

June 20, 2023

By E-Mail

Santiago Acevedo-Martinez
Case Coordinator/Planner
Ontario Land Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5

Sarah O'Connor, Solicitor
City of Toronto, Legal Services Division
26th Floor, Metro Hall
55 John Street
Toronto, Ontario
M5V 3C6

Dear Mr. Acevedo-Martinez and Ms. O'Connor:

**Re: 1181 Sheppard Avenue East, Toronto
Resubmission of Official Plan Amendment and Zoning By-law Amendment
Applications
OLT Lead Case No.: OLT-21-001718**

As you know, we are counsel to Concord Adex Investments Limited ("Concord"), the applicant/appellant with respect to the above matters.

In accordance with paragraph 10 of the draft Procedural Order that was submitted to the Tribunal on June 15, 2023, we are writing to advise that Concord intends to seek approval from the Tribunal of a revised proposal at the hearing that is scheduled to commence on October 2, 2023. Consequently, enclosed with this letter is a resubmission of Concord's Official Plan Amendment and Zoning By-law Amendment applications.

Among the key changes in this revised submission compared to the previous submission are the following:

1. Revisions to the proposed east tower, including the following:
 - (a) reduction of the typical floorplate from 984 sm (GCA) to 890 sm (GCA);
 - (b) increase in overall height from 104.6 m to 120.4 m, and from 33 to 38 storeys; and
 - (c) provision of minimum 1.5 m setbacks along the south and east elevations.
2. Reduction in the overall height of the west tower from 104.6 m to 100.8 m, and from 34 to 32 storeys.

3. Revised massing of the base building along the Sheppard Avenue East frontage.
4. Relocation and widening of the pedestrian access path on the Concourse 1 Level.
5. Revised staircase (POPS) from a straight design to a curved design.

Below are detailed statistics comparing the current submission to the February 2023 proposal:

	February 2023 Submission (Based on By-law 7625)	June 2023 Submission (Based on By-law 7625)
Gross Floor Area		
Non-residential	8,309 sq.m.	7,568 sq.m. (*7,168 sq.m.)
Residential	58,642 sq.m.	56,753 sq.m. (*53,835 sq.m.)
Total	66,951 sq.m.	64,321 sq.m. (*61,003 sq.m.)
FSI	7.96	7.65 (*7.25)
Residential Unit Breakdown		
Studio	0 (0%)	0 (0%)
1-Bedroom	557 (69%)	553 (71%)
2-Bedroom	132 (16%)	136 (17%)
3-Bedroom	116 (14%)	94 (12%)
Total	805	783
Residential Amenity Space		
Indoor	1,321 sq.m. (1.6 sq.m./unit)	1,185 sq.m. (1.5 sq.m./unit)
Outdoor	1,232 sq.m. (1.5 sq.m./unit)	1,220 sq.m. (1.6 sq.m./unit)
Total	2,553 sq.m. (3.1 sq.m./unit)	2,405 sq.m. (3.1 sq.m./unit)
Tower Heights (excl. MPH)		
West Tower	104.6 m. (34 storeys)	100.8 m. (32 storeys)
East Tower	104.6 m. (33 storeys)	120.4 m. (38 storeys)
Tower Floor Plate (GCA)		
West Tower	804 sq.m.	805 sq.m.
East Tower	984 sq.m.	890 sq.m.
East Tower Stepbacks		
North	9.6 m. – 11.2 m.	~16.8 m. – 18.8 m.
East	0 m. – 0.6 m.	~0.8 m. – 2.1 m.
South	2.4 m. – 3.8 m.	~2.6 m. – 3.5 m.

West	0 m.	~ 0.6 m. - 1.6 m.
West Tower Stepbacks North	11.0 m.	~11.0 m – 13.6 m.
East	0 m.	~0 – 1.3 m.
South	0 m.	~0 m.
West	0 m. – 7.8 m.	~0 - 6.5 m.
Vehicular Parking Non-res./Residential Visitor	112	102
Residential	386	375
Total	500	477
Bicycle Parking Long Term	559	546
Short Term	82	84
Total	641	630

*GFA calculation in accordance with By-law No. 569-2013

In support of this resubmission, we are providing a link to digital copies of the following documents, which replace or supplement application submission materials previously provided:

1. Completed Resubmission Form;
2. Project Data Sheets;
3. Architectural Plans, prepared by Dialog, dated June 19, 2023, including:
 - (a) Site Plan
 - (b) Underground Garage Plans
 - (c) Floor Plans
 - (d) Roof Plan
 - (e) Site and Building Elevations
 - (f) Site and Building Sections;
4. Sun/Shadow Study, prepared by Dialog, dated June 16, 2023;

5. Planning and Urban Design Rationale Addendum, including Block Context Plan, prepared by Bousfields Inc., dated June 20, 2023;
6. Interim Pedestrian Wind Opinion Letter, prepared by RWDI, dated June 19, 2023;
7. Servicing Memo and Response to ECS Comments, prepared by Arcadis IBI Group, dated June 19, 2023 and June 20, 2023, respectively;
8. Urban Transportation Considerations Addendum, prepared by BA Group Consulting, dated June 19, 2023;
9. Revised Draft Official Plan Amendment, prepared by Bousfields Inc.; and
10. Draft Zoning By-law Amendments, prepared by Bousfields Inc..

Please do not hesitate to contact us if you have any questions regarding this resubmission.

Yours truly,
DAVIES HOWE LLP



Mark R. Flowers
Professional Corporation

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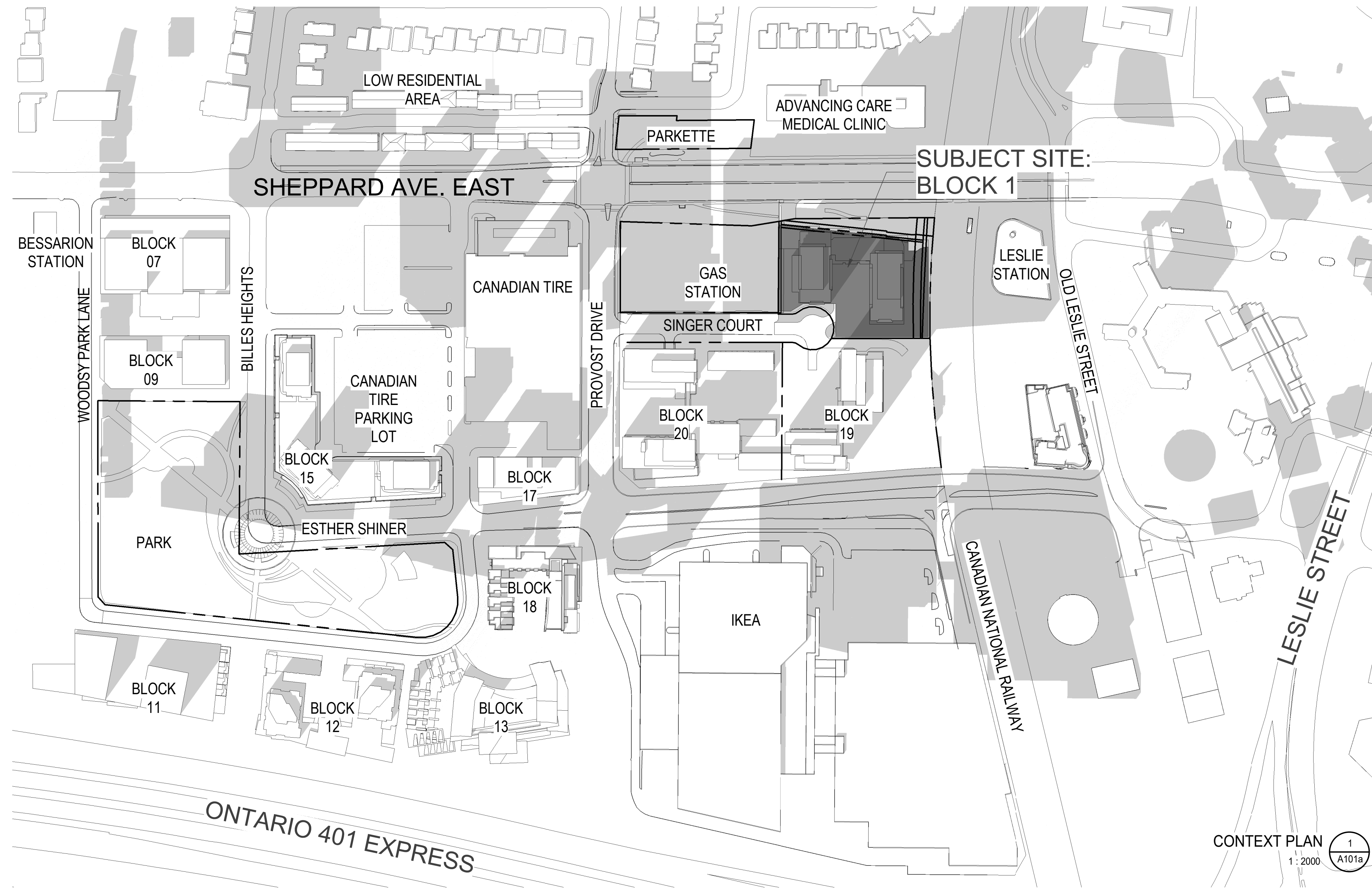
copy: Client
Peter Smith, Bousfields Inc.

