



December 16, 2024

**Via Digital Delivery**

City of Toronto  
Community Planning, Etobicoke District 3745 Bloor Street West  
Toronto, Ontario M9A 1A2

**Attn: Giulia Acuto**

Dear Ms. Acuto,

**Re:   *Application for Official Plan Amendment*  
      *1543, 1545, 1547, 1549, 1551 The Queensway and 66 & 76 Fordhouse*  
      *Boulevard, Etobicoke***

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**Overview**

On behalf of the Community Affordable Housing Solutions (CAHS), and Haven on The Queensway ("Haven"), two non-profit organizations focused on tackling the housing and poverty crisis of our City, we are pleased to submit an application to amend the Toronto Official Plan. The application is for the 2.15-hectare property located on the southside of The Queensway, west of Algie Avenue, municipally known as 1543, 1545, 1547, 1549 and 1551 The Queensway and 66 and 76 Fordhouse Boulevard in the City of Toronto (herein referred to as the "subject site" or "site").

This application is also submitted on behalf of the landowners (572989 Ontario Inc., 1545 Queensway Inc., 1370443 Ontario Limited, and 2038980 Ontario Limited) in partnership with the above-mentioned non-profit organizations who would be the beneficiary of free and clear land if the application is approved. Specifically, 572989 Ontario Inc. is the landowner of 1543, 1549 – 1551 The Queensway and 76 Fordhouse Boulevard, 1545 Queensway Inc. is the landowner of 1545 The Queensway, 1370443 Ontario Limited is the landowner of 66 Fordhouse Boulevard, and 2038980 Ontario Limited is the landowner of 1547 The Queensway and 0 Fordhouse Boulevard.

This Official Plan Amendment application is to amend the land use designation from General and Core Employment Areas to Mixed Use Areas. This application proposes the redevelopment of the site with four residential mixed-use buildings with heights ranging from 30 to 45 storeys. As part of the redevelopment proposal, the

landowners will convey approximately 0.387 hectares (Building A) of land to CAHS and Haven following the approval. The development proposal will contain 3,755 square meters of public service facility space for Haven, 630 square metres of space dedicated to a Habitat GTA's ReStore program, 700 square metres of daycare facility space, and 23,651 square metres of affordable housing residential gross floor area on the land to be conveyed to CAHS and Haven.

Collectively, the development proposal contains a total gross floor area of 131,424 square metres, comprised of 126,338 square metres of residential gross floor area, including 23,651 square metres of affordable housing residential gross floor area, and 5,085 square metres of non-residential space dedicated to community services and programs and a 1,322 square metres public park. The proposal will provide a total of 1,819 residential units, including 342 affordable housing units. The development proposal will result in a density of 8.9 times the area of the lot.

The proposed mixed-use, mixed income development is a response to the Province's housing supply crisis and the increasing demand for Haven's public services that support people and families impacted by poverty in the community, and the City at large.

### **Enclosures**

In support of the application, we are pleased to submit the enclosed digital materials, as requested in the Planning Application Checklist prepared by City Planning staff. This application contains two categories of materials as outlined below, those required for an Official Plan Amendment and supplementary materials prepared to support the application:

#### **Materials Required for an Official Plan Amendment Application**

- A copy of this cover letter;
- Completed and Signed Development Application Form and Fee Schedule;
- Pre-Application Consultation Checklist, dated November 7, 2024;
- Completed Project Data Sheet;
- Boundary and Topographic Survey, dated July 18 2023, prepared by KRCMAR;
- 3D Massing Model dated November 30, 2024, prepared by Hariri Pontarini

Architects;

