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October 19, 2020

Our File No. 162202

Confidential and Without Prejudice

Via Email and Courier

Planning & Administrative Tribunal Law
Metro Hall, 26th Floor
55 John Street
Toronto, ON M5V 3C6

Attention: Robert Robinson, Solicitor

Dear Sirs/Mesdames:

**Re: 351 and 369 Lake Shore Boulevard East
Without Prejudice Resubmission to Settle Outstanding Appeals**

As you know, we are solicitors for Dream GG Inc., the owner of the properties known municipally as 351 and 369 Lake Shore Boulevard East in the City of Toronto (the “**Property**”).

On December 20, 2019, we provided a without prejudice submission of materials on behalf of our client intended to provide the foundation for a settlement of outstanding appeals relating to the Property and Keating Precinct West (the “**Precinct**”). Our client received formal staff comments on that submission in April of 2020. Since that time, our client and its consultants have had a number of productive discussions with staff, all with a view towards addressing staff feedback.

We are pleased to enclose a further submission of without prejudice materials which we hope will allow for the settlement of our client’s long-outstanding appeals.

As outlined in more detail in the enclosed materials, the proposed planning instruments would provide for a vibrant, mixed-use community along the City’s waterfront that is in keeping with the City’s planning and urban design objectives for the Precinct. Among other things, the comprehensive redevelopment scheme includes a built form pattern that is consistent with the City’s vision for the Precinct, a public park along the water’s edge to allow for a continuous waterfront promenade across the Precinct, and the conservation of the Victory Soya Mills Silos (the “**Silos**”) as described further below.

In addition, we note that the proposed settlement includes a generous section 37 package including affordable housing and heritage conservation contributions which would significantly advance the City’s objectives for the Central Waterfront and the Precinct.

In particular, the proposed settlement would secure substantial affordable housing contributions in conjunction with the redevelopment of the Property, in accordance with the objectives of the Central Waterfront Secondary Plan and the Keating Channel Precinct Plan. In this regard, the December 2019 submission provided for affordable housing contributions consistent with those secured in connection with the settlement of the adjacent property to the east, known municipally as 324 Cherry Street and 429 Lake Shore Boulevard East and colloquially as the 3C lands. At the request of staff, the enclosed materials continue to provide for affordable housing contributions consistent with those approved for the 3C lands, but also provide a further affordable housing contribution: the option of providing affordable rental units for a much greater duration of 99 years. Although the instruments under appeal pre-date and therefore need not have regard for the recently-adopted HousingTO 2020-2030 Action Plan which identifies 99 year affordability periods as a priority, the proposed settlement would nevertheless respect that direction. In our view, this represents a generous approach and a significant benefit to the City.

Further, in addition to these substantial contributions towards the City's affordable housing objectives, the proposed settlement would provide for the protection, stabilization and potential adaptive re-use of an iconic landmark in the Keating Channel Precinct: the Silos. The Silos are listed on the City's heritage register for their design value, as well as their historical and contextual value, as they reflect the historical character of Toronto's Central Waterfront – and in particular the Parliament Street Slip – as it developed and evolved in the 20th century. The proposed settlement would protect this key heritage asset in a manner that conserves its heritage value, complements the public park planned immediately to the west, and integrates with the proposed redevelopment of the Property.

These heritage efforts, which were not required on the 3C lands, are significant in scale and scope and represent an important contribution to recognizing the historical function of the Precinct. Conserving the Silos in the manner proposed ensures that the Silos continue to serve as a key landmark in the eastern portion of the Central Waterfront and as a reminder of the Precinct's unique identity. In this regard, the enclosed resubmission materials include a Conservation Plan, prepared by ERA Architects Inc., which builds upon the Heritage Impact Assessment included in the December 2019 submission.

Taken together, the proposed settlement would advance the City's vision of a vibrant, mixed-use community on the City's waterfront, while delivering substantial public benefits that reflect the City's priorities both for the Precinct at large and for this unique site in particular, given its heritage attributes. Accordingly, we believe that the enclosed submission materials provide a strong basis for settlement of the outstanding appeals pertaining to the Property.

