



May 17, 2022

Kerri A. Voumvakis and Jeffrey Cantos
Strategic Initiatives, Policy & Analysis
City Planning Division
City of Toronto
Metro Hall, 55 John Street, 22nd Floor
Toronto, Ontario M5V 3C6

Dear Ms. Voumvakis and Mr. Cantos:

**Re: *Planning Addendum Letter
Request for Employment Area Conversion
11 Davies Avenue***

1.0 INTRODUCTION AND BACKGROUND

As you know, we are the planning consultants to 1152136 Ontario Inc., the owner of 11 Davies Avenue (the “subject site”). The lands are designated *Core Employment Areas* in the City of Toronto Official Plan. On December 17, 2020, we submitted an employment area conversion request to the City on behalf of our client with respect to the subject site (Conversion Request #30).

On January 12, 2022, the Planning and Housing Committee received a report from City staff that included the preliminary assessments for Group 1 of the Conversion Requests. Attachment 1 of the staff report included a preliminary assessment of the conversion request for the subject site, which identified a number of issues to be considered and the following preliminary assessment:

“Based on staff’s preliminary review, the subject lands should be retained as employment and be designated as Core Employment Areas.”

On January 27, 2022, we attended a meeting with City staff to discuss the conversion request and the issues that had been identified in the preliminary assessment. During the meeting, we suggested that providing additional details regarding a potential future development on the subject site and specifically details regarding a mix of uses could be helpful to staff in its further evaluation of the request.

This letter provides those details and also summarizes changes to the relevant planning framework since the time of our initial submission as it relates to the subject site.

2.0 DEVELOPMENT CONCEPT

Our office prepared a massing concept to visually demonstrate a mid-rise building that would include a range of uses (see **Attachment 1**). The massing concept includes a 10-storey mixed-use building with a 4-storey base that steps down further to 2 storeys at the eastern edge of the subject site.

The concept includes 65 dwelling units and a total GFA of approximately 5,250 square metres. The amount of non-residential GFA is approximately 1,470 square metres representing 28% of the total GFA. The resulting density would be about 6.3 FSI. As the existing 2-storey office building on the subject site has a net rentable floor area of approximately 1,370.5 square metres, the proposed massing concept represents more than 100% replacement of the existing non-residential GFA. With the inclusion of work-from-home jobs, the introduction of residential units will increase the overall number of jobs generated from the subject site.

In order to ensure that future development replaces or retains existing non-residential GFA on the subject site, we have proposed a draft Site and Area Specific Policy (SASP), attached to this letter (see **Attachment 2**), which would secure replacement of the non-residential GFA.

3.0 LESLIEVILLE PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

Proposed OPA 570 was considered by Planning and Housing Committee on March 25, 2022. It would introduce Site and Area Specific Policies (SASPs) for 57 PMTSAs and 40 MTSAAs corresponding with the existing and planned subway stations and other higher-order transit stations. A final report will be submitted to Council for adoption of the Official Plan Amendment later in 2022 before being forwarded to the Minister of Municipal Affairs and Housing for approval.

The subject site falls within the boundaries of the Leslieville PMTSA along the planned Ontario subway line. The boundaries of the Leslieville PMTSA generally extend north to Dundas Street East, east to Brooklyn Avenue, south to Eastern Avenue and west to the DVP.

The proposed SASP for the Leslieville PMTSA is SASP 765. SASP 765 provides that existing and new development is planned for a minimum population and employment target of 300 residents and jobs per hectare for the Leslieville PMTSA and assigns a minimum density of 1.0 FSI to the subject site.

While our initial submission letter noted that the subject site was within walking distance (500 to 800 metres) of the planned East Harbour and Leslieville subway stations, the draft boundaries and draft SASPs for the two stations were not available at that time.