CONCORD ADEX - 1181 SHEPPARD AVENUE - BLOCK 1

Proposed Mixed-Use Development- Statistics (ZBL-TO569)

Toronto, Ontario

Project Statistics									
6/16/2023									
1.0 Site Area									
1.1		acres	sq.m.	sq.ft.					
Total		2.08	8,411.00	90,535.25					
1.2 Site Area Breakdown									
			sq.m.	sq.ft.					
Ground Floor Area			3,829.49	41,220					
Landscape Open Space (Soft and Hard Landscaping)			3,536.51	38,067					
Paved Area - Vehicular Driveways and Parking Areas			855.00	9,203					
Berm and Crash Wall Exclusion			190.00	2,045.14					
Total			8,411.00	90,535.25					
2.0 Gross Floor Area Calculation (City-wide ZBL 569-2013)									
2.1 Proposed Retail GFA									
	Levels	sq.m.	sq.m.	sq.ft.					
Level Concourse 3	1 x	759.00	759.00	8,170					
Level Concourse 2	1 x	0.00	0.00	0					
Level Concourse 1	1 x	0.00	0.00	0					
Level 1	1 x	463.50	463.50	4,989					
Total			1,222.50	13,169					
2.2 Proposed Office GFA									
	Levels	sq.m.	sq.m.	sq.ft.					
Level P5	1 x	0.00	0.00	0					
Level P4	1 x	0.00	0.00	0					
Level Concourse 3	1 x	496.00	496.00	5,339					
Level Concourse 2	1 x	0.00	0.00	0					
Level Concourse 1	1 x	51.00	51.00	549					
Level 1	1 x	298.00	298.00	3,208					
Level 2	1 x	1,340.00	1,340.00	14,424					
Level 3	1 x	1,880.00	1,880.00	20,236					
Level 4	1 x	1,880.00	1,880.00	20,236					
Total			5,945.00	63,991					
2.3 Proposed Residential GFA									
	Levels	sq.m.	sq.m.	sq.ft.					
Level P5	1 x	85.00	85.00	915					
Level P4	1 x	85.00	85.00	915					
Level Concourse 3	1 x	432.00	432.00	4,650					
Level Concourse 2	1 x	46.00	46.00	495					
Level Concourse 1	1 x	193.00	193.00	2,077					
Level 1	1 x	668.00	668.00	7,190					
Level 2 to 5 (West Tower)	4 x	983.00	3,932.00	42,324					
Level 5 (East Tower)	1 x	628.00	628.00	6,760					
Level 6 (West Tower)	1 x	666.00	666.00	7,169					
Level 7 to 32 (West Tower)	26 x	755.00	19,630.00	211,296					
Level 6 to 34 (East Tower)	29 x	840.00	24,360.00	262,209					
Level 35 to 38 (East Tower)	4 x	775.00	3,100.00	33,368					
Level MPH	1 x	0.00	0.00	0					
Daycare		800.50	800.50	8,617					
Indoor Amenity		1,185.00	1,185.00	12,755					
Total			55,810.50	600,739					
2.4 GFA Exemptions (Residential)									
		sq.m.	sq.ft.						
Daycare		800.50	8,617						
Level 1		800.50	8,617						
Total		800.50	8,617						
Residential Indoor Amenity (Max. deduction: 1.5 sq.m. /unit)		1,174.50	12,642						
Total Residential GFA Exemptions		1,975.00	21,259						
2.5 Total GFA Areas									
		sq.m.	sq.m.	sq.ft.					
Residential	55,810.50	-1,975.00	53,835.50	579,480					
Non-Residential			7,168	77,150					
...	1,222.50								
...	5,945.00								
Total			61,003.00	656,631					
3.0 Density									
Residential				6.40					
Non-Residential				0.85					
Total				7.25					
4.0 Proposed Unit Count									
	Levels	Studio	1 BR	1 BR+D	2BR	2 BR+D	3 BR	Unit/Floor	Units
Level 1	1 x	0	0	0	0	0	0	0	0
Levels 2 to 5 West Tower	4 x	0	6	4	4	1	0	15	60
Level 5 East Tower	1 x	0	5	3	0	1	1	10	10
Level 6 West Tower	1 x	0	7	0	0	1	1	9	9
Levels 7 to 32 West Tower	26 x	0	8	1	0	2	1	12	312
Levels 6 to 34 East Tower	29 x	0	5	3	1	1	2	12	348
Levels 35 to 38 East Tower	4 x	0	5	3	0	1	2	11	44
Total		0	409	144	45	91	94		783
		0.0%	52.2%	18.4%	5.7%	11.6%	12.0%		100.0%
									29.4%
5.0 Residential Amenity Area Calculation									
5.1 Required Residential Amenity Area									
		Ratio	Total Units	sq.m.	sq.ft.				
Indoor Amenity		1.50/unit	783	1,174.50	12,642				
Outdoor Amenity		1.50/unit	783	1,174.50	12,642				
Total				2,349.00	25,284				
5.2 Provided Residential Indoor Amenity									
			sq.m.	sq.ft.					
Level C1			215.00	2,314					
Level 1			680	7,319					
Level 6 (Level 5 East)			290	3,122					
Total			1,185.00	12,755					
5.3 Provided Residential Outdoor Amenity									
			sq.m.	sq.ft.					
Level 1			215	2,314					
Level 6 (Level 5 East)			1005	10,818					
Total			1,220.00	13,132					