In conjunction with this submission, we enclose five copies of the following:

1. Architectural plans and renderings prepared by Schmidt Hammer Lassen Architects, dated October 6, 2020;

We also enclose two copies of the following:

1. A comment response matrix relating to the April 2020 comments from City staff;
2. A planning rationale addendum letter prepared by Bousfields Inc. dated October 15, 2020, along with its original planning rationale letter dated December 18, 2019;
3. A conservation plan prepared by ERA Architects Inc., dated October 8, 2020, which includes a structural condition assessment prepared by Read Jones Christofferson Ltd. dated September 25, 2020;
4. An infrastructure capacity addendum letter prepared by WSP dated October 9, 2020, along with its original infrastructure capacity memo dated December 18, 2019; and
5. An Urban Transportation Considerations report prepared by BA Group, dated October 15, 2020; and
6. A draft zoning by-law amendment.

Our client is hopeful that this submission will allow for resolution of the planning instruments for the Property that are now over a decade-in-the-making. Please don't hesitate to contact us if further information is required.

Yours truly,

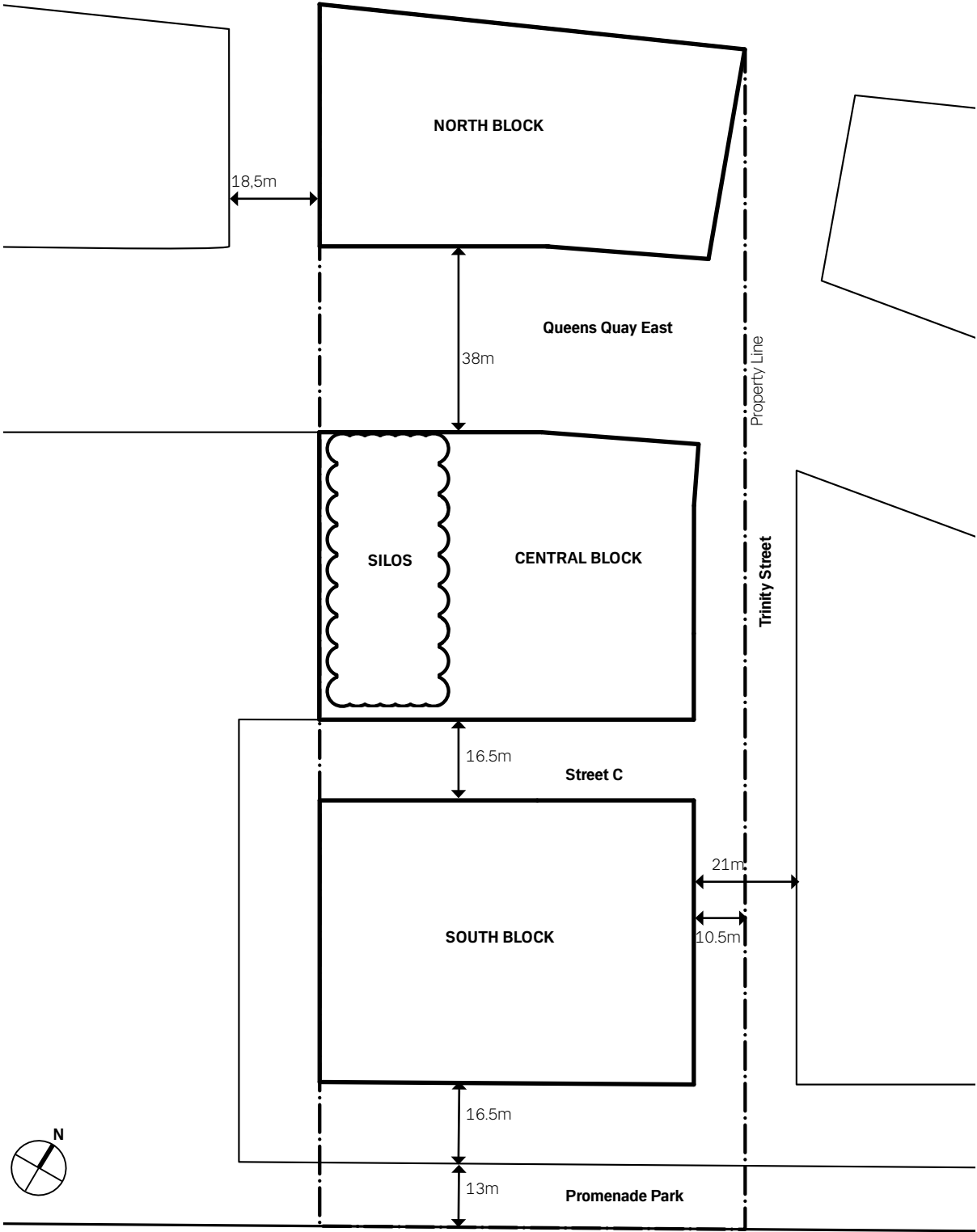
Goodmans LLP



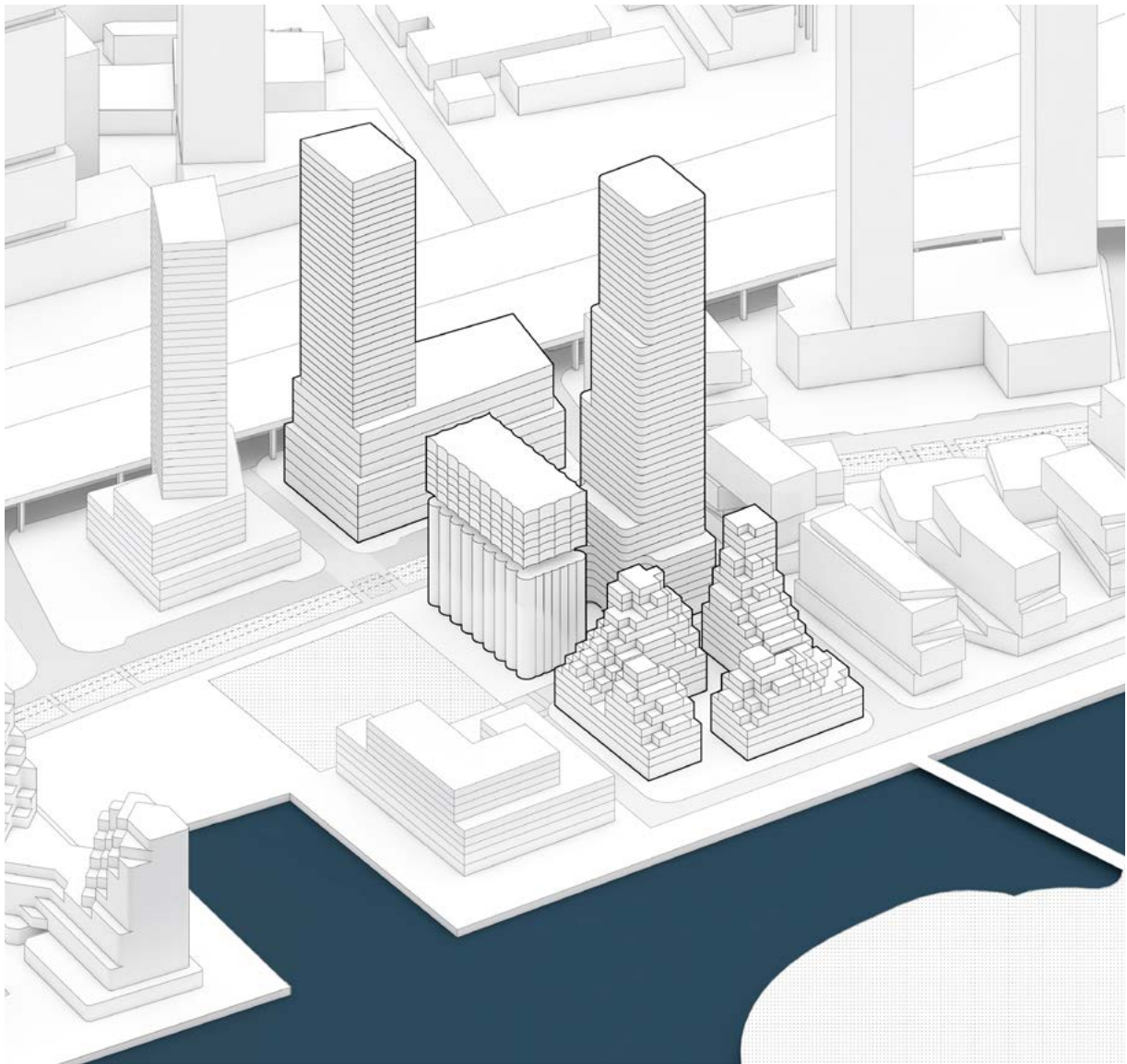
Roslyn Houser
RH/MXL
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cc: Max Laskin, Goodmans LLP
Paul Mule, Senior Planner, City of Toronto
Tony Medeiros, Chris Dunn and Victor Chan, Dream GG Inc.
Peter Smith and David Huynh, Bousfields Inc.