SASP 765 includes the subject site is within the delineated boundary for the Leslieville PMTSA and assigns a higher minimum density target (300 people and jobs per hectare) than provided in the Growth Plan. It continues to be our opinion that the subject site is currently underutilized and that the introduction of residential uses within the context of a mixed-use development will assist the City in achieving intensification goals and provide more jobs and dwelling units in an area with a range of amenities in proximity to existing and planned higher-order transit.

4.0 ROLE WITHIN EASTERN-CARLAW-DVP-GREENWOOD AREA OF EMPLOYMENT

Hemson Consulting Ltd. was retained by the City to prepare an employment study to support the City's Municipal Comprehensive Review. The report was provided to the Planning and Housing Committee on April 27, 2022. Among other items, the report included profiles for various areas of employment throughout the City. The subject site is located within the Eastern-Carlaw-DVP-Greenwood Area of Employment. Appendix 2 to the report describes this area as a grouping of employment lands developed along or in the vicinity of the Lakeshore East GO rail line. Davies Avenue represents a small number of employment properties compared to the larger clusters around Dundas Street East and Carlaw Avenue and the TTC Greenwood Yard site.

As noted in our initial submission letter, the subject site is not located within a Provincially Significant Employment Zone (PSEZ). We note that the majority of the lands within the Eastern-Carlaw-DVP-Greenwood area are not located within a PSEZ with the exception being lands immediately north of Eastern Avenue. This is in contrast to the South of Eastern Area in the Hemson Report which is almost entirely within a PSEZ and represents a more contiguous grouping of employment lands.

5.0 CONCLUSIONS

It remains our opinion that the requested employment area conversion for the subject site represents good planning and will accommodate a combination 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.

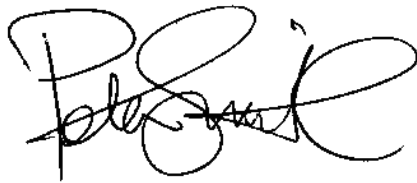
The redesignation of the site to *Mixed Use Areas*, or the added permission for residential uses, would promote transit-supportive intensification and, with the addition

of work-from-home jobs, would result in a net gain of jobs on the site.

If there are any questions with respect to this submission, please do not hesitate to contact me or Daniel Rende of our office.

Yours very truly,

Bousfields Inc.