CONTEXT PLAN 1:2000 A101a

6.0 Parking Count

Use	Code	Ratio	Area	Parking Spaces
Retail	(961-2009)	1.00/100 sqm	1,223sq.m.	12
Office	(961-2009)	1.00/95 sqm	5,945sq.m.	62
Daycare	Schedule 6A of 7625			41
Res. Visitor	Schedule 6A of 7625			196
Total Non-Residential				311
Total Residential	Schedule 6A of 7625			979
Total				1,290

6.2 Proposed Vehicular Parking Ratio per Minimum Zoning By-Law 569-2013 (Policy Area 3)

Use	Ratio	Parking Spaces
Non-Residential		
Retail (Shared with Office)	1.0/100 sqm	12
Office	1.0/100 sqm	59
Daycare	0.4/100 sqm	3
Res. Visitor (Shared with Office)	0.1/Unit	783
Total		94
Residential	.48 per unit	375

Car Share Reduction

Total	0.48 / Unit (blended)	367
Total Non-Residential		94
Total Residential		367
Total		460

6.2 Provided Vehicular Parking Count per Type

Level	BF	EV	STANDARD	Car Share	Parking Spaces
Level 1	1 x		0		0
Level Concourse 1	1 x	4	22	74	102
Level Concourse 2	1 x	3	11	44	58
Level Concourse 3	1 x	3	10	32	45
Level P4	1 x	3	28	104	135
Level P5	1 x	3	28	106	137
Total		16	99	360	477

6.3 Provided Vehicular Parking Count

Level	Non-Res / Res. Visitors	Residents	Car Share Spaces	Parking...
Level 1				0
Level Concourse 1	100		2	102
Level Concourse 2		58		58
Level Concourse 3		45		45
Level P4		135		135
Level P5		137		137
Total	100	375		477

* There are 20 obstructed parking spaces.
* 20 % of total parking count dedicated to EV Spaces

7.0 Bicycle Parking Count

Use	Long-Term	Short-Term	Parking Spaces
Retail	0.13 /100...	2	9
Office	0.13 /100...	9	21
Daycare	N/A	0	0
Residents	0.68 /unit	533	588
Total Non-Residential	11	19	30
Total Residential	533	55	588
Total	544	74	618

7.2 Provided Bicycle Parking Count

Level	Retail	Office	Daycare	Residents	Parking Spaces
Level 1	11		5	0	16
Level Concourse 1	2	21		316	339
Level Concourse 2				0	0
Level Concourse 3				274	274
Total	13	21	5	590	629

ISSUED FOR
6 2023-02-03 Re-issued for Rezoning & SPA
8 2023-06-19 Re-issued for Rezoning

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KEYPLAN

BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

CONTEXT PLAN & STATISTICS (TORONTO)

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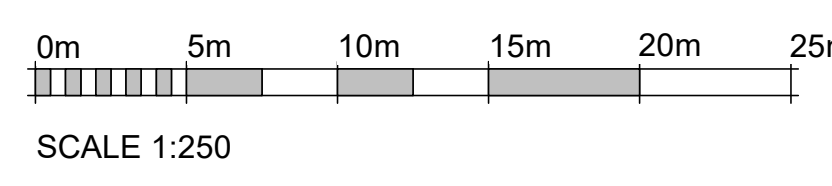
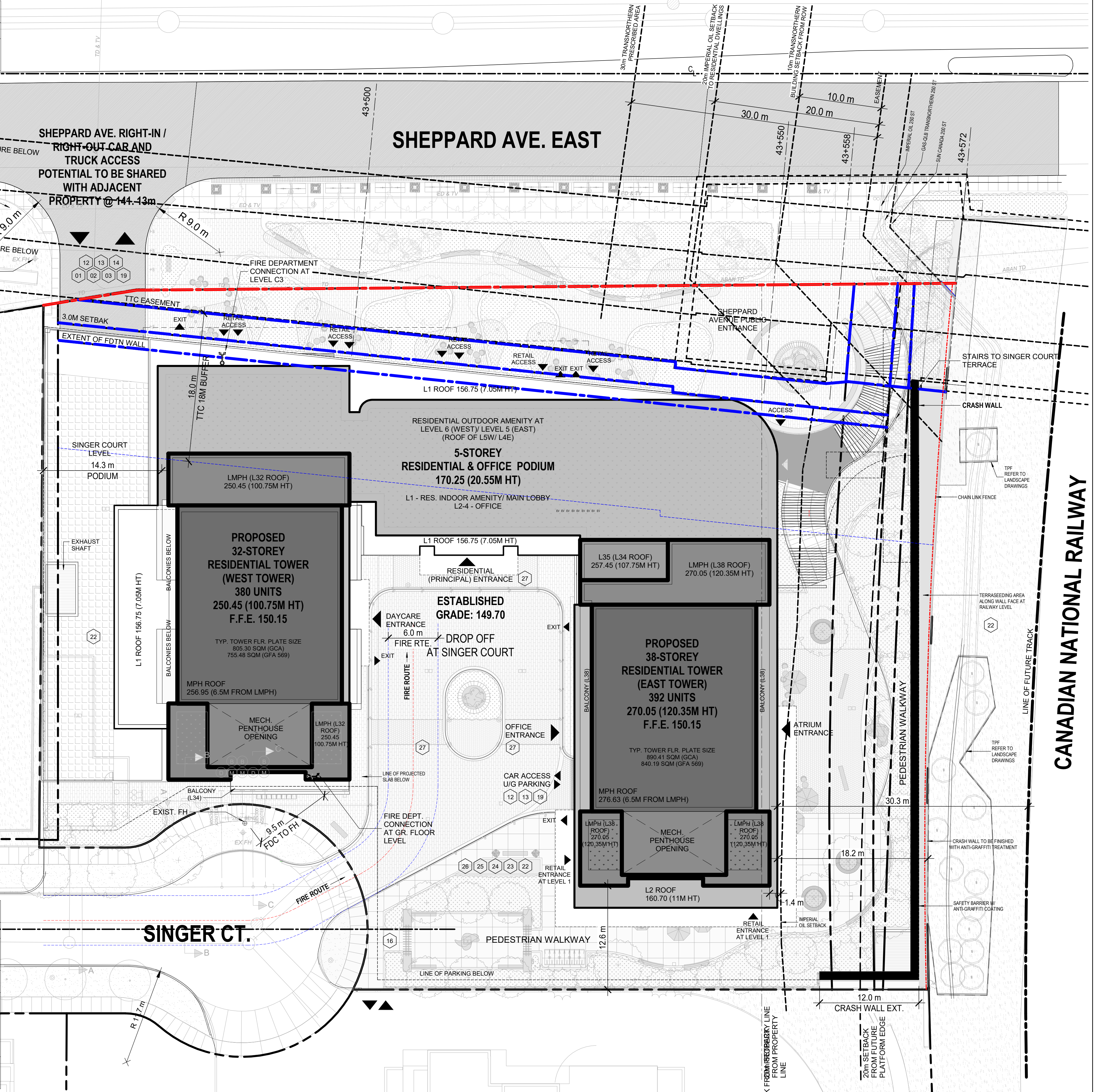
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NOTES - WASTE MANAGEMENT	
Note #	Note Text
01	01-MIN. 4.4M VERTICAL CLEARANCE PROVIDED FOR ALL ACCESS DRIVEWAYS FOR COLLECTION VEHICLES
02	02-MIN. 6.0M WIDTH PROVIDED FOR ALL POINTS OF EGRESS AND INGRESS FOR COLLECTION VEHICLES
03	03-MIN. 4.5M WIDTH PROVIDED FOR ALL ACCESS DRIVEWAYS FOR COLLECTION VEHICLES
04	04-MIN. 5.5SM FOR COLLECTION / STAGING PAD AT POINT OF TYPE 'G' VEHICLE
05	05-MAX. 2% SLOPE CONSTRUCTED OF AT LEAST 200mm REINFORCED CONC. PROVIDED FOR COLLECTION / STAGING PAD
06	06-MIN. 6.1M CLEARANCE PROVIDED ABOVE COLLECTION / STAGING PAD
10	10-FULLY TRAINED EMPLOYEE TO BE PRESENT AT ALL TIMES DURING GARBAGE COLLECTION TO ASSIST THE DRIVER OF THE CITY'S SOLID WASTE REFUSE COLLECTION VEHICLE W/ THE BACK-UP MANOEUVRES ONTO THE PUBLIC LANE BY CONTROLLING PEDESTRIAN AND VEHICULAR TRAFFIC AT THE EXIT FROM THE LOADING SPACE
11	11-A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY
15	15-NON-RESIDENTIAL REFUSE TO BE COLLECTED BY PRIVATE REFUSE COLLECTION FIRM AT NO EXPENSE TO THE CITY AND ON DIFFERENT DAYS FROM CITY REFUSE COLLECTION SO AS TO ENSURE THAT THE TYPE G LOADING SPACE IS VACANT FOR CITY SOLID WASTE COLLECTION. ALL REFUSE TO BE STORED ON PRIVATE PROPERTY IN VERMIN-PROOF CONTAINERS
15A	15A-ALL BINS USED FOR THE STORAGE OF NON-RESIDENTIAL WASTE WILL BE LABELLED INDIVIDUALLY W/ "NON-RESIDENTIAL USE ONLY" PAINTED OR STENCILLED LETTERING RANGING IN HEIGHT FROM 0.15M TO 0.30M
20	20-PROVIDE MIN. 15M ² /100 UNITS OF DEDICATED SPACE FOR THE COLLECTION AND STORAGE OF HOUSEHOLD HAZARDOUS WASTE AND/OR ELECTRONIC WASTE