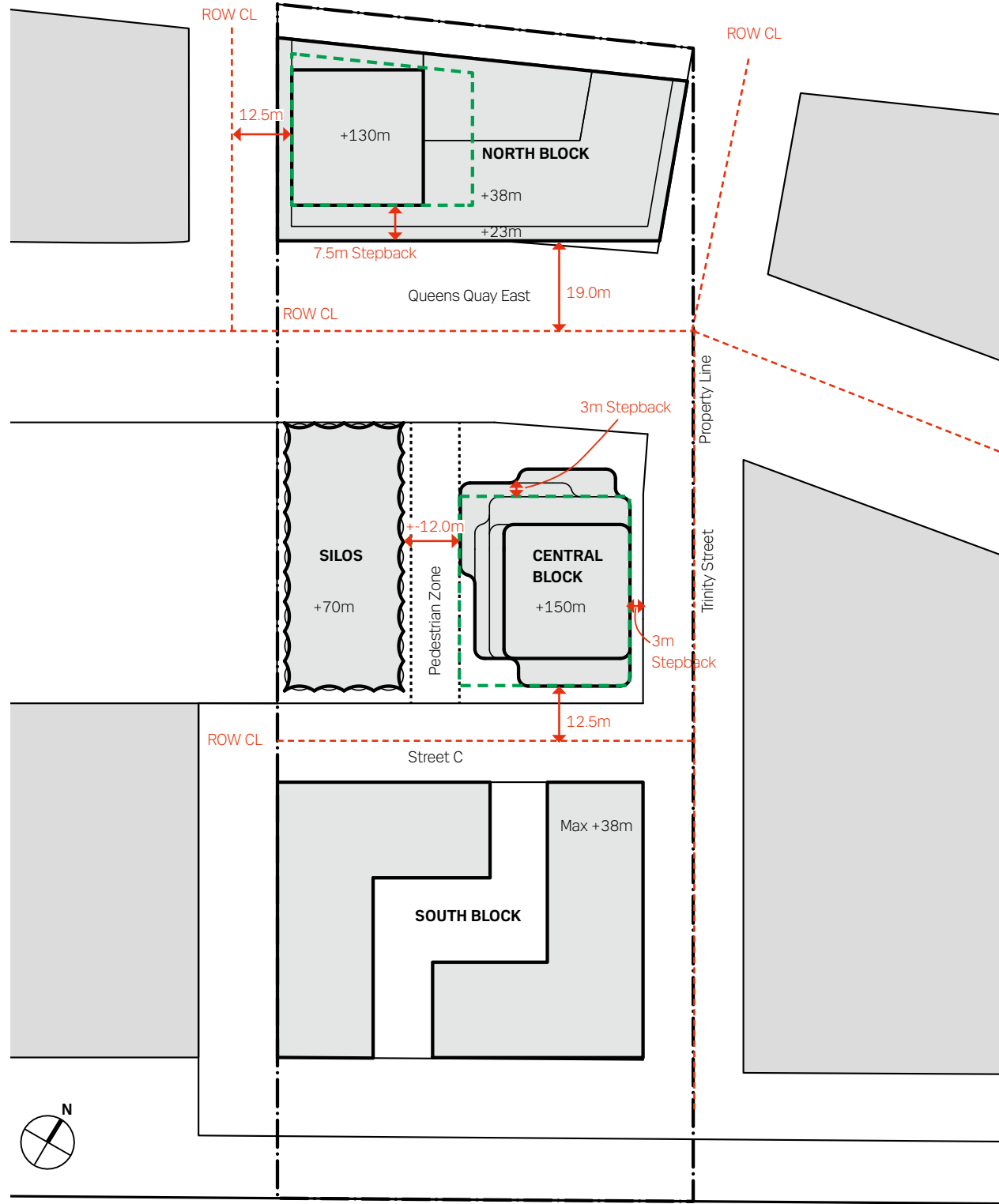
Block Plan/



Illustrative Massing/



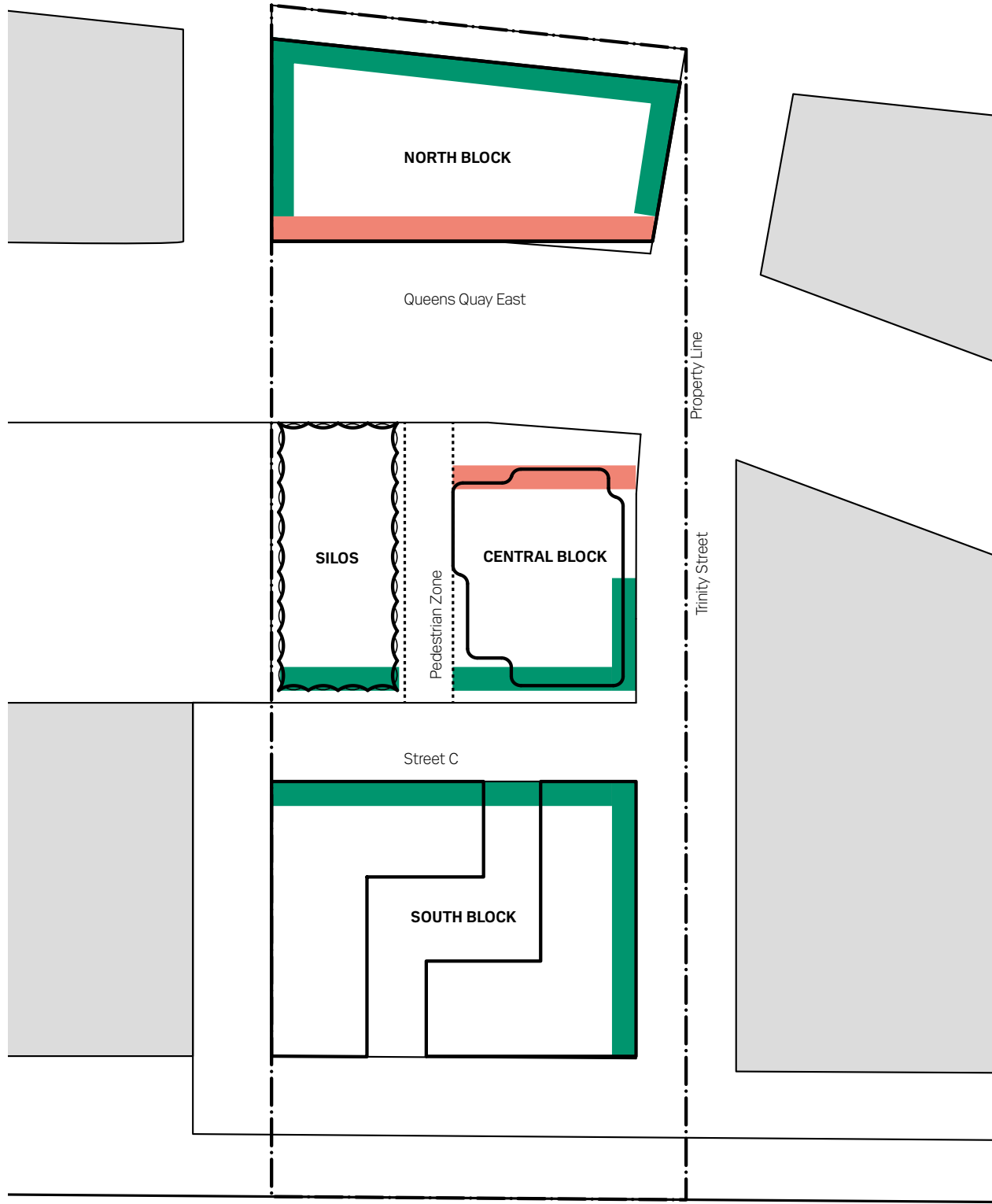
Block	GFA
North Block	48 911 m ²
Central Block	46 226 m ²
Silos Block	7 662 m ²
South Block	22 000 m ²
Promenade Park Area	1 131 m ²
Combined	124 799 m²
Residential GFA	113 438 m²
Non-Residential GFA	11 361 m²



