



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:                        Zoning Amendment Application (Removal of the Holding Symbol "H")**  
**324 Cherry Street and 429 Lake Shore Boulevard East**  
**Community Council Item No. TE28.2**  
WND File No. 13.614.01

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 the application to remove the Holding (H) Symbol for the northwest portion of the lands identified in site specific Keating Channel – West Zoning By-law No. 1174-2010, described in Schedule “E”.

The removal of the Holding (H) Symbol would allow for the development of an 11-storey office building on a portion of the lands municipally known as 324 Cherry Street in the City of Toronto (“subject site”), which is referred to as “Block 1” on the Draft Plan of Subdivision for the 3C lands, municipally known as 324 Cherry Street and 429 Lakeshore Boulevard East (“3C Lands”). The Holding (H) Symbol would continue to remain on the balance of the 3C Lands located east and south of the subject site. The Draft Plan of Subdivision was approved by the Ontario Land Tribunal in September 2021.

A Site Plan Control Application (City File No.: 19 233721 STE 10 SA) application for the 11-storey office building is currently under review by staff.

The Holding Provisions of Zoning By-law No. 1174-2010 requires, that prior to lifting the Holding (H) Symbol, the owner must satisfy a number of conditions, as set out in Schedule “E” of the by-law. Since the submission of the Draft Plan of Subdivision (City File No. 16 271924 STE 28 SB) and Site Plan Control (City File No. 19 233721 STE 10 SA) applications, our client has worked diligently with Planning Staff and City agencies to the satisfy the conditions for the remove the Holding (H) Symbol.

We have reviewed the Final Staff Report and agree with the conclusion of Planning Staff that the conditions for the removal of the Holding (H) Symbol have been satisfied for the subject site.

We fully support Staff's recommendations to City Council to approve the Zoning By-law Amendment application, and enact the draft Zoning By-law attached to the report, but would recommend that Schedule "1" of the draft Zoning By-law be reviewed/updated to reflect the current boundary of the subject site.

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 "Andrew Ferancik". The signature is written in a cursive, flowing style.

Andrew Ferancik, MCIP, RPP  
Principal