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File No. 703542

WITHOUT PREJUDICE AND CONFIDENTIAL

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By E-Mail

Kasia Czajkowski and Daniel Elmadany
City of Toronto, Legal Services Division
Metro Hall, 26th Floor
55 John Street
Toronto, Ontario
M5V 3C6

Dear Ms. Czajkowski and Mr. Elmadany:

**Re: Proposed Revisions to the Development Proposal
579 – 585 Lawrence Avenue West, Toronto
OLT Case No. PL180241**

We are counsel to Oasis Townhomes on Lawrence Inc. (“Oasis”), the owner of the lands municipally known as 579, 581, 583 and 585 Lawrence Avenue West, Toronto (the “Lands”), and the applicant/appellant in the above matter.

As you are aware, following a settlement hearing on November 18, 2019, the Local Planning Appeal Tribunal, now continued as the Ontario Land Tribunal (the “Tribunal”), issued a decision on December 2, 2019 (the “Decision”), in which it approved, in principle, amendments to the applicable zoning by-laws to permit a 12-unit townhouse development on the Lands (the “Development Proposal”). At the request of Oasis and the City, the Tribunal’s final Order was withheld pending the satisfaction of four conditions, identified in paragraph 57 of the Decision (the “Conditions”). The Tribunal’s final Order has not yet been issued.

Following the issuance of the Decision, Oasis proposed to City staff revisions to the Development Proposal that would increase the number of residential units on the Lands, but still maintain the general form of development contemplated in the Development Proposal and be in conformity with the City’s Official Plan, as amended by Official Plan Amendment Nos. 320 and 433.

As a result of discussions with City Staff, Oasis is proposing revisions to the Development Proposal that are substantially in accordance with the attached architectural plans prepared by r. Varacalli Architect inc. dated June 23, 2021 (the “Revised Proposal”).

The following table provides a summary of the key changes between the Development Proposal that was approved, in principle, by the Tribunal and the Revised Proposal, together with a comparison to some of the requirements in OPA 433:

Description	OPA 433	Development Proposal (June 26, 2019)	Revised Proposal (May 28, 2021)
Building Type	Various forms of townhouses, etc.	Townhouses	Stacked back-to-back townhouses
Max. Storeys	4 storeys	4 storeys	4 storeys
Min. Rear Setback	9 m	9 m	12.76 m
Min. Rear Landscape Buffer	3 m	3 m	3 m
Max. Block Length	36 m	Block 1 – 16.92 m Block 2 – 33.54 m	Building B – 19.86 m Building A – 26.48 m
Angular Plane	45 degrees	45 degrees	45 degrees
Min. Drive Aisle Width	6 m	6 m	6 m
Min. Surface Parking Setback	3 m	3 m	3 m
Gross Floor Area	-	3,153.40 m ²	2,748.28 m ²
Density (FSI)	-	1.77	1.54
Height	-	16.10 m to top of roof enclosure	15.58 m to top of roof enclosure
Number of Units	-	12 units in 2 blocks	25 units in 2 blocks
Building Setbacks - Front - Side	-	3 m; 2.4 m to bay window 1.5 m	2 m; 1.4 m to bay window 1.5 m
Vehicular Parking - Visitors - Residents	-	2 (0.17 spaces/unit) 12 (1.0 spaces/unit)	4 (0.16 spaces/unit) 24 (0.9 spaces/unit)
Bicycle Parking - Short Term - Long Term	-	-	4 (0.16 spaces /unit) 25 (1.0 spaces /unit)
Outdoor Amenity	-	-	63 m ² (2.52 m ² / unit)

As you will note, although the number of dwellings units is proposed to increase from 12 to 25, the total gross floor area in the Revised Proposal represents a decrease of approximately 13% as compared to the Development Proposal. In addition, the maximum height of the buildings are proposed to be reduced by approximately 0.5 metres as compared to the Development Proposal, and the minimum setback from the rear property line and the low-density residential neighbourhood to the south is proposed to increase in the Revised Proposal by nearly 4 metres.

If City Council is prepared to support the Revised Proposal, Oasis and the City Solicitor would advise the Tribunal and request the Tribunal schedule a settlement hearing on the Revised Proposal, in the form of either a written or electronic hearing.

Oasis agrees to the following conditions being imposed for the issuance of a final order of the Tribunal, should it approve the Revised Proposal:

- a. the proposed Zoning By-law Amendment is in a final form satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor;
- b. the owner has submitted a revised Functional Servicing Report, including confirmation of water and fire flow, sanitary and storm water capacity, Storm Water Management Report and Hydro-geological Report ("Engineering Reports") to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water; and
- c. the owner pays for and constructs any improvements to the municipal infrastructure in connection with the Engineering Reports, to be submitted for review and acceptance by the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements to such infrastructure are required to support this development arising from the accepted Engineering Reports.

We look forward to hearing from you following City Council's consideration of the Revised Proposed at its meeting scheduled to commence on July 14, 2021. In the meantime, please do not hesitate to contact us if you have any questions regarding this proposal or if you require anything further.

Yours truly,
DAVIES HOWE LLP



Mark R. Flowers
Professional Corporation

encl.

copy: Client
David Huynh, Bousfields Inc.