

July 19, 2022

City of Toronto
Community Planning – North York District
North York Civic Centre
5100 Yonge Street
Toronto, ON, M2N 5V7

Attn: Ben DiRaimo, Senior Planner

Dear Mr. DiRaimo,

**Re: *Official Plan and Zoning By-law Amendment Application Resubmission
(20 153975 NNY 08 OZ)
272-290 Lawrence Avenue West & 1507-1545 Avenue Road***

We are the planning consultants to First Capital REIT (“First Capital”), agents to First Capital Holdings (Ontario) Corporation, owners of the properties municipally known as 272-290 Lawrence Avenue West and 1507-1545 Avenue Road (the “subject site”).

On June 9, 2020, we filed an Official Plan Amendment and Zoning By-law Amendment application for a portion of the subject site (all properties with the exception of 272 Lawrence Avenue West), in order to facilitate the comprehensive redevelopment the subject site with a 13-storey mid-rise building and a 10-storey mid-rise building containing a total of 41,972 square metres of gross floor area, including 4,680 square metres of retail and service commercial space, and 455 residential dwelling units (the “OPA & rezoning application”). The proposal also included privately-owned publicly accessible open space (“POPS”) adjacent to the Douglas Greenbelt lands, and a publicly accessible private road. The OPA & rezoning application was deemed complete as of July 15, 2020.

Following the submission of the OPA & rezoning application, in response to comments received from City departments and external commenting agencies, as well as discussions with City staff at a series of meetings, a number of revisions were incorporated into the proposal. In addition, in early 2022, First Capital acquired the property municipally known as 272 Lawrence Avenue West, effectively expanding the area of the subject site and allowing for further revisions to the proposed site organization.

Revised Proposal

The proposal for the subject site, as revised, is now comprised of two mixed-use buildings, 10- and 14-storeys in height that contain a total of 51,292 square metres of gross floor area and 532 residential dwelling units (the “revised proposal”). A new public road has been introduced along the east side of the subject site, with the expectation that the road will ultimately provide a north-south connection from Lawrence Avenue West to Douglas Avenue, pending the acquisition or redevelopment of additional lands to the immediate north of the subject site. The revised proposal also includes a new 982 square metre public park as well as two POPS – one along Avenue Road and one along Lawrence Avenue West.

Other key changes incorporated into the revised proposal include: updated building massing to reflect the new site organization; a slight increase in the proposed site density has slightly increased from 3.78 to 3.98 FSI; modifications to the proposed unit mix reduce the proportion of one-bedroom dwelling units and increase the proportion of two-bedroom and three-bedroom dwelling units; and the conversion of Level 2 in Building B from retail space to residential space.

A summary comparison of the revised proposal (July 2022), against the initial proposal (June 2020), is provided in **Table 1** below. Additional details on the revised proposal are provided in the enclosed Planning Addendum Letter

Table 1: Summary Comparison of Development Statistics

| | | Initial Proposal (June 2020) | Revised Proposal (July 2022) |
|-------------------------------|--------------|--|---|
| Site Area | Gross | 11,105.3 square metres | 12,898.0 square metres |
| | Net | 9,628.6 square metres | 8,877.2 square metres |
| Gross Floor Area | Residential | 37,291.6 square metres | 47,817.9 square metres |
| | Retail | 4,680.0 square metres | 3,245.8 square metres |
| | Total | 41,971.6 square metres | 51,322.9 square metres |
| Overall FSI | Gross | 3.78 | 3.98 |
| | Net | 4.35 | 5.78 |
| Height (excluding MPH) | Building A | 34.8 metres | 34.45 metres |
| | Building B | 46.4 metres | 47.2 metres |
| Unit Mix | Studio | 3 (1%) | 3 (1%) |
| | 1-Bedroom | 298 (65%) | 183 (34%) |
| | 2-Bedroom | 104 (24%) | 280 (53%) |
| | 3-Bedroom | 47 (10%) | 66 (12%) |
| | Total | 455 (100%) | 532 (100%) |
| Amenity Space | Indoor | 917.5 square metres (2.0 m ² / unit) | 1,323.2 square metres (2.48 m ² / unit) |

| | | |
|--------------------------|---|--|
| Outdoor | 910.0 square metres (2.0 m ² / unit) | 1,450.6 square metres (2.72 m ² / unit) |
| Total | 1,827.5 square metres (4.0 m² / unit) | 2,773.8 square metres (5.21 m² / unit) |
| Vehicular Parking | | |
| Resident | 387 spaces | 472 spaces |
| Visitor | 68 spaces | 80 spaces |
| Retail | 150 spaces | 32 spaces |
| Total | 605 spaces | 584 spaces |
| Bicycle Parking | | |
| Resident Long-term | 410 spaces | 362 spaces |
| Resident Short-term | 46 spaces | 38 spaces |
| Retail Long-term | 10 spaces | 6 spaces |
| Retail Short-term | 15 spaces | 12 spaces |
| Total | 481 spaces | 418 spaces |
| Loading | | |
| | 3 Type "B" spaces 1 Type "C" space 1 Type "G" space | 2 Type "B" spaces 2 Type "C" spaces 1 Type "G" space |

Enclosures

On behalf of First Capital, we are pleased to submit the enclosed materials in support of the OPA & rezoning application, as revised. A detailed comment response matrix has been prepared and provides responses to all comments received as part of the initial OPA & rezoning application submission.

