

April 8, 2016

Our File No.: 00-1772

Mayor and Members of Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Ms. Ros Dyers, Committee Administrator

Dear Mayor and Members of Council:

Re: APPLICATION FOR ZONING BY-LAW AMENDMENT pursuant to Section 34(1) of the Planning Act, for the properties municipally known as 219-231 DUNDAS STREET EAST in the City of Toronto

We are the solicitors for Dundas MEP Developments Inc., the beneficial owner of the properties municipally known as 219-231 Dundas Street East (the "Site") in the City of Toronto. The Site is located on the south-east corner of Dundas Street East and George Street (just east of Jarvis Street) within an area of the City of Toronto commonly referred to as the "Garden District. The Site is comprised of an existing surface parking lot (219 Dundas Street East) on the southern portion of the Site and a vacant 3-storey mixed use building on the northern portion of the Site (231 Dundas Street East), which Site is in dire need of the type of iconic design proposed by the within application on this interesting location along the curved portion of Dundas Street East as on approaches Jarvis Street to the west.

Over the past few years, the area surrounding the Site has been the subject of a significant amount of redevelopment, including City Staff and Council's approval of hi-rise developments in the range of 43 to 50 storeys. To the immediate south of the Site there are lower density developments, including the adjacent open space area associated with the four (4) storey public school fronting onto Pembroke Street.

Official Plan Policies and Zoning By-laws:

The Site is located within the "Downtown and Central Waterfront" area of the City of Toronto, pursuant to the Urban Structure Map (Map 2) of the City of Toronto's Official Plan (the "Official Plan"), which Site is designated as "Mixed Use Areas" pursuant to the Land Use Map (Map 18) of the same Official Plan. Both of these designations promote a mix of uses to help attract investment and encourage new construction. A small portion of the Site constituting the aforementioned

existing extension to Pembroke Road is designated “Neighbourhoods”; however, this small section is not part of the lands included as part of this development proposal. As described in more detail in the Planning Rationale Report attached hereto, both the Provincial Policy Statement (2014), and the “Places to Grow: Growth Plan for the Greater Golden Horseshoe” (2006), as well as the policies of the City’s Official Plan, promote the redevelopment of underutilized lands, such as the subject Site. The Site is well served by the Dundas Streetcar line, is located in close proximity to the downtown business core, and is a Site where all of the Provincial and Municipal policies promote the type of intensification proposed by the within application.

The Official Plan policies recognize the locational attributes described above, which policies promote higher density development and intensification on underutilized sites, with a high-quality, well-designed built form that is sensitive to the surrounding context. The majority of the Site is zoned “CR 1.5 (c1.0; r1.0) SS2 (x1248)” and “CR 1.5 (c1.0; r1.0) SS2 (x2389)” pursuant to the City of Toronto Zoning By-law 569-2013 as amended (and MCR T1.5 C1.0 R1.0 pursuant to the old zoning by-law), which pre-existing zoning has never been amended to reflect either the Provincial and/or Municipal Policies which call for the intensification of Sites such as the one that is the subject of this application.

While our client’s proposed development implements the in force Official Plan policies referenced herein, and while the Commercial Residential zoning permits the mix of uses proposed, our client is seeking an update from the decades old zoning and requires an amendment to the general zoning by-law built-form provisions to facilitate the height, density, and built form standards associated with the proposed design described herein.

Details of the Proposal:

Taking into account the Site’s unique locational attributes along the curve of Dundas Street East, our client’s architect has developed an iconic design that will create an attractive “view terminus” when approaching the Site from the west. The proposed development is comprised of a mix of commercial and residential uses, with a tower height of 29 storeys, which tower is located above a 5 storey podium which includes retail uses at grade, amenity space on the 2nd floor, with residential units located on floors 3 to 5 of the podium and on floors 6 to 29 of the tower. The tower portion of the building has been setback from all lot lines with a minimum setbacks of 2 m to the north lot line along Dundas Street East, 5.25 m from the south lot line, 0 m from the east lot line, and 8.25 m to the west lot line, which setbacks position the residential tower in close proximity to Dundas Street East so as to ensure that the elegant curvilinear design can best be viewed from both east and west of the Site.

