

July 5, 2022

Patrick Miller
Community Planning
City Hall, 100 Queen St W
18th Floor, East Tower
Toronto, M5H 2N2

**RE: 2252, 2264, 2280, 2288, 2290 Dundas Street West; and 104-105 Ritchie Street
Applications for an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of
Subdivision and Rental Housing Demolition**

Dear Mr. Patrick Miller,

On behalf of Choice Properties Limited Partnership, we are pleased to submit a revised Official Plan Amendment application, Zoning By-law Amendment, Rental Housing Demolitions and Draft Plan of Subdivision applications to enable a significant mixed-use development 2252, 2264, 2280, 2288, 2290 Dundas Street West; and 104-105 Ritchie Street. The Subject Lands have an irregular shape and a total area of 43,942 square metres. There are several existing buildings on-site surrounded by surface parking.

SITE AREA STATISTICS	
GROSS SITE AREA	43,942 m ²
NEW PUBLIC RIGHT OF WAYS	11,532 m ²
RIGHT OF WAY WIDENINGS	459 m ²
PROPOSED PARKLAND	4,400 m ²
NET DEVELOPMENT AREA	27,551 m ²

The Subject Lands are bounded on the east by the Kitchener GO rail corridor, on the south by the Ritchie-Herman- Golden-Silver residential neighbourhood, on the west by Dundas St W (the west side of which includes several 2-3 storey mixed use properties), and by the Bishop Marrocco/ Thomas Merton Catholic School to the north. The Subject Lands fall within two Protected Major Transit Station Areas and are in close proximity to four higher order transit lines. They represent a significant city building opportunity given both their size and location. The Subject Lands are under-utilized, and under-performing in terms of place-making and sustainability, creating a large hardscaped gap in the neighbourhood fabric. The Subject Lands are ideal for redevelopment, and given their size and proximity to transit connections they have the potential to deliver a vibrant, sustainable, transit-oriented mixed-use development that will enhance the overall community.

Background

In 2018, Choice submitted an Official Plan Amendment application in 2018 to facilitate the redevelopment of the 2280 Dundas St W site, which at the time conceptually included the existing school site at 1515 Bloor St W (Bishop Marrocco/Thomas Merton School). The 2018 OPA application

was for a mixed-use development including residential, office, and retail uses, high-quality parks and open spaces, a new TCDSB high-school on-site, and a transit concourse below grade connecting Bloor GO Station and Dundas West TTC Station. Since 2018, Choice and the school boards attempted to reach an agreement regarding the sale of the school lands, however, they were unsuccessful at coming to a final agreement. In order to move the project forward and provide improved retail offerings and respond to the urgent need for new housing, Choice is now submitting Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision (DPOS) applications to enable the redevelopment utilizing their existing land holdings (2238-2290 Dundas St W and 104-105 Ritchie Ave). Negotiations will continue with the school boards.

There are two significant changes between the 2018 OPA application and this application. Firstly, the application no longer includes the Bishop Marrocco/Thomas Merton School lands, nor does the application propose to rebuild a new school within the development. Secondly, and related, the below-grade transit concourse proposed in the 2018 OPA is not part of the current application as the school lands facilitated that significant planning direction.

Brief Overview of the Proposed Development

The Proposed Development provides mixed-use, transit-oriented intensification while achieving a range of city building and urban design objectives. The Proposal includes seven mixed-use and residential buildings (including five residential towers) on four development blocks. It will offer both ownership and rental housing options, and will be anchored around a new community public park and public street system. The redevelopment proposes a total gross floor area of 151,895 square metres comprised of 135,274 square metres of residential and 16,621 square metres of non-residential uses (including 9,025 square metres of retail and 7,596 square metres of office). The Proposed Development includes approximately 1,923 residential units in a range of unit sizes, and includes 735 rental units within 3 rental buildings. The proposal includes a large 4,400 square metre public park and a series of other open spaces around the site. A new U-shaped public street system will provide connections to the neighbourhood, including a vehicular connection at Ritchie Ave and a pedestrian connection at Herman Ave.

