

July 12, 2023

File No.: 527471-53

SUBMITTED VIA THE ENVIRONMENTAL REGISTRY OF ONTARIO

Honourable Steve Clark  
Minister of Municipal Affairs and Housing  
777 Bay Street, 17<sup>th</sup> Floor  
Toronto, ON M7A 2J3

Dear Minister Clark:

**Re: Environmental Registry of Ontario Number: 019-6813  
Provincial Planning Statement, 2023  
1911 and 1921 Eglinton Avenue East, Toronto, Ontario**

We are counsel for Samuel Sarick Limited ("**Sarick**"). Sarick is the owner of the lands municipally known as 1911 and 1921 Eglinton Avenue East (the "**Subject Lands**") in the City of Toronto ("**City**"). The Subject Lands are approximately 3.9 hectares in size and are located at the southwest corner of Eglinton Avenue East and Warden Avenue and are within the Golden Mile Secondary Plan Area.

We write to respectfully ask that the Minister consider the Subject Lands in any decisions made by the Minister as it relates to intensification of uses along Eglinton Avenue East, the policy context around Major Transit Station Areas ("**MTSA**"), Light Rail Transit ("**LRT**") and/or Site and Area Specific Policy ("**SASP**") 798, being Official Plan Amendment 644 ("**OPA 644**").

The Subject Lands are currently used for a variety of uses, including the Ontario Court of Justice Criminal Courts, (which have now moved from this location), and mixed commercial uses. The Eglinton Crosstown LRT is currently under construction along the Eglinton Avenue frontage, and transit stop locations are proposed to bookend the Subject Lands, at the northeast and northwest corners at Warden Avenue and Lebovic Avenue. The Eglinton Crosstown LRT is a 25 stop, light rail public transit project that spans 19km and will connect the Subject Lands to the other higher order transit in the city including Line 2 and Line 3.

The estimated cost for completing the Eglinton Crosstown LRT is \$12.82 billion. Furthermore, the construction of the LRT is anticipated to incur an annual operating and maintenance cost of \$80 million. The Eglinton Crosstown LRT will have the capacity to transport 15,000 people per hour per direction. Accordingly, the Subject Lands occupy an important area, supported by significant investment in infrastructure and are ideal for redevelopment.

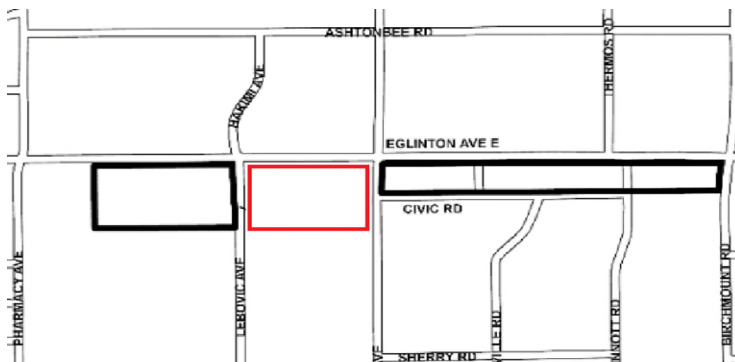
We write on behalf of Sarick to express support for the province's direction and the development of a new provincial planning policy framework. We also raise the below concerns with the potential conformity of two separate planning instruments, specifically Official Plan Amendment 231 ("**OPA 231**") and OPA 644.

**OPA 231**

OPA 231 was adopted by City Council at its meeting on December 16, 17, and 18, 2013, as part of the five-year Official Plan and Municipal Comprehensive Review for Employment Lands. On July 9, 2014, the then Minister of Municipal Affairs and Housing approved OPA 231, with modifications. On July 28, 2014, Sarick appealed OPA 231.

**OPA 644**

In August of 2021, Sarick filed a conversion application for the Subject Lands, out of an abundance of caution, despite the outstanding OPA 231 appeal. OPA 644 was adopted by City Council at its meeting June 14, 15, and 16, 2023. SASP 798 of OPA 644 converts the properties immediately to the east and west of the Subject Lands from *General Employment Areas* to *Regeneration Areas*. The diagram below shows the boundary of the Subject Lands outlined in red and the boundaries of the properties converted pursuant to SASP 798 in black.



SASP 798 includes a number of policy requirements that pertain to new development, including minimum rates for affordable housing as well as minimum requirements for employment Gross Floor Area (“GFA”) and non-residential GFA. Following its adoption by City Council, OPA 644 should be sent to the Minister of Municipal Affairs and Housing (“**Minister**”) for approval.

The Subject Lands are separately proposed to be redesignated by SASP 777.

As the Minister considers OPA 644 and SASP 798, or more broadly MTSA, LRT, and intensification policies, we respectfully request that the Minister consider the Subject Lands and include them within any considerations for intensification of mixed-uses within the area including in the boundaries of SASP 798. It is our view that the same policies and provisions should apply to all lands on the south side of Eglinton Avenue, as shown on the attached sketch and we would ask the Minister to ensure that any Ministerial refinements and/or decision apply equally.

Thank you for the opportunity to make this submission.

Respectfully,

Dentons Canada LLP



Katarzyna Sliwa  
Partner

KS/kp

Copy: Mr. Ryan Amato, Chief of Staff, Ministry of Municipal Affairs and Housing  
Ms. Kirstin Jensen, Deputy Chief of Staff, Ministry of Municipal Affairs and Housing  
Client