In support of the OPA & rezoning application, please find enclosed the following digital materials:

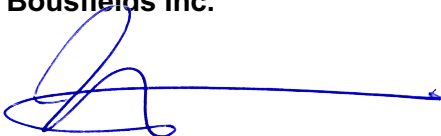
1. A completed City of Toronto Development Approval Resubmission Form;
2. A completed Project Data Sheet;
3. Architectural Drawings dated July 13, 2022, prepared by Turner Fleischer Architects Inc., as follows:
 - (a) Cover Page;
 - (b) Drawing Nos. RZ001 and RZ002 – Statistics;
 - (c) Drawing No. RZ003 - Survey;
 - (d) Drawing No. RZ004 – TGS Statistics;
 - (e) Drawing No. RZ005 – Context Plan;
 - (f) Drawing No. RZ006 – Site Plan/Roof Plan;

- (g) Drawing No. RZ007 – Residential Solid Waste Management;
 - (h) Drawing Nos. RZ101 to RZ103 – Underground Plans;
 - (i) Drawing Nos. RZ151 to RZ162– Floor Plans;
 - (j) Drawing Nos. RZ301 to RZ304 – Elevations;
 - (k) Drawing Nos. RZ401 to RZ403 – Sections; and
 - (l) Drawing Nos. RZ801 to RZ803 – 3D Perspectives;
4. 3D Digital Massing Model (in SketchUp format), prepared by Turner Fleischer Architects Inc.;
 5. Sun/Shadow Study dated July 13, 2022, prepared by Turner Fleischer Architects Inc.;
 6. Landscape Drawings dated July 11, 2022, prepared by DTAH, as follows;
 - (a) Drawing No. L-01 – Site Plan;
 - (b) Drawing No. L-02 – Site Plan – 3rd Floor Amenity Terrace;
 - (c) Drawing No. L-03 – Site Plan – 11th and 14th Floor Amenity Terraces; and
 - (d) Drawing No. L-04 – Soil Volume Plan;
 7. Rendered Landscape – Ground Floor Plan dated July 2022, prepared by DTAH;
 8. Addendum to Planning & Urban Design Rationale Report dated July 19, 2022, prepared by Bousfields Inc.;
 9. Draft Official Plan Amendment dated July 19, 2022, prepared by Bousfields Inc.;
 10. Draft Zoning By-law Amendment to the Zoning By-law 569-2013 dated July 19, 2022, prepared by Bousfields Inc.;
 11. Arborist Report and Tree Protection Plan dated July 15, 2022, prepared Dillon Consulting Limited;
 12. Scoped Natural Heritage Impact Study dated July 2022, prepared Dillon Consulting Limited;
 13. Transportation Report Update dated July 15, 2022, prepared by BA Consulting Group Ltd.;

14. Functional Servicing & Stage 1 (Preliminary) Stormwater Management Report dated July 15, 2022, prepared by The Odan/Detech Group Inc.;
15. A completed Servicing Report Groundwater Summary Form, prepared by The Odan/Detech Group Inc.;
16. Civil Engineering Drawings dated July 18, 2022, prepared by The Odan/Detech Group Inc., as follows:
 - (a) Functional Servicing Plan;
 - (b) Functional Grading Plan;
 - (c) Functional Plan & Profile;
17. Phase I Environmental Site Assessment for 272 Lawrence Avenue West dated February 9, 2022, prepared by Terrapex Environmental Ltd.;
18. Pedestrian Wind Assessment – Letter of Opinion dated July 19, 2022, prepared by Rowan Williams Davies & Irwin Inc. (RWDI);
19. Noise & Vibration Feasibility Assessment dated July 19, 2022, prepared by Rowan Williams Davies & Irwin Inc. (RWDI);
20. A completed Toronto Green Standards Version 4.0 – Checklist; and
21. A Comment Response Matrix (in Excel and PDF) dated July 18, 2022, prepared by Bousfields Inc.

We trust the enclosed materials are satisfactory for your purposes at this time. Should you have any questions or require clarification or further information with respect to the above, please do not hesitate to contact the undersigned or Hailey McWilliam of our office at 416-947-9744.

Yours truly,
Bousfields Inc.



Michael Bissett, MCIP RPP
Partner



Allison Chewter
Associate

- c. Mr. Chris Atkins, First Capital Realty