Peter F. Smith, MCIP, RPP

cc: Jason Chiu, Client

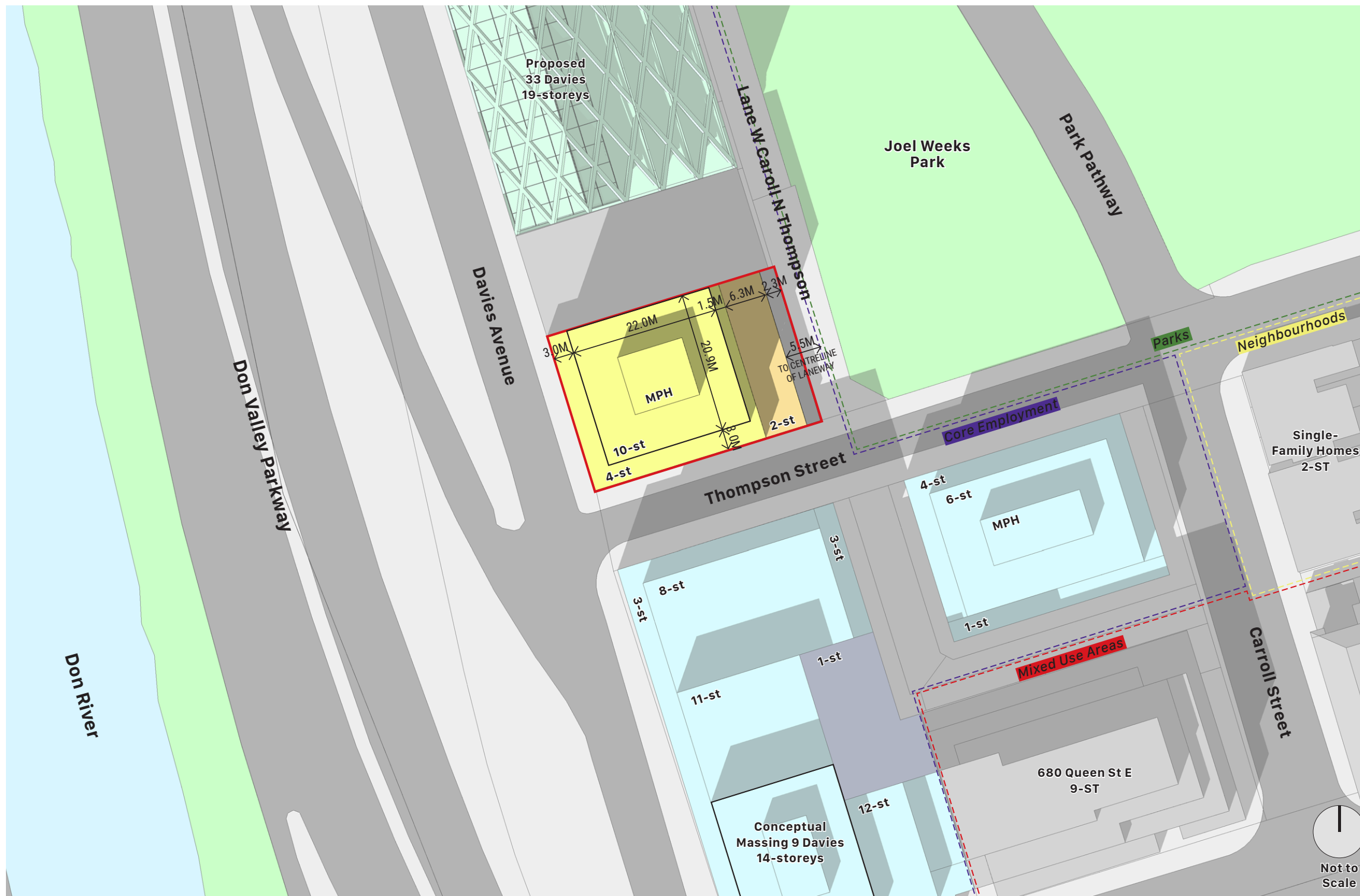


Massing Analysis

11 Davies Avenue
City of Toronto

Prepared For
1152136 Ontario Inc.
April 2022

Plan View



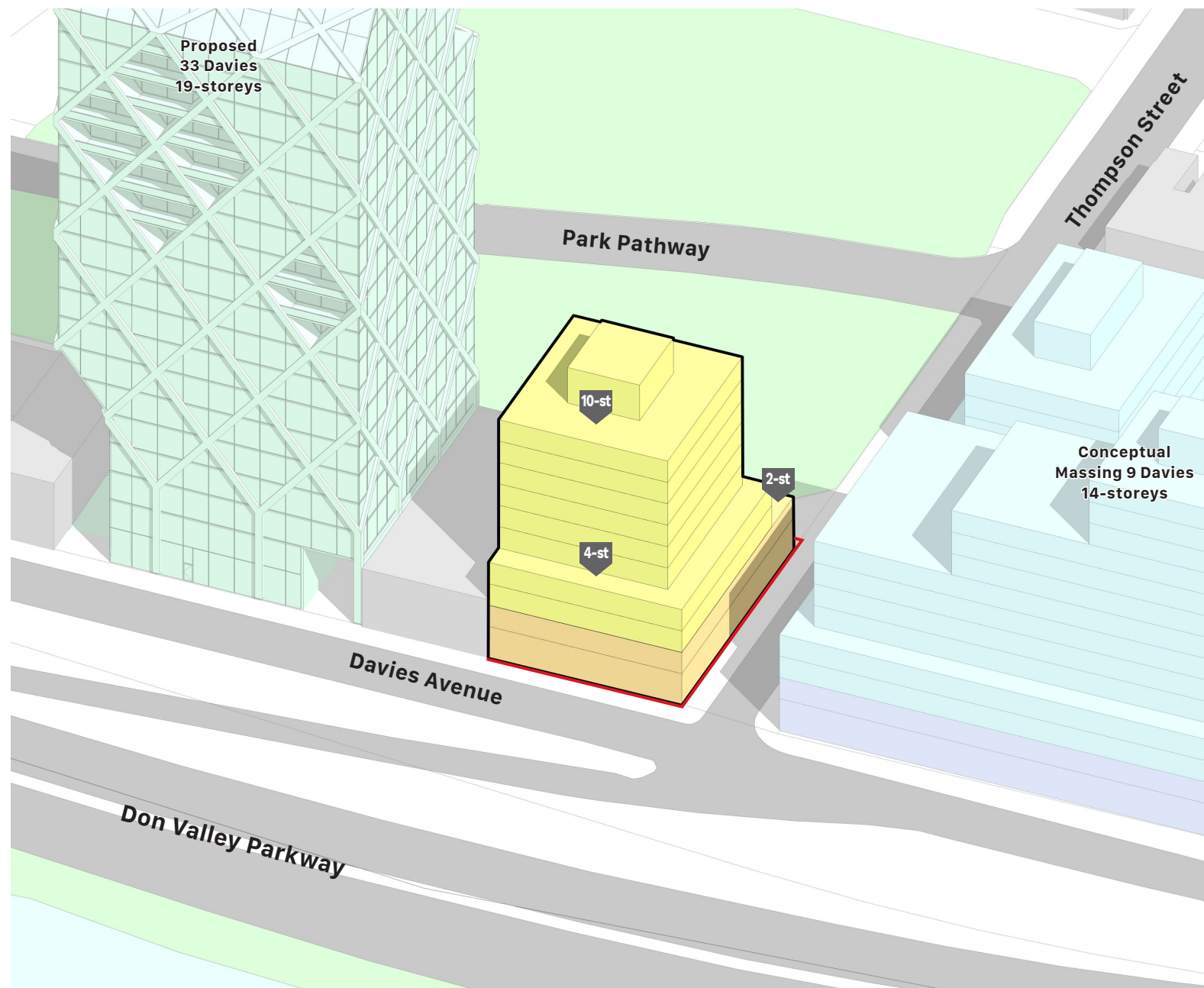
Site Statistics	
Gross Site Area (Approx.)	~830 sq.m.
Total Proposed Gross Construction Area (GCA)	5,585.4 sq.m.
GFA=94% of GCA	
Total Proposed GFA- Residential Area	Total: 3,778.4 sq.m. / (40,670.4 sq.ft.)
Total Proposed GFA- Employment Area	Total: 1,471.9 sq.m. / (15,843.4 sq.ft.)
Total Proposed GFA- Total Building Area	Total: 5,250.3 sq.m. / (56,510.8 sq.ft.)
Density	6.32 FSI
Unit Count (Approx.)	65

