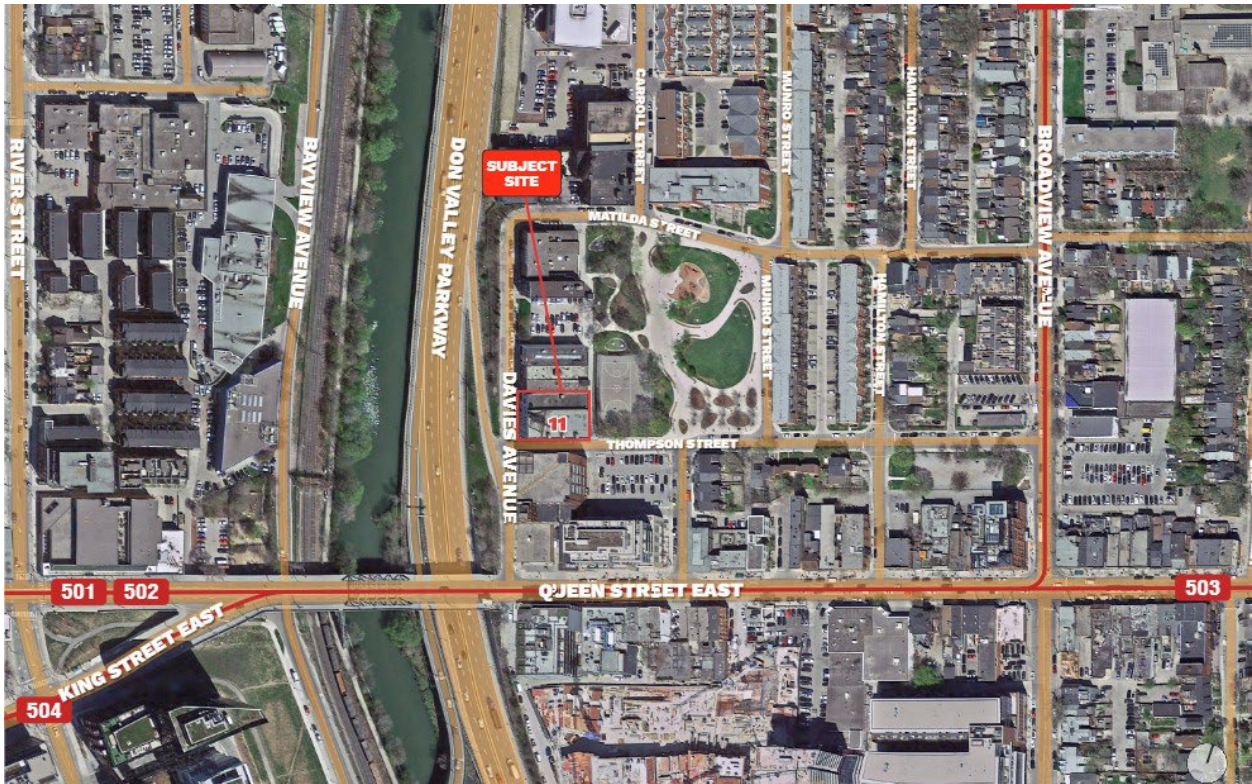
Please accept these comments from Spotlight Affordable Ventures Association (“Spotlight”) on behalf of the owner, regarding City of Toronto Official Plan Amendment 591 (“OPA 591”) as it affects 11 Davies Avenue (the “Subject Lands”).

Spotlight Affordable Ventures Association has been established to bring affordable housing and community support services to families living in Ontario. We believe this location would be ideal for redevelopment to update the existing underutilized location into a vibrant mixed-use community including Medical Offices, 24-hour Medical Clinic, Daycare & Residential units. The proposed daycare facility is intended to be accessible for community use. We live in a time when housing costs are unattainable for most Canadian families, increasing the supply of affordable housing & available support services will greatly aid families in need of a home.