Illustrative Massing

--- Tower Envelope



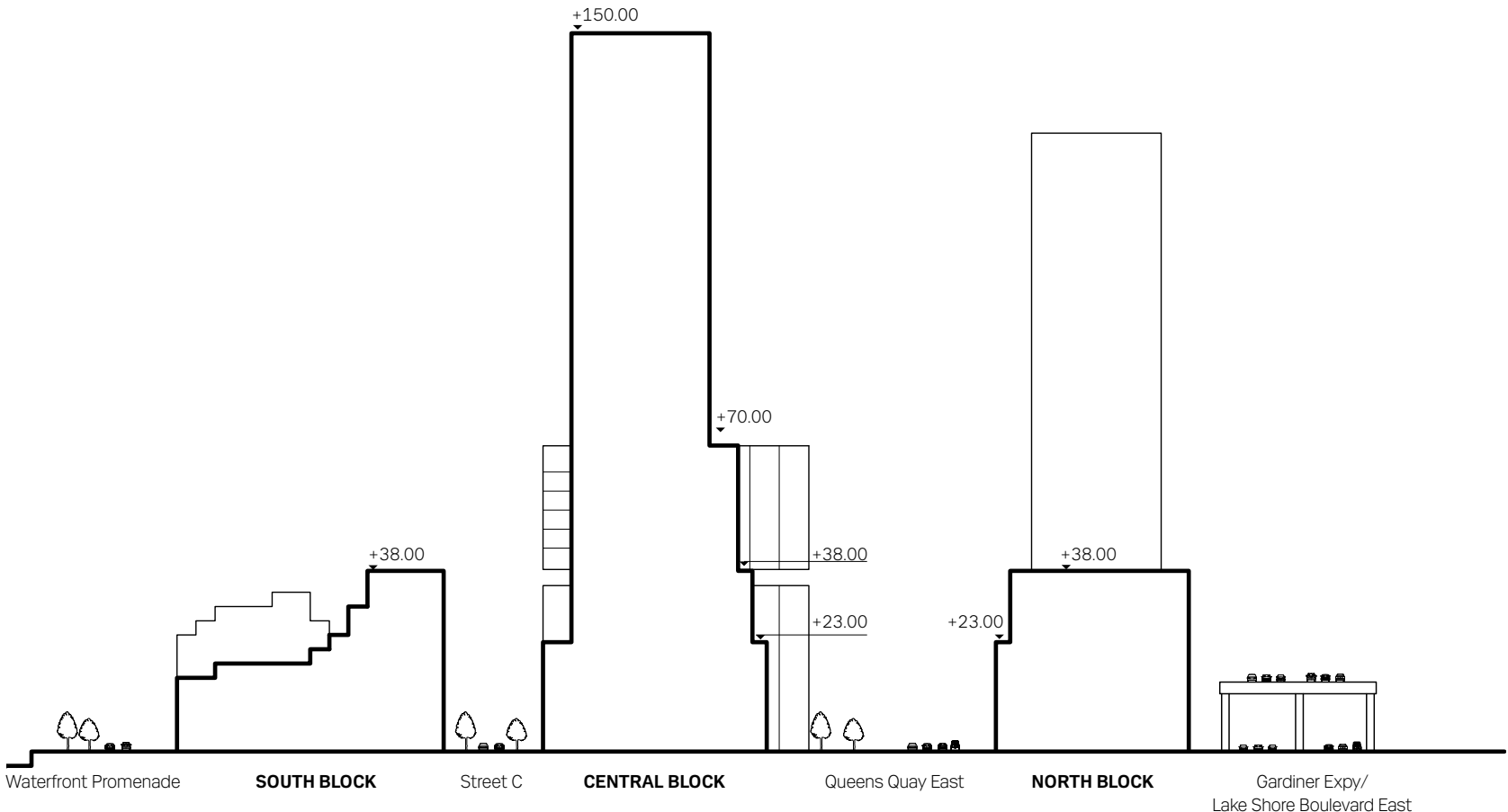


Illustrative Massing

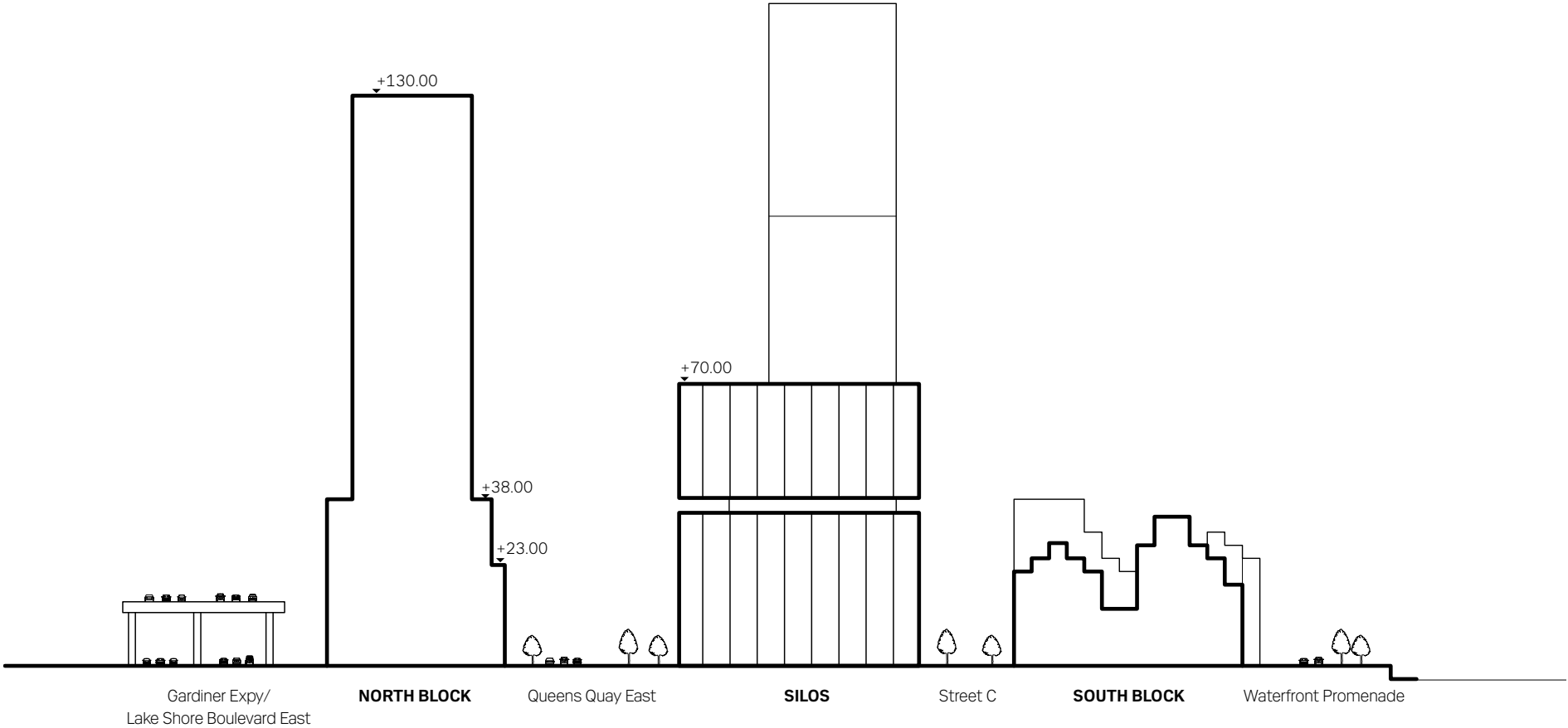
Potential Loading and Servicing Zone

Ground Floor Animation Areas

Section AA/



Section BB/



Illustrative Massing
Heights Exclude MHP