DEVELOPMENT STATISTICS		
RESIDENTIAL APARTMENTS GFA	131,731 m ²	87%
RESIDENTIAL TOWNHOUSES GFA	3,543 m ²	2%
TOTAL RESIDENTIAL GFA	135,274 m ²	89%
RETAIL GFA	9,025 m ²	6%
OFFICE GFA	7,596 m ²	5%
TOTAL NON RESIDENTIAL GFA	16,621 m ²	11%
TOTAL DEVELOPMENT GFA	151,895 m ²	100%
TOTAL INDOOR AMENITIES	3,846 m ²	
TOTAL RESIDENTIAL UNITS	1,923	

Requested Amendments and Applications

The Proposed Development incorporates new housing, office, community and retail uses, intensifies two major transit Station Areas, and includes a new large park, public street system, and a series of open spaces. The Proposed Development will contain a total Gross Floor Area (GFA) of approximately 151,895 square metres, and will bring 1,923 new residential units to this community, and 16,621 square metres of non-residential gross floor area. The Proposed Development is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan for the Greater Golden Horseshoe (2019). It meets the general intent and the applicable policies of Toronto's Official Plan (2006), making a significant contribution towards realizing the Plan's goals, vision, and policies. The Subject Lands are located at the intersection of three Avenues, are designated as Mixed Use Areas and are also subject to Site and Area Specific Policy (SASP) 335. Mixed Use Areas and Avenues are identified in the Plan as areas for growth, reurbanization, and intensification, and SASP 335 encourages mixed-use development. The Plan also encourages increasing the supply of housing in mixed use environments to create enhanced opportunities for people to live and work locally.

1. SITE-SPECIFIC OFFICIAL PLAN AMENDMENT

A proposed revised Official Plan amendment ("OPA"), is submitted with this application. The OPA proposes to repeal and replace SASP 335 and bring the site-specific Official Plan policies (and the implementing site specific zoning) in line with provincial policy direction for this important transit hub by proposing land uses, at a density and built form that positively affects the achievement of the minimum density targets in the Growth Plan.

The draft Official Plan Amendment will be consistent with and implement Policy 2.2.4 of the Growth Plan, which establishes a minimum density target of 200 residents and jobs combined per hectare and 150 residents and jobs combined per hectare for subway Major Transit Station Areas and GO transit major transit Station Areas, respectively. The draft OPA proposes to bring SASP 335 in line with more contemporary approaches to site and area specific policies that have recently been applied on other significant sites throughout the City, as well as bringing the policies in line with provincial policy changes.

2. SITE SPECIFIC ZONING BY-LAW AMENDMENT

A Zoning By-law Amendment to City-Wide Zoning By-law 569-2013 is required to enable the Proposed Development. The current zoning is outdated and does not implement current Provincial Policy or the in-force Official Plan. The proposed zoning bylaw amendments will update the development standards applicable to the Subject Lands, to bring them into compliance/conformity with the Provincial and municipal policy framework. Amendments will be required to permit increased residential and nonresidential gross floor area, density, and maximum heights, as well as matters related to parking, loading and bicycle parking, as required. Zoning By-law standards will be developed to address built form matters such as size of tower floorplates, separation distances, and building height, stepbacks, and setbacks that consider the unique size of the Development Site and area context while providing for an appropriate transition to surrounding residential areas.

3. DRAFT PLAN OF SUBDIVISION

The proposed Draft Plan of Subdivision implements the development concept. The Plan of Subdivision will prepare the Site for redevelopment by establishing development blocks, a public street, a new public park, and other open spaces that will allow for the orderly development of the Subject Lands. Specifically, the proposed Draft Plan of Subdivision will establish:

- 4 Development Blocks (Blocks 1, 2, 4, and 5);
- A new 18.5 wide Public Street system (Block 7) that will be conveyed to the City as Street A and Street B;
- A 4,400 square metre new public park (Block 3), that will be dedicated to the City; and
- An open space block (Block 6) that includes the necessary rail crash wall.

The specific components identified on the Subdivision Concept Plan and Draft Plan of Subdivision are described in the Planning Rationale prepared by Urban Strategies and submitted in support of the Draft Plan of Subdivision application.

