



Project No. 20279

January 20, 2023

Elisabeth Silva Stewart
Acting Manager, Community Planning, Etobicoke (Central Section)
City of Toronto
2 Civic Centre Court, 3rd Floor
Etobicoke, ON M9C 5A3

Dear Ms. Silva Stewart:

**Re: Official Plan Amendment and Zoning By-law Amendment Application
Resubmission
File 21 219268 WET 03 OZ
2189 Lake Shore Boulevard West**

We are the planning consultants to Marine Lake Developments Limited, the registered owners of the property municipally known as 2189 Lake Shore Boulevard West, located at the southeast corner of Lake Shore Boulevard West and Marine Parade Drive (the “subject site”). On behalf of the Owner, we are pleased to submit the enclosed revised materials in support of the above-noted Official Plan Amendment and Zoning By-law Amendment Application (the “Application”) to permit the development of a new tall building with residential and street-related retail/commercial uses.

Background to Application

On September 17, 2021, the Owner submitted an Official Plan Amendment and Zoning By-law Amendment application to permit a 59-storey mixed use building on the subject site. The application was deemed complete on October 12, 2021 and a Community Consultation Meeting was held on June 7, 2022.

On April 7, 2022 the Owner appealed the Application to the Ontario Land Tribunal (“OLT”), pursuant to subsections 22(7) and 34(11) of the *Planning Act*. Since that time, the Owner has continued to work on revisions to the supporting materials to resolve outstanding issues raised by the various commenting agencies and City departments.

Revised Proposal

A quantitative summary of the original September 2021 proposal and the enclosed revised proposal (January 2023) is found below in **Table 1**.

Table 1 – Site Statistics

	Original Proposal (September 2021)	Revised Proposal (January 2023)
Site Area	2,735.7 m ²	2,735.7 m ²
Total Gross Floor Area	44,915 m ² (Bylaw 569-2013 definition of GFA)	45,700 m ² (Bylaw 569-2013 definition of GFA)
Residential	44,260 m ²	45,045
Non-residential	655 m ²	655
FSI	16.4	16.7
Height		
Storeys	59	60
Metres	195.97 m (188.68 m plus 7.29 m MPH)	197.68 m (188.68 m plus 9.0 m MPH)
Residential Units	650	759
Bachelor/Studio	9 (1%)	57 (8%)
1-Bedroom/1-Bedroom + Den	383 (59%)	474 (62%)
2-Bedroom/2-Bedroom + Den	190 (29%)	153 (20%)
3-Bedroom	68 (11%)	75 (10%)
Amenity Space	2,606 m² (4.0 m² / unit)	3,037 m² (4.0 m² / unit)
Indoor	1,729 m ² (2.66 m ² / unit)	1,518 m ² (2.0 m ² / unit)
Outdoor	877 m ² (1.34 m ² / unit)	1,519 m ² (2.0 m ² / unit)
Vehicular Parking	230 spaces	197 spaces
Resident Parking	158 spaces	152 spaces
Visitor/Retail Parking	67 spaces	40 spaces
Car Share Spaces	5 spaces	5 spaces
Bicycle Parking	652 spaces	569 spaces
Long-term	586 spaces	516 spaces
Short-term/Visitor	66 spaces	53 spaces
Loading Spaces	1 Type G loading space 1 Type B loading space	1 Type G loading space 1 Type B loading space

Below is a summary of the changes made since the original September 2021 proposal:

Built Form and Massing

- Building setback along Lake Shore Boulevard West increased from 1.0 m to 3.0 m;
- Building setback along Marine Parade Drive increased from 1.0 m to 2.0 m;

- Tower setback above podium along Lake Shore Boulevard West decreased from 6.95 m to 4.95 m;
- Tower setback above podium along Marine Parade Drive decreased from 7.0 m to 6.0 m;
- Building setback at corner of Lake Shore Boulevard West and Marine Parade Drive increased from 0 m to 2 m;
- Podium height decreased from 3 storeys to 2 storeys;
- Massing along the east side of the building revised from three terraces at the 5th, 8th and 11th storeys to two terraces at the 7th and 11th storeys; and
- The design and massing of the mechanical penthouse has been revised to accommodate a tapered/shaped form to minimize shadow impacts and add visual interest.