NOTES - PARKING	
Note #	Note Text
18	18-CONVEX MIRRORS TO BE PROVIDED THROUGHOUT PARKING GARAGE. REFER TO TRAFFIC CONSULTANT DWGS. FOR LOCATIONS

NOTES - GENERAL	
Note #	Note Text
12	12-WARNING SYSTEM AT THE TOP OF PARKING ACCESS RAMPS TO ALERT MOTORISTS OF PEDESTRIAN AND/OR INCOMING VEHICULAR TRAFFIC TO BE PROVIDED AND MAINTAINED
13	13-ACCEPTABLE WARNING SYSTEM AND/OR CONVEX MIRRORS ADJACENT TO THE PUBLIC STREET TO ALERT VEHICLES AND PEDESTRIANS OF THE PRESENCE OF TRUCKS TO BE PROVIDED AND MAINTAINED
16	16-ALL METAL GRATES TO HAVE MAX. POROSITY OF 20mm X 20mm AT GROUND LEVEL
17	17-PEDESTRIAN STRIPING TO BE PAINTED ON FLOOR TO A.H.J. STANDARDS AND SIGNALLING DEVICES TO BE INSTALLED AT BOTH ENDS
19	19-REFER TO TRAFFIC CONSULTANT DRAWINGS FOR MORE INFORMATION ON VEHICLE MANOEUVERING DIAGRAMS
21	21-REFER TO GR. FLR. PLAN FOR LOCATION OF EXISTING F.HYDRANTS
22	22-REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN AT GROUND LEVEL
23	23-REFER TO CIVIL ENGINEER'S DRAWINGS FOR COMPLETE SITE SERVICING AND SITE GRADING INFORMATION
27	27-PRINCIPAL ENTRANCE TO BE BARRIER-FREE. BARRIER-FREE ENTRANCE TO BE PROVIDED WITH POWER DOOR OPERATOR AT ENTRANCE DOOR AND VESTIBULE DOOR
28	28-ALL SIGNAGES TO COMPLY W/ CITY OF TORONTO SIGNAGE DESIGN GUIDELINES
29	29-REFER TO CIVIL ENGINEER'S DRAWINGS FOR UTILITY/ SERVICING, AND GRADING NOTES

NOTES - LOADING	
Note #	Note Text
07	07-MAX. 2% SLOPE CONSTRUCTED OF AT LEAST 200mm REINFORCED CONCRETE PROVIDED FOR LOADING SPACE
08	08-MIN. 6.1M VERTICAL UNENCUMBERED CLEARANCE PROVIDED FOR LOADING SPACE
09	09-TYPE 'G' VEHICLE MUST EXIT W/ ASSISTANCE OF BUILDING OPERATIONS MANAGEMENT STAFF
09A	09A-TYPE 'G' LOADING SPACE AND ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS THERETO TO BE CONSTRUCTED TO THE REQUIREMENTS OF THE OBC
14	14-ALL ACCESS DRIVEWAYS AND PASSAGEWAYS LEADING TO THE TYPE G LOADING SPACE MUST BE NO MORE THAN 8% SLOPE/ GRADE CHANGE



ISSUED FOR

1	2019-12-20	Issued for Re-zoning
2	2021-04-28	Issued for Re-zoning
4	2022-01-31	Issued for SPA Submission
6	2023-02-03	Re-issued for Rezoning & SPA
7	2023-02-24	Re-issued for Rezoning & SPA
8	2023-06-19	Re-issued for Rezoning