4. SECTION 111 APPLICATION

Since the Proposed Development will result in the demolition and replacement of eight rental units, a rental housing demolition application is required. The Proposed Development will replace the existing rental units at a 1:1 ratio, with units of the same type, with similar sizes and rents. The existing building is vacant therefore, an engagement strategy has not been prepared at this time.

5. SITE PLAN APPLICATION (Future)

Site Plan Approval applications are required to facilitate the redevelopment of the property. The authority for Site Plan Control is granted under Section 41 of the Planning Act and Section 114 of the City of Toronto Act. Through the Site Plan Approval process, the application will be reviewed in detail, including matters relating to building design, site access, servicing, parking, loading, landscaping, and public realm design.

Contents of this Submission

In support of the Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, and Rental Housing Demolition Application, the following digital materials are enclosed:

FORMS

1. Signed Development Application Form
2. Fee Schedule 2.3 for Zoning By-law Amendment application;
3. Fee Schedule 6.0 for Draft Plan of Subdivision application;
4. Signed Rental housing Demolition and Conversion Application;
5. Signed Rental housing Demolition Screening Form
6. Planning Application Checklist (from City with annotations); and
7. Project Data Sheet.

REPORTS AND PLANS

8. Air Quality Study, prepared by SLR Consulting (Canada) Ltd. and dated June 30, 2022;
9. Arborist Report and Tree Inventory and Preservation Plan and Report, prepared by Urban Forest Innovations Inc. and dated June 29, 2022;
10. Archeological Assessment Report, prepared by ASI, and dated June 30, 2022;
11. Architectural Drawing Set, prepared by HPA Architects and dated June 30, 2022, including:
 - a) Project Statistics
 - b) Massing Views
 - c) Context Plan
 - d) Site Plan
 - e) Underground Garage Plans
 - f) Ground Floor Site Plan
 - g) Floor Plans
 - h) Mechanical Plan
 - i) Roof Plan
 - j) Site Elevations
 - k) Building Elevations
 - l) Site Sections
 - m) Perspective Drawings
 - n) Block Subdivision Plan
 - o) Site Survey Plan
12. Boundary Plan and Topographical Survey, prepared by Speight, Van Nostrand & Gibson Limited
13. Civil Engineering & Utilities Plans, prepared by Counterpoint Engineering. and dated June 30, 2022;
 - a) General Grading Plan
 - b) Subdivision Public Utility Plan
 - c) Pre-Development SWM Drainage Plan (minor)
 - d) Pre-Development SWM Drainage Plan (major)
 - e) Post-Development SWM Drainage Plan (minor)
 - f) Post-Development SWM Drainage Plan (major)
 - g) Post-Development Storm Drainage Plan
 - h) Post-Development Sanitary Drainage Plan
14. Community Services and Facilities Study, prepared by Urban Strategies Inc. and dated June 30, 2022;
15. Computer Generated Building Mass Model, prepared by HPA;
16. Cultural Heritage Evaluation Report, prepared by ERA Architects and dated June 30, 2022;
17. Digital Mass Model, Prepare by HPA
18. Draft Official Plan Amendment, prepared by Urban Strategies Inc.