Notes

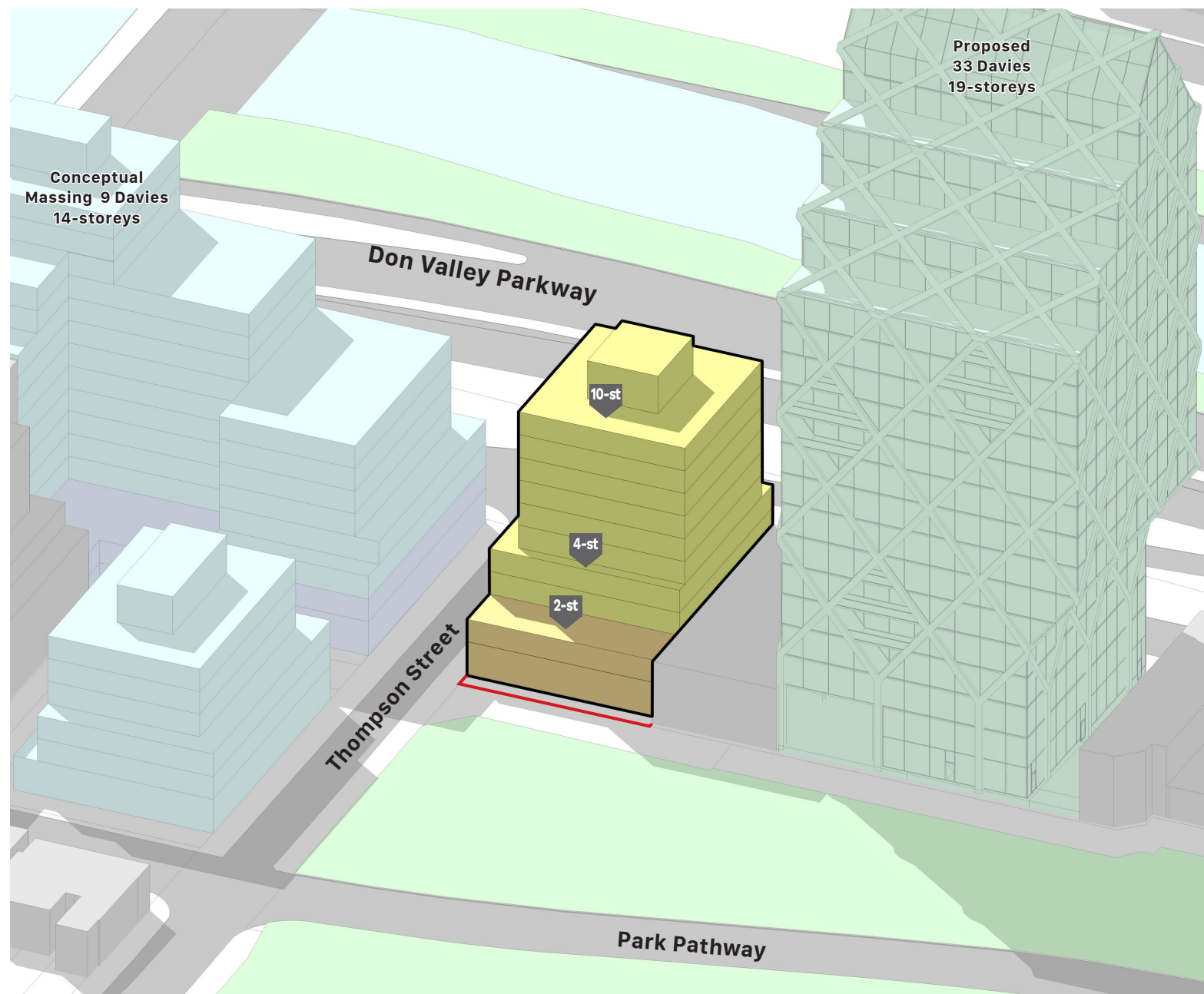
- ¹ - Gross Construction Area (GCA) is the sum of the total constructable area of a building above grade (i.e. the sum of the total area of each floor level, measured from the outside of the exterior wall of each floor level) excluding the rooftop mechanical penthouse.
- Gross Floor Area (GFA) is an estimate based on the definition of the New Zoning By-law 569-2013 and the final number will depend on the architectural building design. In the case of this study, the non-residential and residential GFA is calculated as 94% of the GCA for mid-rise buildings, where the 6% deduction assumed accounts for typical building feature exclusions such as non-enclosed spaces, air shafts, floor area dedicated to the loading, parking, and circulation of cars, etc.
- ² - Approximate unit size GFA: 80 sq.m.
- ³ - Floor-to-floor height for ground floor is 4.5 m and residential floor-to-floor heights above is 3.0 m.