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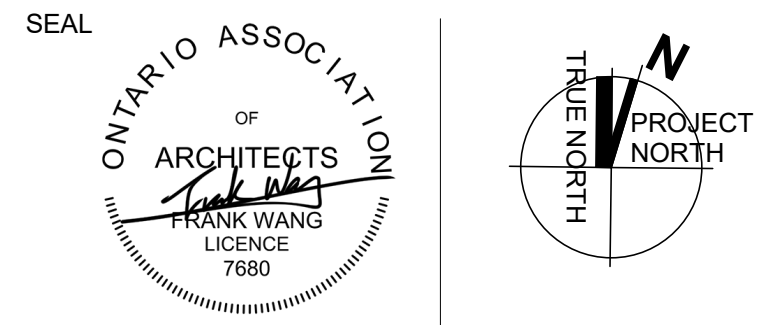
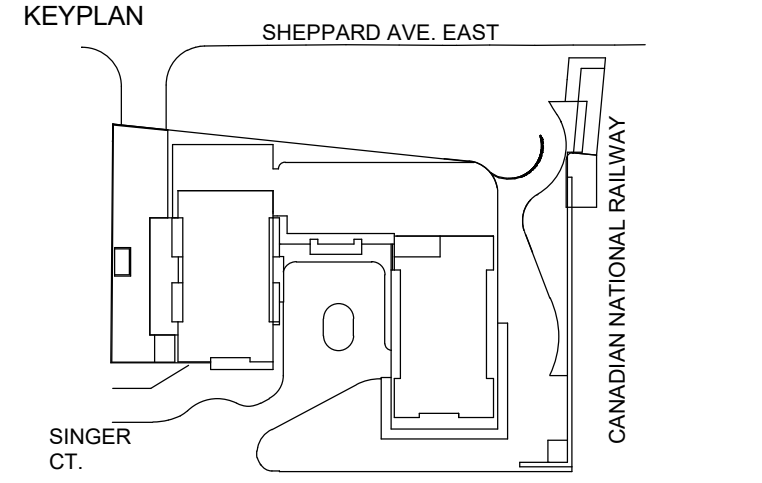
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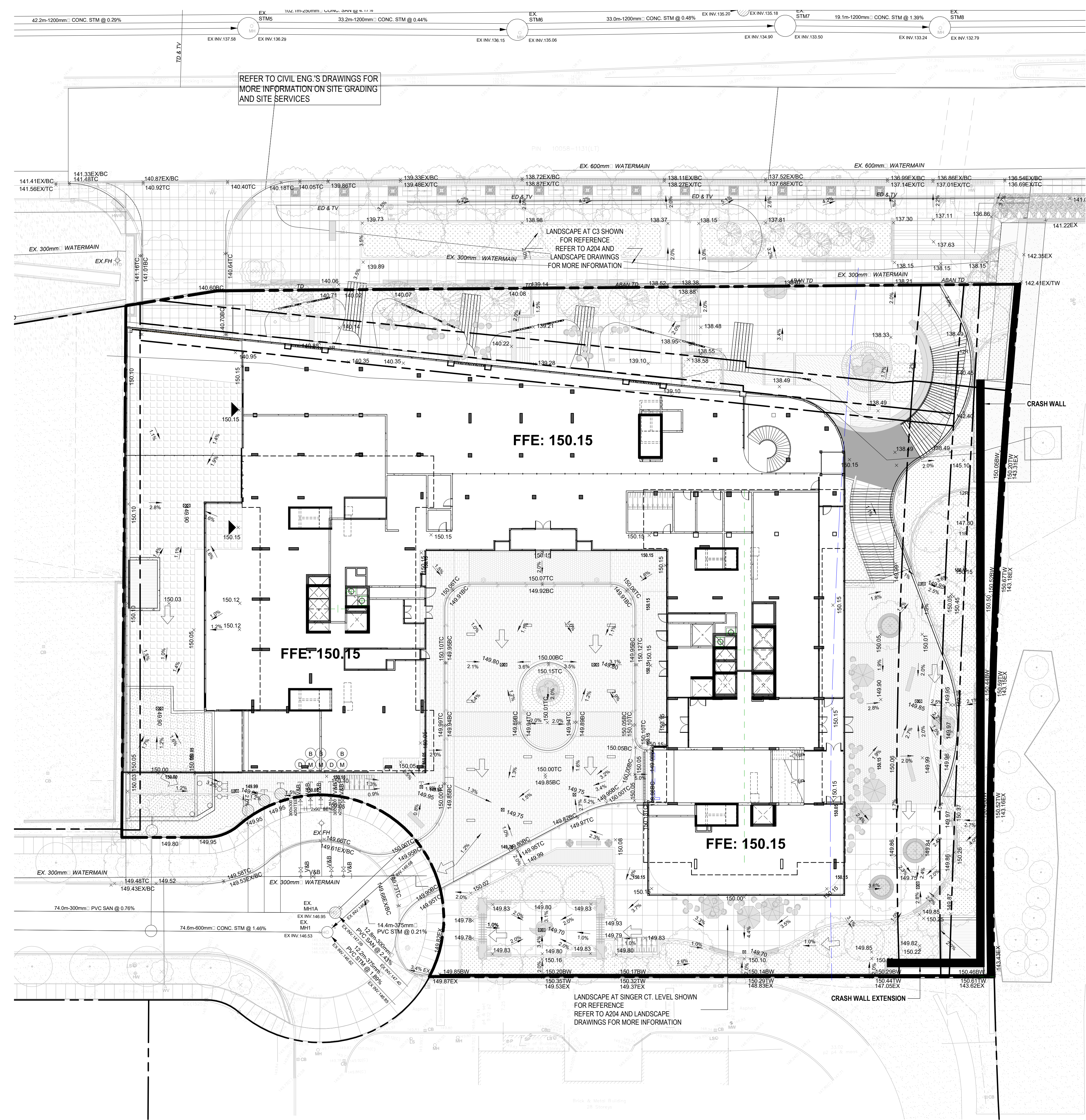


BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

SITE ROOF PLAN

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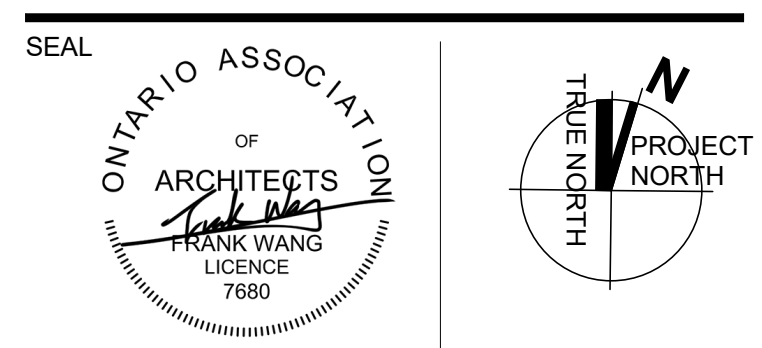


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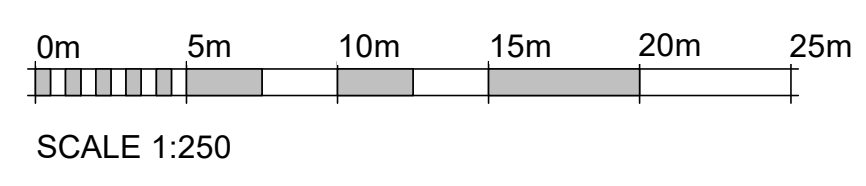


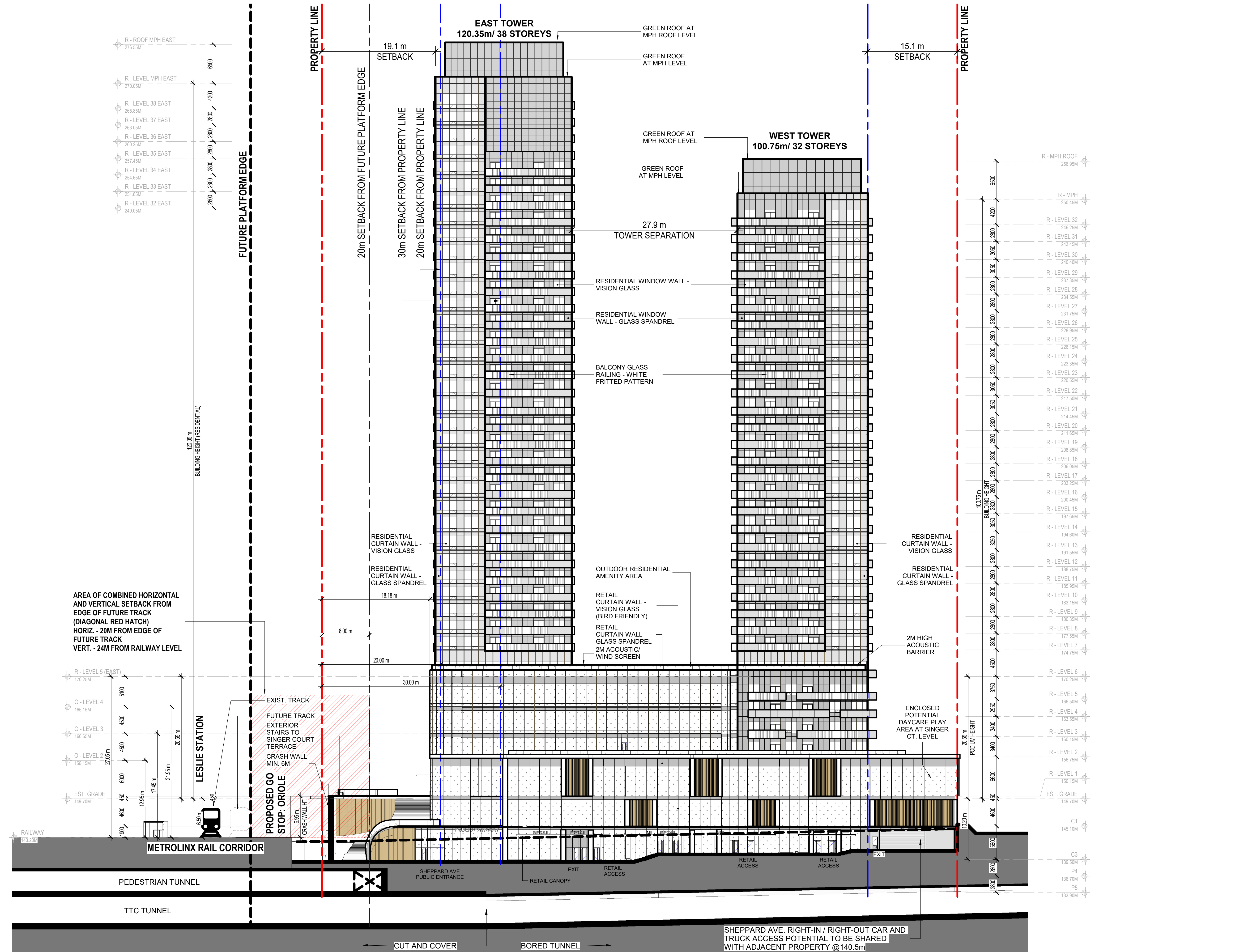
BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