19. Draft Plan of Subdivision, prepared by Speight, Van Nostrand & Gibson Limited, and dated June 30, 2022;
20. Draft Zoning By-law Amendment, prepared by Urban Strategies Inc.
21. Electromagnetic Field and Stray Current Study, prepared by C-Intech. and dated May 16, 2022;
22. Energy Strategy Report, prepared by Steven Winter Associates, Inc. and dated June 20, 2022;
23. Functional Servicing and Stormwater Management Report, prepared by Counterpoint Engineering. and dated June 30, 2022;
24. Geotechnical Engineering Report, prepared by GeoTerre Limited and dated May 26, 2021;
25. Heritage Impact Assessment Report, prepared by ERA Architects and dated June 30, 2022
26. Hydrological Review Form, prepared by consultant team and dated June 30, 2022;
27. Housing Issues Report, prepared by Urban Strategies Inc. and dated July 4, 2022;
28. Landscape Concept Design Package, prepared by PFS Studio and dated June 30, 2022:
 - a) Open Space Organization diagrams
 - b) Rendered Site Plan (Ground Floor)
 - c) Descriptions of the various open spaces with renderings and precedent imagery
 - d) Streetscapes and sections for each of the proposed new streets, and widenings along Dundas St W.
29. Landscape Drawing Package
 - e) L0.00 Cover Page
 - f) L0.01 Key Plan
 - g) L1.01 Landscape Plan
 - h) L1.02 Landscape Plan
 - i) L1.03 Landscape Plan
 - j) L1.04 Landscape Plan
 - k) L5.01 Soil Volume Plan
 - l) L5.02 Soil Volume Plan
 - m) L5.03 Soil Volume Plan
 - n) L5.04 Soil Volume Plan
 - o) L5.00 Soil Volume Plan Table
 - p) L6.00 Landscape Sections
30. Noise Impact and Vibration Study, prepared by SLR Consulting (Canada) Ltd. and dated June 30, 2022;
31. Pedestrian Level Wind Study, prepared by SLR Consulting (Canada) Ltd. and dated June 30, 2022;
32. Phase One Environmental Site Assessment, prepared by prepared by SLR Consulting (Canada) Ltd. and dated June 2022;

33. Phase Two Environmental Site Assessment, prepared by prepared by SLR Consulting (Canada) Ltd. and dated June 2022;
34. Planning Rationale, Urban Design Analysis and Block Context Study, prepared by Urban Strategies Inc. and dated June 30, 2022;
35. Hydrogeological Assessment Report, prepared by SLR Consulting (Canada) Ltd. and dated June 30, 2022;
36. Public Consultation Strategy, prepared by Urban Strategies Inc. and dated June 30, 2022;
37. Public Utility Plan, prepared by Counterpoint Engineering. and dated June 30, 2022 (a copy of the PUP found in the Civil Drawings package);
38. Rail Safety Assessment Report, prepared by HATCH, and dated June 30, 2022;
39. Rendering Package, prepared by Cicada, and dated June 30, 2022;
40. Servicing Report Groundwater Summary, prepared by Counterpoint Engineering, and dated June 30, 2022;
41. Simplified Report Graphics, prepared by HPA, and dated June 30, 2022;
42. Subdivision Concept Plan, prepared by HPA, and dated June 30, 2022;
43. Sun and Shadow Study Checklist, prepared by Urban Strategies Inc. and dated June 30, 2022;
44. Sun and Shadow Study, prepared by Urban Strategies Inc. and dated June 17, 2022;
45. Tier 1 Energy Modelling Narrative, prepared by Steven Winter Associates, Inc. and dated June 20, 2022;
46. Toronto Green Standards Checklist v4.0 prepared by the Consultant Team and dated June 30, 2022;
47. Toronto Green Standards Statistics Template V4.0 prepared by the Consultant Team and dated June 30, 2022;
48. Transportation Considerations Report, including a Parking Study, Loading Study, and Vehicular Traffic Operations Assessment, prepared by BA Group, and dated June 30, 2022; and
49. Tree Protection Plan, prepared by Urban Forest Innovations Inc. and dated June 29, 2022 (excerpt from Arborist Report).

Urban Strategies is pleased to submit these reports and plans on behalf of Choice Properties Limited Partnership and looks forward to working with the City to process this application. Please do not hesitate to get in touch with me directly should you have any questions regarding this application. Choice Properties REIT, Urban Strategies Inc. and the rest of the consultant team have appreciated the ongoing and constructive dialogue with City Planning, Councilor Perks, and the community regarding this project to-date. This application reflects many of the comments we have received, as well as the significant input we have received through our extensive community engagement in 2018. We now look forward to receiving comments on the Zoning Bylaw Amendment, Official Plan

Amendment, Rental Housing Demolition, and Draft Plan of Subdivision applications and moving this important city-building project forward.

If there are any questions, please feel free to contact Benjamin Hoff at Urban Strategies (416-340-9004 ext. 297) or Alexis Johansen alexis.johansen@choicereit.ca.

Yours very truly,



Benjamin Hoff, MCIP, RPP
Partner
URBAN STRATEGIES INC.

CC: Alexis Johansen , Manager, Planning & Development, Mixed-Use Development, Choice Properties REIT