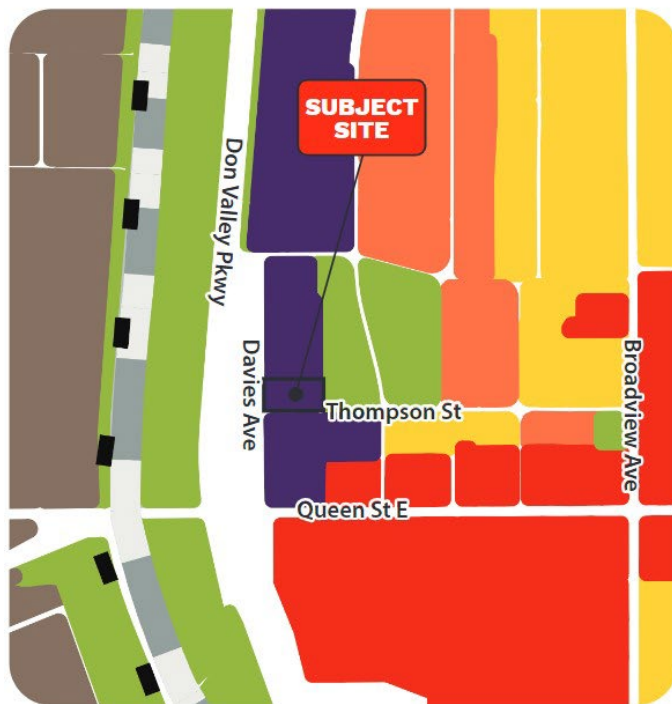
We are respectfully requesting that you modify OPA 591 to change the designation of the Subject Lands on Map 18 of the City’s Official Plan from *Core Employment Areas* to *Mixed Use Area*, as shown below and add a Site and Area Specific Policy to Chapter 7 of the Official Plan in the form set out below applicable to the Subject Lands.

SPOTLIGHT

DEVELOPMENT



Site location – Aerial of the Subject lands – 11 Davie Avenue, Toronto



Land Use Designation Legend

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



City of Toronto Official Plan Map 18 – Land Use

SPOTLIGHT

DEVELOPMENT

Draft Site and Area Specific Policy

Bousfields Inc. has prepared the Draft Site and Area Specific Policy to add to Chapter 7 of the Official Plan as follows:

XXX. 11 Davies Avenue

The following conditions will apply to mixed-use development including residential uses:

- a) Non-residential uses will comprise at least 25% of the total Gross Floor Area or 1,400 square metres, whichever is less.
- b) New employment uses will be compatible with adjacent and nearby residential uses.

Development Proposal

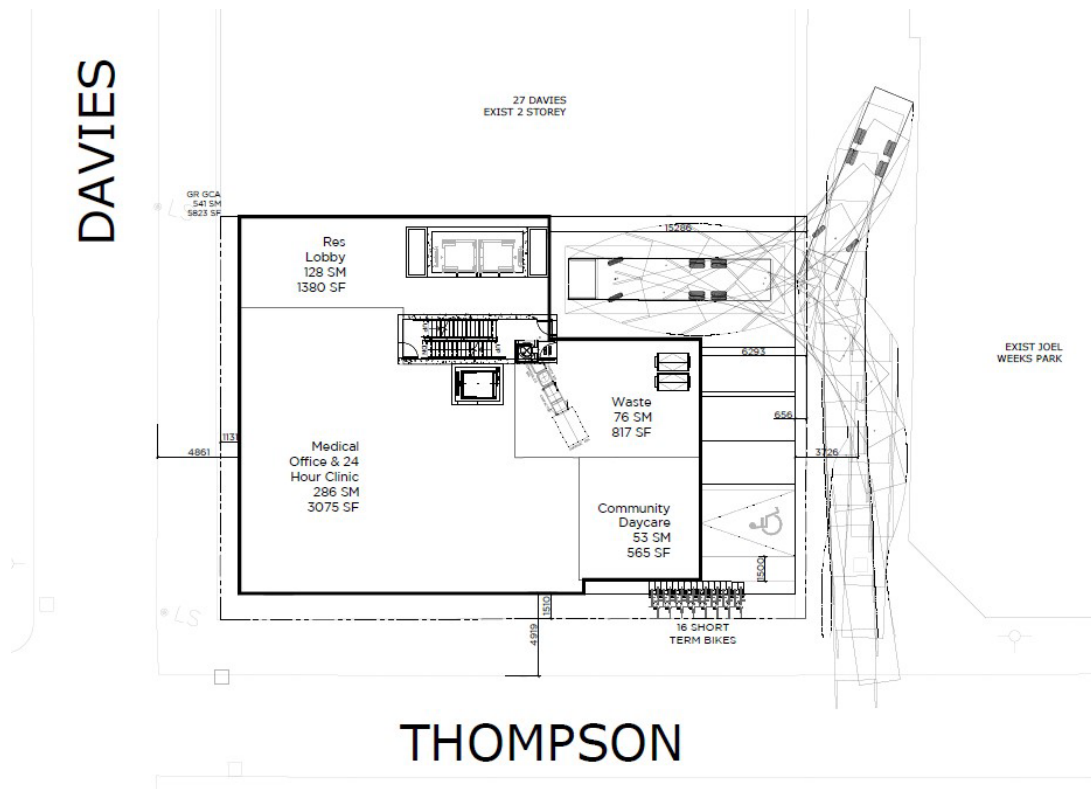
The proposed development features a 16-storey mixed-use building with 4-storey podium containing 2,274m² of Medical office & Medical Clinic, with a 53m² Community Daycare on the ground level. 12-storeys of residential space above provide the proposed 84 dwelling units.

