



PLANNING AND URBAN DESIGN

13 October 2021

Toronto and East York Community Council  
City Hall, 2<sup>nd</sup> Floor, West  
100 Queen Street West  
Toronto, ON  
M5H 2N2

**Attention:**                **Toronto and East York Community Council**

Dear Members of Community Council,

**RE:**                        **Technical Amendment to the Zoning By-law**  
                                 **324 Cherry Street and 429 Lake Shore Boulevard East**  
                                 **Community Council Item No. TE28.3**  
                                 WND File No. 13.614.02

We are the land use planning and urban design consultants retained by 3C Lakeshore Inc. to assist in the planning approvals process and provide expert opinion with respect to the Draft Plan of Subdivision application for the lands located at 324 Cherry Street and 429 Lake Shore Boulevard in the City of Toronto ("subject site"). The Subdivision creates four (4) new public streets, multiple commercial/residential blocks, and two (2) park blocks that provide for a total of 0.35 hectares (0.8 Acres) of parkland along the waterfront.

The Draft Plan of Subdivision application (City File No. 16 271924 STE 28 SB), originally submitted on December 30, 2016, was appealed by our client to the Ontario Municipal Board (now the Ontario Land Tribunal ("OLT")) in November 2017. A settlement hearing pertaining to the Draft Plan of Subdivision Application was held in September 2021, and the Draft Plan, as well as the Conditions of Approval were approved by the OLT (with the exception of a small number of Conditions still to be discussed). An OLT hearing has been scheduled for April 2022 for further review of the outstanding conditions.

During the Draft Plan of Subdivision application review process, refinements to the alignment of the proposed public streets and dimensions were made. These modifications resulted in the need for the maps of Zoning By-law 1174-2010 to be updated, including block dimensions, tower zones, plaza areas, and right-of-way widths.

The revisions to the zoning maps are technical in nature and remain in compliance with the site-specific planning policy and regulatory planning framework established for the subject site through the City's Official Plan (specifically, the Central Waterfront Secondary Plan), and the Keating Channel Precinct West Plan.

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We have reviewed the Final Staff Report and fully support Staff's recommendations to City Council to amend Zoning By-law 1174-2010 for the lands at 324 Cherry Street and 429 Lake Shore Boulevard East be amended in accordance with the draft Zoning By-law Amendment included in the Final Report, but would recommend that the Amendment be reviewed to ensure consistency with the final Draft Plan of Subdivision.

We request that any notice of any decisions made by Community Council and Council be provided in respect of this Item. Should you require any further information, please do not hesitate to contact the undersigned.

Yours very truly,

**WND associates**  
planning + urban design

A handwritten signature in black ink, appearing to read 'A Ferancik', is positioned above a faint, light blue rectangular stamp.

Andrew Ferancik, MCIP, RPP  
Principal