Building Height

- Height of 188.68 m (excluding mechanical penthouse) maintained from original September 2021 submission;
- Number of storeys revised from 59 storeys to 60 storeys; and
- Mechanical Penthouse tapered with low point located to the west to minimize shadow impacts.

Gross Floor Area and Unit Counts

- Increase of approximately 785 m² of Gross Floor Area;
- The number of units increased by 109 for a total of 759 units as a result of a revised unit mix and floor layout; and
- Amenity Space allocation equalized to 2.0 m² per unit for both Indoor and Outdoor Amenity Space.

Interior Revisions

- The majority of locker storage and indoor bicycle parking has been relocated to below-grade parking levels. Locker storage areas on the 2nd storey were replaced with Indoor Amenity Space along the perimeter to provide active uses along both street frontages and the lands to the south. Indoor bicycle parking will now be accessed by two parking shuttles.

Shadows

- The 3D shadow model has been revised to correct for changes in topography not previously accounted for. A diagram has been provided in the enclosed shadow study illustrating the various spot elevations and finished floor elevations utilized in the model.

Resubmission Materials

In support of the revised proposal, please find enclosed the following digital materials for your review:

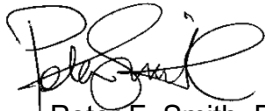
- Completed Resubmission Form;
- Completed Project Data Sheet;
- Architectural Plans prepared by Wallman Architects, dated January 20, 2023, including:
 - A0.00 Cover Sheet & Drawing List
 - A0.01 Legal Survey
 - A0.02 Statistics
 - A1.00 Context Plan
 - A1.01 Site/Roof Plan
 - A1.02 Area Diagrams
 - A1.03 Area Diagrams
 - A1.04 Area Diagrams
 - A1.06 Amenity Diagrams
 - A2.01 Parking Level 3 & 4
 - A2.02 Parking Level 1 & 2
 - A2.03 Level 1
 - A2.04 Level 2
 - A2.05 Level 3
 - A2.06 Level 4 & 5-7
 - A2.07 Level 8 & 9-11
 - A2.08 Level 12 & 13-27
 - A2.09 Level 28 & 29
 - A2.10 Level 30-59 & 60 (PH)
 - A2.11 Mech PH and Machine Room
 - A2.12 Room Plan
 - A3.01 North and West Elevation
 - A3.02 South and East Elevation
 - A4.01 Building Sections
 - A6.01 Shadow Studies – Mar 21st
 - A6.02 Shadow Studies – Mar 21st
 - A6.03 Shadow Studies – June 21st
 - A6.04 Shadow Studies – June 21st
 - A6.05 Shadow Studies – Sept 21st
 - A6.06 Shadow Studies – Sept 21st
- Landscape Plans prepared by Ferris + Associates, dated January 20, 2023, including:
 - SPL1 - Landscape and Lighting Plan
 - SPL2 – Planting & Soil Volume Plan
 - SPL3 – FL02 Amenity Landscape and Planting Plan
 - SPL4 – FL03 Amenity Landscape Plan

- SPL5 – FL08 and FL12 Amenity Landscape and Planting Plan
- SPL6 – Landscape Sections
- SPL8 – City Details
- SPL9 – City Details
- SPL10 – Details
- SPL11 – Details
- SPL12 – Soil Cell Details
- TPR1 – Tree Protection and Removal Plan
- Servicing Memo Addendum prepared by Counterpoint Engineering, dated January 18, 2023; and
- Revised Draft Zoning By-law Amendments (for By-laws 569-2013 and the Etobicoke Zoning Code) and revised Draft Official Plan Amendment.

We trust that the foregoing is satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact the undersigned or Ashley Paton of our office.

Yours very truly,

Bousfields Inc.



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

cc: Marine Lake Developments