SITE GRADING AND SITE SERVICING PLAN

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ISSUED FOR

1	2019-12-20	Issued for Re-zoning
2	2021-04-28	Issued for Re-zoning
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6	2023-02-03	Re-issued for Rezoning & SPA
8	2023-06-19	Re-issued for Rezoning

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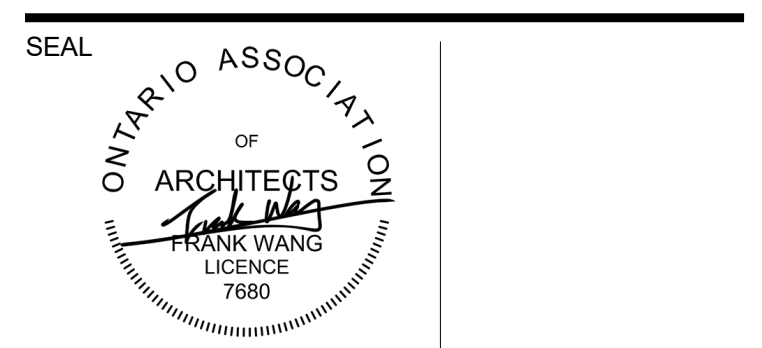
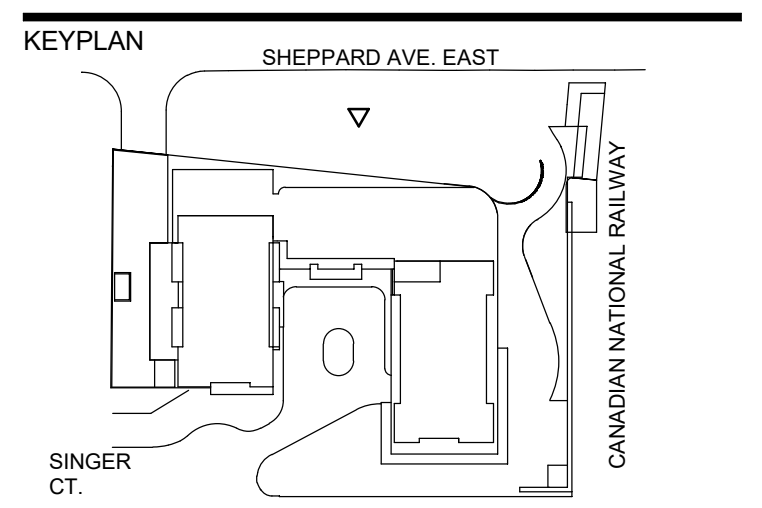
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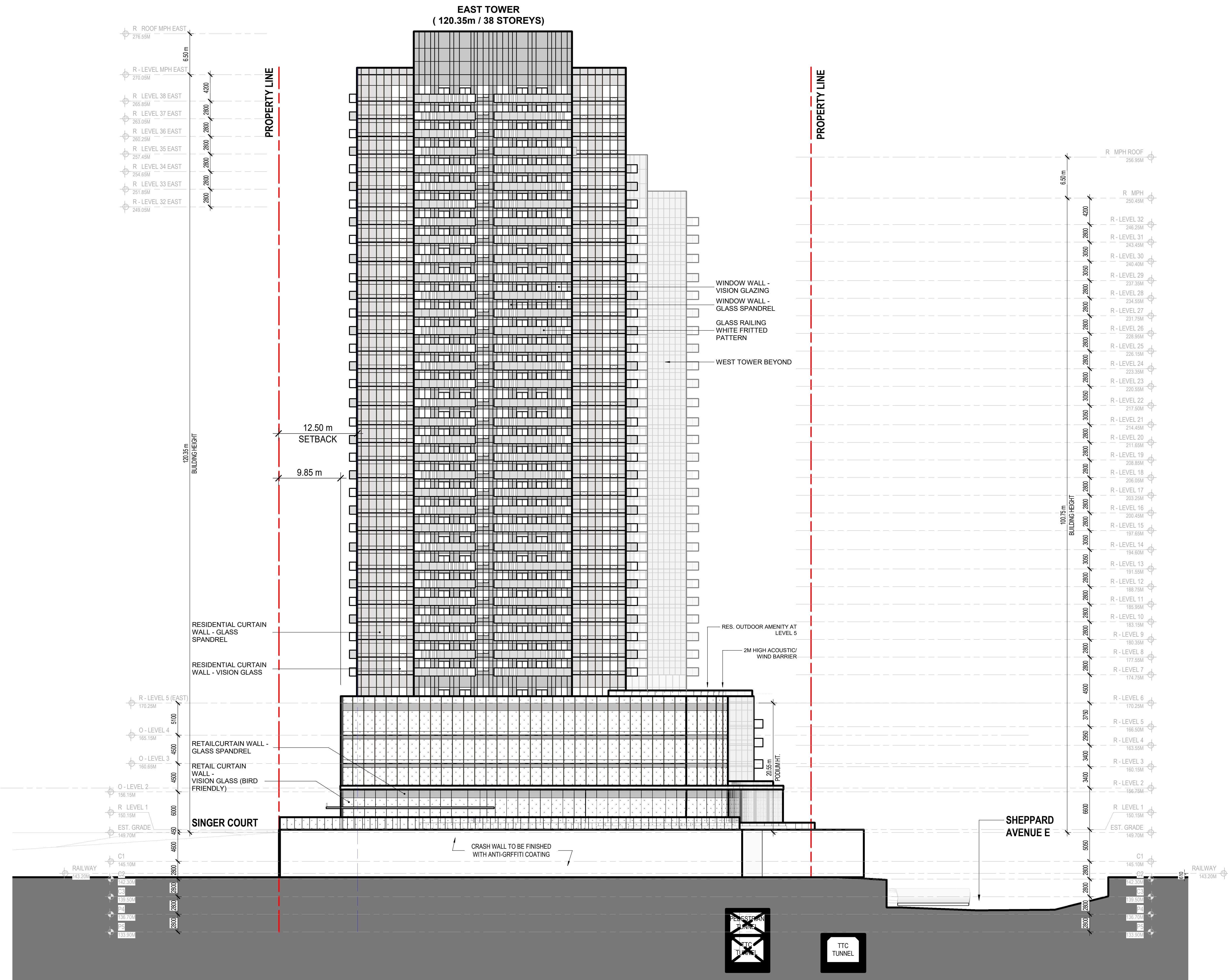


