

**BOUSFIELDS INC.**

Project No. 18136

March 15, 2021

Diane Silver  
Senior Planner – Community Planning  
Toronto City Hall  
19<sup>th</sup> Floor E., 100 Queen Street West  
Toronto, ON M5H 2N2

Dear Ms. Silver:

**Re: *Zoning By-law Amendment Resubmission***  
***File No. 19 263422 STE 04 OZ***  
***Timbertrin (Bloor/Dundas) Inc.***  
***1540-1550 Bloor Street West, Toronto***

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As you are aware, we are the planning consultants for Timbertrin (Bloor/Dundas) Inc., the owner of the properties municipally known as 1540-1550 Bloor Street West (the "subject site"). The subject site is located on the northwest corner of the Bloor Street West and Dundas Street West intersection and is currently occupied by four 2-storey mixed-use buildings, fronting onto Bloor Street West and Dundas Street West, and a one-storey commercial building located to the rear.

In December 2019, the owner filed a Zoning By-law Amendment application, in addition to a Rental Housing Demolition and Conversion Application, to redevelop the subject site with a 25-storey mixed-use building containing approximately 327 residential units and 807 square metres of retail gross floor area ("GFA") at grade. Overall, a total gross floor area of 26,444 square metres was proposed, resulting in a density of 10.73 FSI.

The application was deemed complete on December 20, 2019. The Zoning By-law Amendment application was appealed to the Local Planning Appeal Tribunal ("LPAT") on June 25, 2020 due to Council's failure to make a decision within the time period set out in the *Planning Act* (LPAT case number PL200248).

Since the time of application, the City has provided feedback on the application and there have been a number of discussions with City staff about potential revisions to the plans to address that feedback. The plans that are being submitted with this letter will be presented to the LPAT at the hearing scheduled to commence on July 5<sup>th</sup>.

It is our opinion that, with the revisions incorporated in the proposed plans, the development will be supportive of the applicable planning framework which promotes

transit-supportive mixed-use intensification, given its location within the Dundas West-Bloor Mobility Hub, a “strategic growth area” at the intersection of two *Avenues* and immediately adjacent to two higher-order transit lines. The proposed residential and retail uses on the subject site will contribute to the ongoing evolution of the Bloor-Dundas intersection as a vibrant mixed-use community node.

### **Revised Proposal**

The proposal is now for a 27-storey mixed-use building, comprised of a 13-storey tower element and a stepped 6- to 14-storey base building with retail space at grade. The massing of the tower element has been significantly revised to be more in keeping with a typical tall building typology, with a slender floorplate (754 square metres in comparison to the previously proposed floorplate size of 1,031 square metres). The revised plans result in a reduction in the total gross floor area to 25,491 square metres, (including 680 square metres of at-grade retail), resulting in a density of 10.34 FSI.

In addition to the revisions to the tower floorplate, setbacks and stepbacks have been increased to better reflect the recommendations of the Tall Building Design Guidelines. The tower element will be set back by 12.5 metres from the west lot line and 12.5 metres from the existing north lot line (which will be reduced to 12.1 metres upon the conveyance of lands to the TTC). Levels 7 to 14 will be set back a minimum of 5.5 metres from both the north and west lot lines, 3.0 metres from the south property line and 3.4 metres from the east property line. These stepbacks provide greater emphasis on the 6-storey base building, to allow it to be perceived as the defining building element along the street edges.

The revised design continues to provide a generous setback at grade along Dundas Street West, and the proposal now accommodates a 0.4 metre road widening along Bloor Street West and a 40 square metre land dedication along the north lot line, as requested by TTC.

As a result of adjustments to unit sizes and layout, the number of residential units has increased to 374 units. The proposal continues to meet the unit mix recommendations of the Growing Up Guidelines as approximately 10% of the units will have three bedrooms and 26% of the units will have two bedrooms. The change in unit mix has also resulted in alterations to other building components which are based on the unit count, including vehicle parking, bicycle parking and amenity space. **Table 1** below provides a summary of the evolution of the development statistics.