- Legend**
- Subject Site
 - Conceptual Development - Residential
 - Conceptual Development - Employment
 - 9 Davies Conceptual Development
 - Proposed Developments
 - Existing Buildings
 - Existing Park

View Looking Northeast

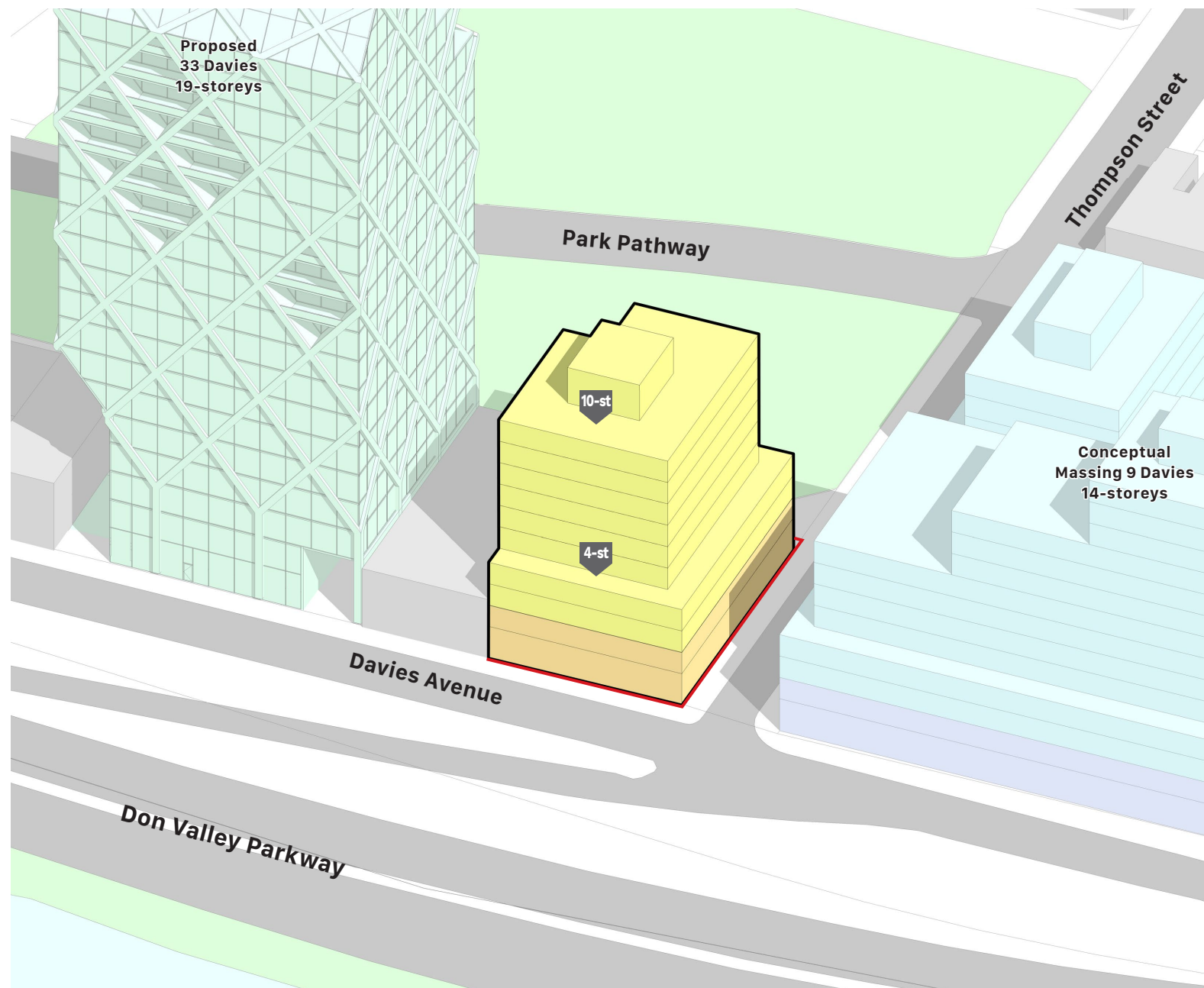


View Looking Southwest

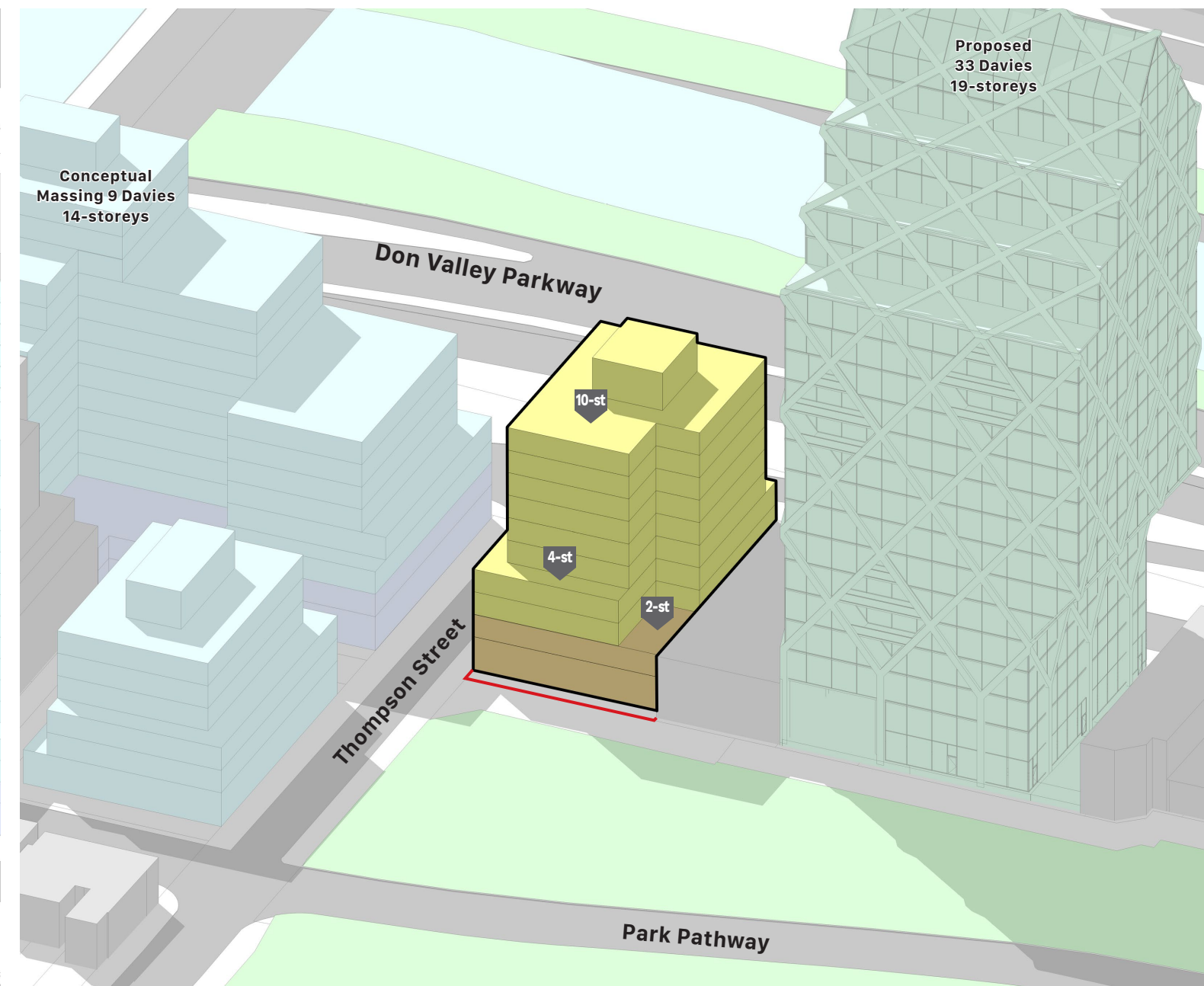


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BOUSFIELDS INC.

PLANNING | DESIGN | ENGAGEMENT

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.