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NORTH ELEVATION

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A400



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CIVIL ENGINEER

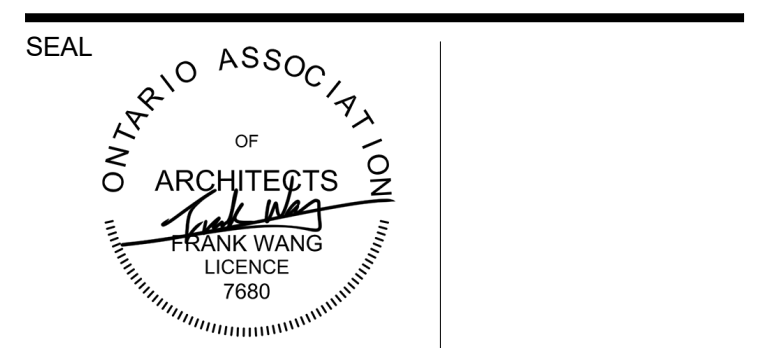
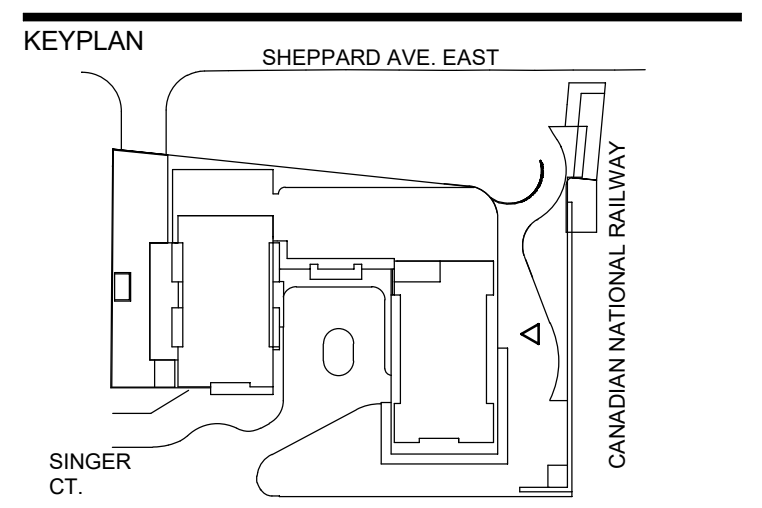
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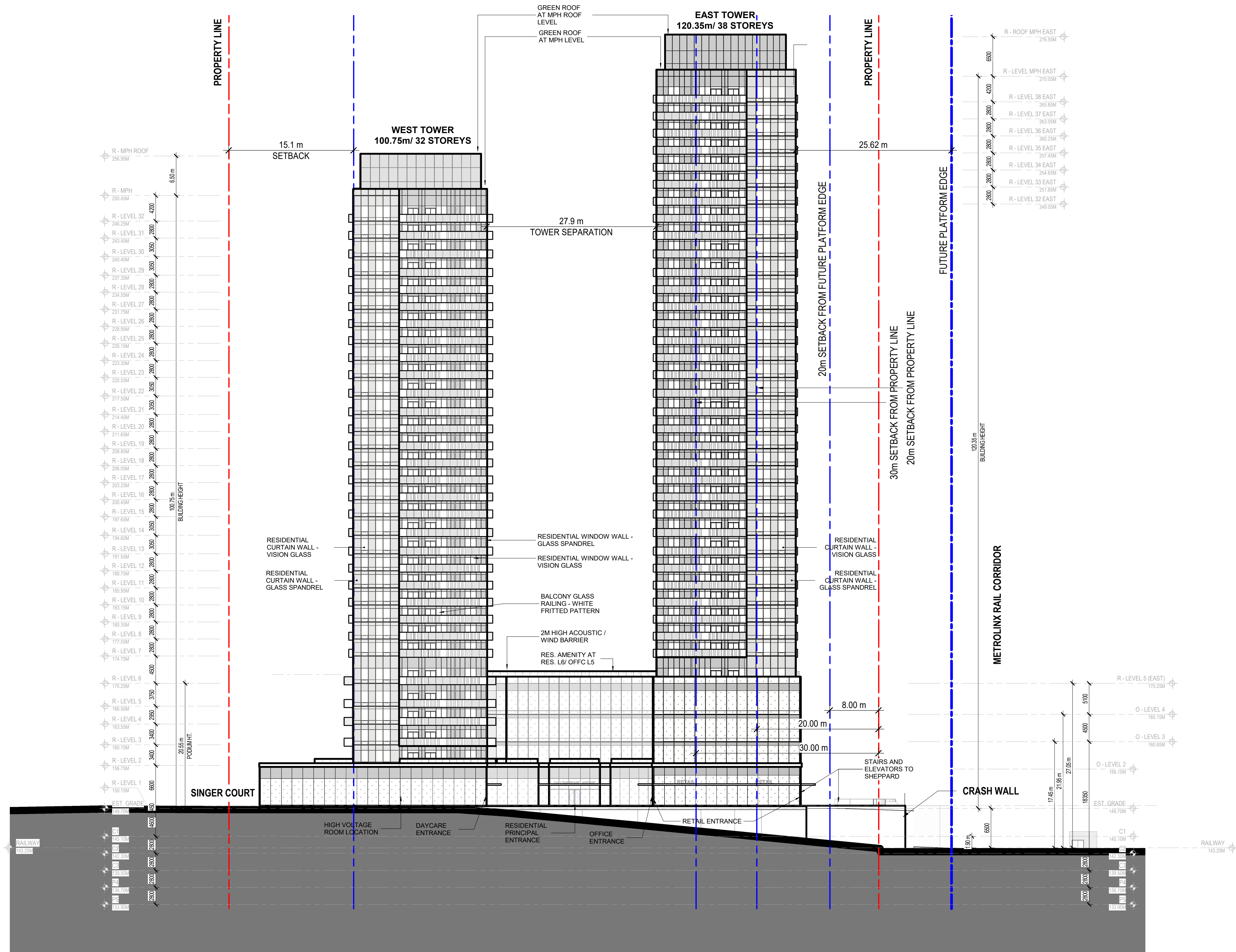