**Table 1:** Summary Comparison of Development Statistics

	<b>Original Submission (December 2019)</b>	<b>Current Design (March 2021)</b>
<b>Site Area</b>		
Existing	2,465.4 sq. m	2,465.4 sq. m
Post-widening	N/A	2,405.9 sq. m
<b>Building Height</b>		
Storeys	25 storeys	27 storeys
Metres (Top of Roof)	80.9 m	86.35 m
Metres (Top of MPH)	86.9 m	92.35 m
<b>Gross Floor Area</b>		
Residential GFA	25,637 sq. m	24,811 sq. m
Retail GFA	807 sq. m	680 sq. m
Total Project GFA	26,444 sq. m	25,491 sq. m
<b>Density (FSI)</b>	10.73	10.34
<b>Dwelling Units</b>		
Bachelor	0 (0.0%)	18 (4.8%)
One-Bedroom	206 (63.0%)	221 (59.0%)
Two-Bedroom	87 (26.6%)	99 (26.5%)
Three-Bedroom	34 (10.4%)	36 (9.6%)
Total Dwelling Units	327 (100.0%)	374 (100.0%)
<b>Amenity Space</b>		
Indoor Amenity Space	988 sq. m (3.02 sq. m / unit)	772 sq. m (2.06 sq. m / unit)
Outdoor Amenity Space	324 sq. m (0.99 sq. m / unit)	781 sq. m (2.09 sq. m / unit)
<b>Vehicular Parking</b>		
Residential	88 spaces	75 spaces
Visitor	12 spaces	22 spaces
Commercial	0 spaces	0 spaces
Total Vehicle Parking	100 spaces	97 spaces
<b>Bicycle Parking Spaces</b>		
Residential Long-Term	296 spaces	348 spaces
Residential Short-Term	33 spaces	38 spaces
Commercial Long-Term	2 spaces	2 spaces
Commercial Short-Term	6 spaces	6 spaces
Total Bicycle Parking	337 spaces	394 spaces
<b>Loading</b>	One Type 'G' Space One Type 'C' Space	One Type 'G' Space One Type 'B' Space

## **Enclosures**

In support of the revisions to the Zoning By-law Amendment application, please find enclosed the following digital materials:


- A completed City of Toronto *Development Approval Resubmission Form* for the OPA/Rezoning application;
- A revised *Project Data Sheet*;
- A completed Revision Response Matrix;
- Draft Zoning By-law Amendment to the Former City of Toronto By-law 438-86, prepared by Bousfields Inc., dated March 15, 2021;
- Draft Zoning By-law Amendment to the City of By-law 569-2013, prepared by Bousfields Inc., dated March 15, 2021;
- Revised Sun/Shadow Study, prepared by IBI Group Architects Inc., dated March 15, 2021;
- Revised Architectural Plans (including revised development statistics, Context Plan, Site Plan, Parking Plans, Floor Plans, Mechanical Penthouse Plan, Roof Plan, Sections and Elevations), prepared by IBI Group Architects Inc., dated March 15, 2021;
- Revised Landscape Plans (including Ground Floor Plan, Planting Plan, Landscape Utility Coordination Plan, Street Tree Planting Sections, Amenity Terrace Landscape Plan), prepared by Land Art Design Landscape Architects, dated March 15, 2021;
- Revised Servicing Report Groundwater Summary, prepared by Lithos Group Inc., dated March 15, 2021;
- Revised Functional Servicing and Stormwater Management Report, prepared by Lithos Group Inc., dated March 15, 2021;
- Pedestrian Level Wind Assessment Addendum, prepared by Gradient Wind Engineering, dated March 15, 2021;

- Revised Transportation Impact Study Addendum, prepared by LEA Consulting Ltd., dated March 12, 2021;
- Transportation Response Letter, prepared by LEA Consulting Ltd., dated March 12, 2021; and,
- Revised Toronto Green Standards Checklist;

We trust that the foregoing is satisfactory. However, if you have any questions or comments, please do not hesitate to contact me or Caitlin Allan of our office.

Yours very truly,

**Bousfields Inc.**



Peter F. Smith, B.E.S., MCIP, RPP

cc: Robert Wells, Timbertrin (Bloor/Dundas) Inc.