RAW Design has provided architectural plans and massing for the proposed development that include the proposed project statistics.

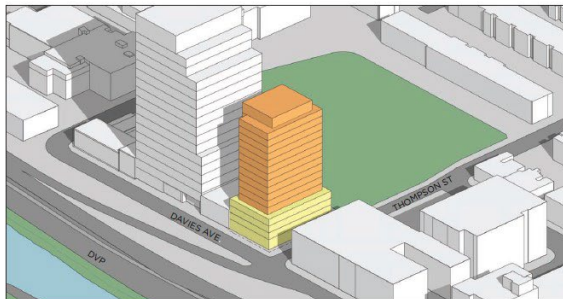
The majority of the units are intended to be family-sized (two and three bedroom) with a portion allocated to affordable housing. The addition of Medical Office and 24-hour Clinic space will allow for employment opportunities to be expanded from the limited capacity being currently available on site. The site is located immediately adjacent to Joel Weeks Park and is within walking distance of the planned Leslieville Station on the Ontario Line and Planned East Harbour RER Station on the GO Line in addition to TTC rail connections along Queen Street East. The site is incredibly well accessible via public transportation with multiple options available.

SPOTLIGHT

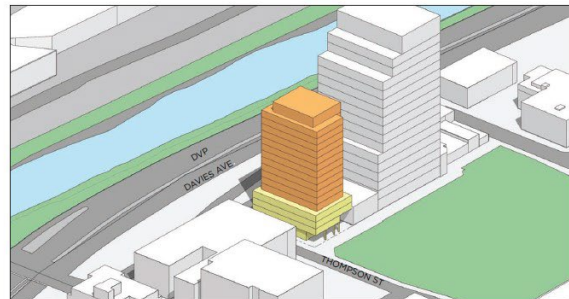
DEVELOPMENT



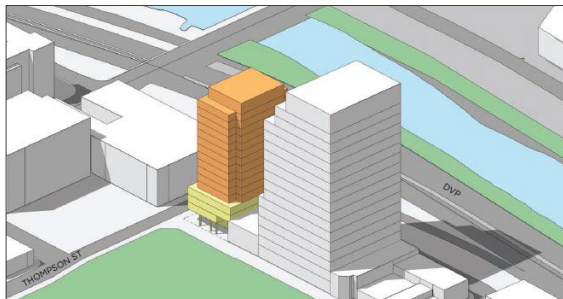
Ground floor layout for proposed development at 11 Davies Avenue, Toronto



SW Aerial



SE Aerial



NE Aerial



NW Aerial

Aerial Images – Proposed Massing – 11 Davies, Toronto

SPOTLIGHT

DEVELOPMENT

Request of the Minister

We are requesting that you utilize your powers under the Planning Act as the approval authority of OPA 591 to modify it in order to grant the conversion request for 11 Davies Avenue. To this effect we request the following modifications:

1. Removal of the Subject Lands from Employment Areas on Map 2 of the Toronto Official Plan
2. Designate *Mixed Use Area* on Map 18 of the Toronto Official Plan
3. Introduce a Site and Area Specific Policy to be added to Chapter 7 of the Toronto Official Plan. (Draft provided by Bousfield Inc. above for reference).

In support of this request Peter Smith, MCIP RPP from Bousfields Inc. has prepared a Planning Opinion with supporting rationale which we have included for your review. The conclusions of which are provided in the following section.

Conclusion

It remains our opinion that the requested employment conversion for the subject site represents good planning and will accommodate a mix of residents and jobs that will contribute to the achievement of forecasts/targets for the City as a whole and the proposed Leslieville Protected Major Transit Station Area.

The redesignation of the site to Mixed Use Areas, or the added permission for residential uses, would promote transit-supportive intensification and, with the addition of work-from-home jobs, would result in a net gain of jobs on the site.

As such, Spotlight Affordable Ventures Association humbly request that our request for conversion is accepted and approved. We are committed to building affordable communities that provide the much-needed services and homes that Ontarians need.

Thank you.

Yours truly,

Spotlight Affordable Ventures Association



Sherry Larjani
President

Encl.

Planning Opinion Letter Bousfields Inc, dated February 2, 2023

Employment Conversion Letter, dated December 17, 2020

Planning Addendum Letter, dated May 17, 2022

Architecture Set, dated February 1, 2023