- Simplified Report Graphics dated November 27, 2024, prepared by Hariri Pontarini Architects;
- Architectural Plans dated November 25, 2024, prepared by Hariri Pontarini Architects;
  - Drawing No. A-101 Project Statistics;
  - Drawing No. A-102 Site Plan;
  - Drawing No. A-103 Underground Parking;
  - Drawings No. A-104 to A-108 Floor Plans;
  - Drawing No. A-109 Roof Plan;
  - Drawing No. A-110 Construction Management Plan;
  - Drawing No. A-111 Phase 1 Building A;
  - Drawings No. A-201 to A-203 Elevations;
  - Drawings No. 301 to A-303 Building Sections;
  - Drawing No. A-401 to A-402 Massing Views;
- Landscape Plans dated November 25 2024, prepared by Land Art Design;
  - Drawing No. L-100a and L-100b Landscape Plans;
  - Drawing No. L-101a and L-101b Planting Plans;
  - Drawing No. L-102 Landscape Utility Coordination Plan;
  - Drawing No. L-104 Soil Volume Plan;
  - Drawing No. L-110 to L-118 Landscape and Streetscape Sections;
  - Drawing No. L-200A to L-203 Amenity Terrace and Green Roof;
  - Drawing No. L-308 Soil Cell Details;
  - Drawing No. L-311 City Standard Details;

- Drawing No. L-312 City Standard tree Planting Details;
- Stage 1 Archaeological Assessment dated September 23, 2024, prepared by Archaeological Services Inc.;
- Air Quality and Land Use Compatibility Assessment, dated November 26, 2024, prepared by Gradient Wind;
- Block Context Plan dated December 3, 2024, prepared by Bousfields Inc.;
- Planning and Urban Design Rationale, dated December 10, 2024, prepared by Bousfields Inc.;
- Public Consultation Strategy Report, dated December 2024, prepared by Bousfields Inc.;
- Community Services and Facilities Report, dated December 2024, prepared by Bousfields Inc.;
- Housing Issues Report, dated December 2024, prepared by Bousfields Inc.;
- Draft Official Plan Amendment, dated December 2024, prepared by Bousfields Inc.;
- Energy Strategy Report dated November 27, 2024, prepared by Purpose Building;
- Limited Soil Investigation, dated November 9, 2023, prepared by Keystone Environmental;
- Preliminary Draft Phase One Environmental Site Assessment dated November 25, 2024, prepared by Keystone Environmental;
- Transportation Impact Study, dated December 9, 2024, prepared by BA Group;

Supplementary Materials Submitted (not required for the Official Plan Amendment Application)

- Toronto Green Standards Checklist (Version 4), dated December 3, 2024, prepared by various consultants;

- Toronto Green Standards Statistics (Version 4), dated December 3, 2024, prepared by various consultants;
- Shadow/Sun Study dated November 25, 2024, prepared by Hariri Pontarini Architects;
- Tree Preservation Plan and Arborist Report dated October 31, 2024, prepared by Kuntz Forestry on behalf of Land Art Design;
- Tree Preservation Plan Figure 1 dated October 31, 2024, prepared by Kuntz Forestry on behalf of Land Art Design;
- Functional Servicing and Stormwater Management Report dated November 25, 2024, prepared by RVA;
- Servicing Report Groundwater Summary dated November 25, 2024, prepared by RVA;
- Civil Engineering Drawings, dated November 25, 2024, prepared by RVA;
  - Drawing No. C-1 Conceptual General Grading Figure;
  - Drawing No. C-2 Conceptual General Servicing Figure;
  - Drawing No. C-3 Conceptual Interim Servicing Figure (Block A);
  - Drawing No. C-4 Public Utilities Plan;
- Public Utilities Plan, dated November 25, 2024, prepared by RVA;
- Geotechnical Investigation Report dated December 2, 2024, prepared by Sola Engineering;
- Hydrogeological Investigation Report dated November 27, 2024, prepared by Hydrogeology Consulting Services Inc.;
- Watertight letter, dated November 25, 2024, prepared by Hydrogeology Consulting Services Inc.;
- Supplementary Groundwater Monitoring Letter, dated November 26, 2024, prepared by Hydrogeology Consulting Services Inc.;
- Traffic Noise and Vibration Feasibility Assessment, dated November 26, 2024,

prepared by Gradient Wind;

- Pedestrian Level Wind Study, dated November 27, 2024, prepared by Gradient Wind; and
- Employment Lands Study dated November 2024, prepared by urbanMetrics.

We trust that the enclosed materials are satisfactory for your purposes at this time. However, should you have any questions or require further information with respect to the above, please do not hesitate to contact the undersigned or Himanshu Katyal at our office.

Yours truly,

**Bousfields Inc.**



David Charezenko, MCIP, RPP