The proposed development includes 19,801 m² of residential Gross Floor Area (“GFA”) and 211 m² of non-residential GFA (20,012 m² in total). Accessed through the residential lobby along Dundas Street East, a total of 295 residential units are proposed, comprised of 19 studio units, 195 one-bedroom units, 52 two-bedroom units, and 29 three-bedroom units. These units will be served by 796 m² of indoor amenity space located on the 2nd floor and 290 m² of connected outdoor amenity space located in well-designed amenity terraces located around the southern edge and northern

edges of the building adjacent to Dundas Street East (1,086 m² in total). In addition, while the Site is not currently located within an existing heritage conservation district and while the Site's current status is characterized by an open surface parking lot and a dilapidated 3-storey commercial/residential building, it is within an area that the City of Toronto is being considering if it should be part and the nature of the a heritage conservation district. A heritage impact statement has been provided in the submission because of the listed heritage property (the school) to the south.

One consolidated vehicular access point has been situated along the northern edge of the Site along Dundas Street East which will provide access to the underground parking and the Type 'G' loading space while also allowing loading vehicles to enter and exit the Site in a forward motion. A total of 96 vehicular parking spaces are to be provided in a 4-level underground garage inclusive of 71 parking spaces for residential tenants, 21 parking spaces for residential and non-residential visitors to the building, as well as 4 car share parking spaces. The proposal includes 296 bicycle parking spaces with 266 of those bicycle parking spaces set aside for residential occupants on the P1 and ground floor levels, with the remaining 30 bicycle parking spaces for residential visitors located on the Ground Floor level. As reviewed in greater detail in the Traffic Impact Study included herein, the combination of the Site's generous vehicular and bicycle parking supply, in addition to the Site's excellent access to transit ensures that there are no adverse parking and/or traffic impacts whatsoever.

This is a proposal which we are confident, based upon the detailed review contained within the reports attached hereto, is a development which implements the Provincial and Local policies, is a development which implements the City's design vision for the area, and as such, is a proposal which we are also confident is worthy of City Staff and Council's approval. Our client and their consulting team looks forward to working cooperatively with City Staff, the local community and City Council to bring this worthwhile proposal to fruition. In support of the enclosed application for a Zoning By-law Amendment enclosed herewith are the following materials:

1. A payment in the amount of \$134,259.89 being the requisite application filing fee for the application;
2. A completed Development Approval Application form, Development Approval Data Sheet, Development Approval Schedule III;
3. 20 full sized copies of the Boundary & Topographical Survey;
4. 20 full sized sets of the Architectural Plans, including Project Statistics, Toronto Green Standards Statistics Template, Site, Parking and Floor Plans, Elevations, Sections and 3D Renderings dated March 16 2016
5. 20 full sized copies of the Landscape Plan dated March 16 2016;
6. 5 copies of the Arborist Report dated February 14, 2016;
7. 5 copies of the Preliminary Pedestrian Level Wind Study dated March 22, 2016;
8. 5 copies of the Functional Servicing & Stormwater Management Report dated April 6, 2016;
9. 5 copies of the Transportation Impact Study dated April 2016;
10. 5 copies of the Sun/Shadow Study dated March 16, 2016;

11. 5 copies of the Urban Design Rationale and Planning Justification Report, including the Community Services and Facilities Study dated April, 2016;
12. 5 copies of the Heritage Impact Statement dated April 5, 2016;
13. 5 copies of the Noise and Vibration Study dated April 7, 2016;
14. 5 copies of the Archaeology Report dated March 3, 2016;
15. 5 copies of the draft Zoning By-law Amendment to By-law No. 438-86 including text and schedules;
16. 5 copies of the draft Zoning By-law Amendment to By-law No. 569-2013 including text and schedules;
17. 5 copies of the Toronto Green Standards Checklist; and
18. 1 DVD containing electronic copies of items 2 to 17 noted above, along with an electronic copy of the Computer Generated 3D Massing Model.

Should you have any questions, please do not hesitate to contact the writer, or Tim Williams, a Planner in our office.

Yours very truly,



Adam J. Brown

Encls.

Cc: Councillor Kristyn Wong-Tam
Mr. Jamie McEwan (Manager, Toronto and East York District Community Planning)
Mr. Jude Tersigni (Vice President of Planning and Development, DUNDAS MEP DEVELOPMENTS LTD)
Mr. Russell Fleisher (Partner, Turner Fleisher Architects Inc.)
Mr. Michael Goldberg (Goldberg Group)
Mr. Kenneth Chan (LEA Consulting Ltd.)
Mr. Christopher Borgal (Principal, Goldsmith Borgal & Company Ltd. Architects)
Ms. Sibylle von Knobloch (Nak Design Group)
Mr. David Suave (Stantec)