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EAST ELEVATION

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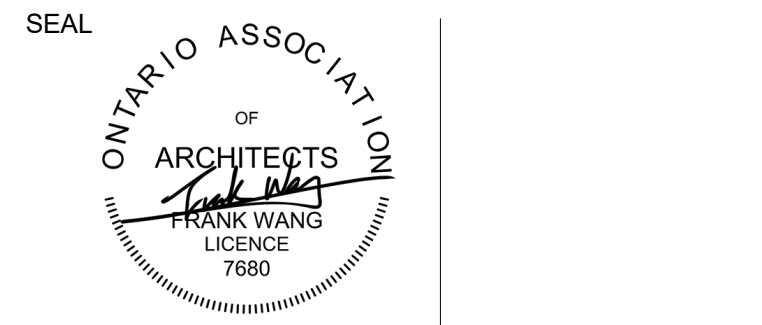
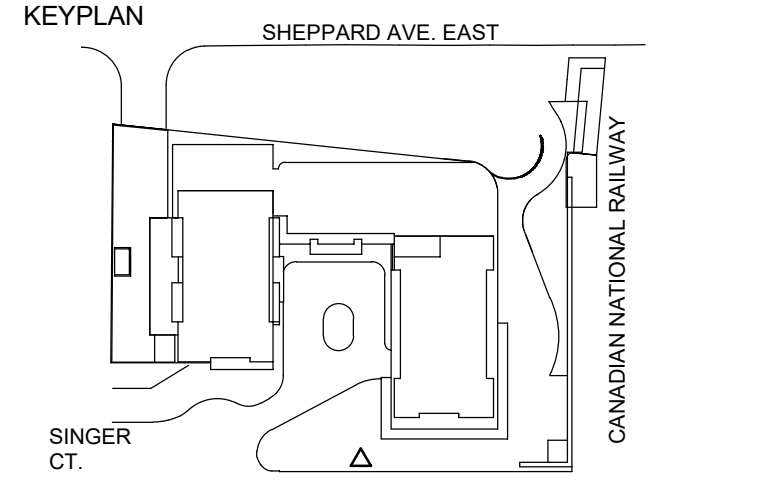


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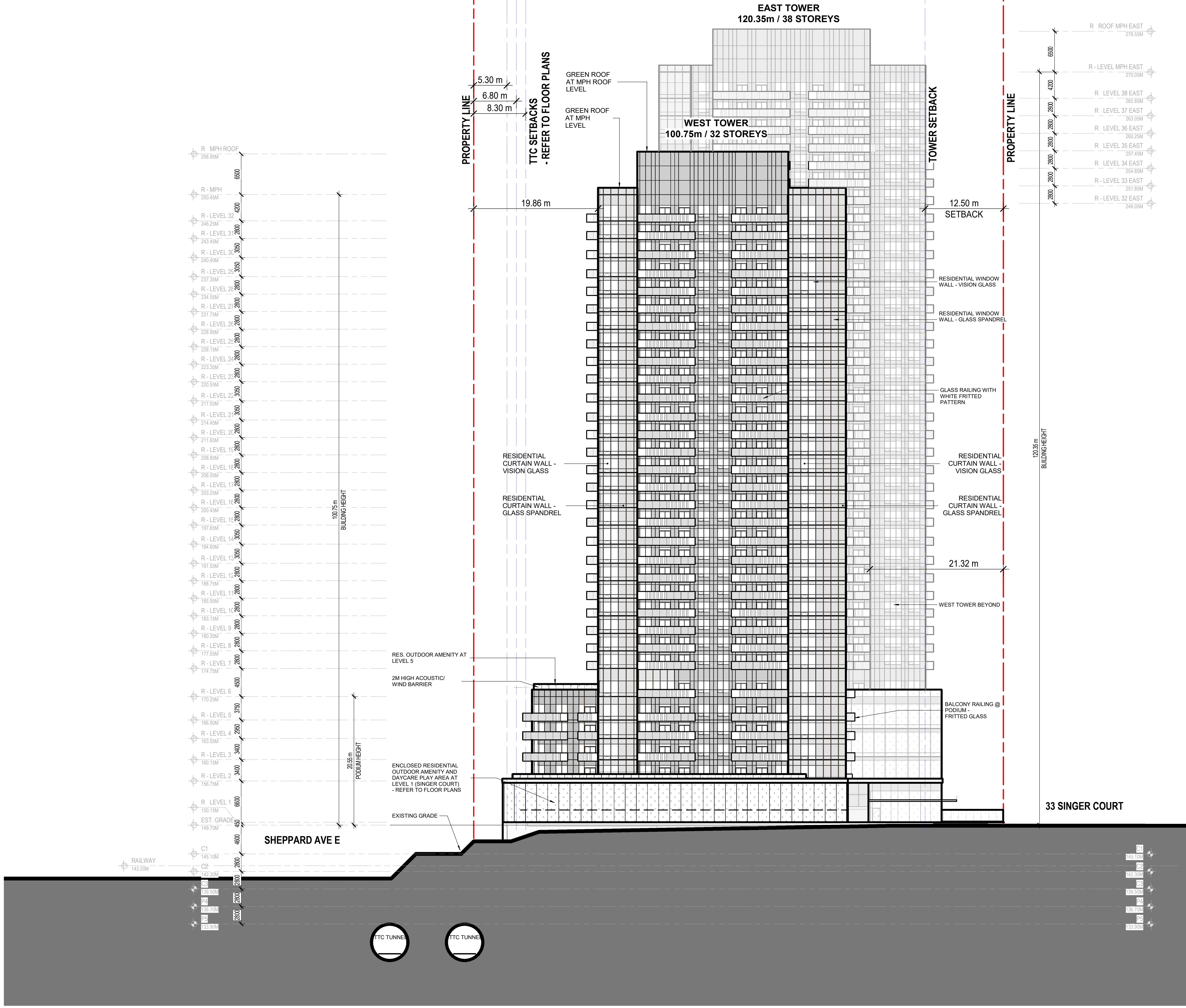


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SOUTH ELEVATION

DRAWN: [Name]
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A402



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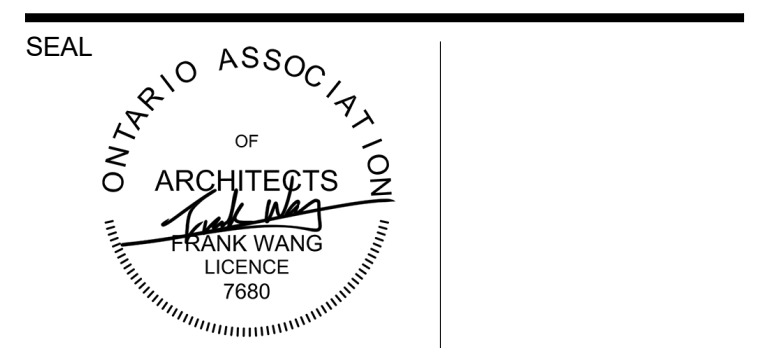
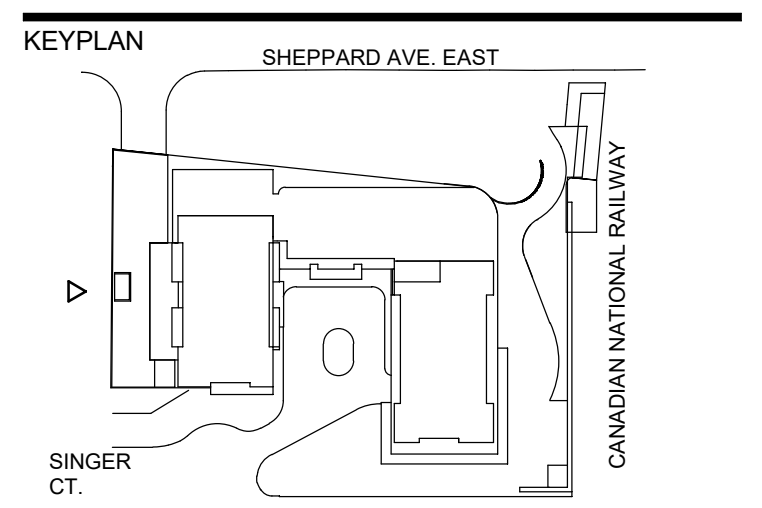
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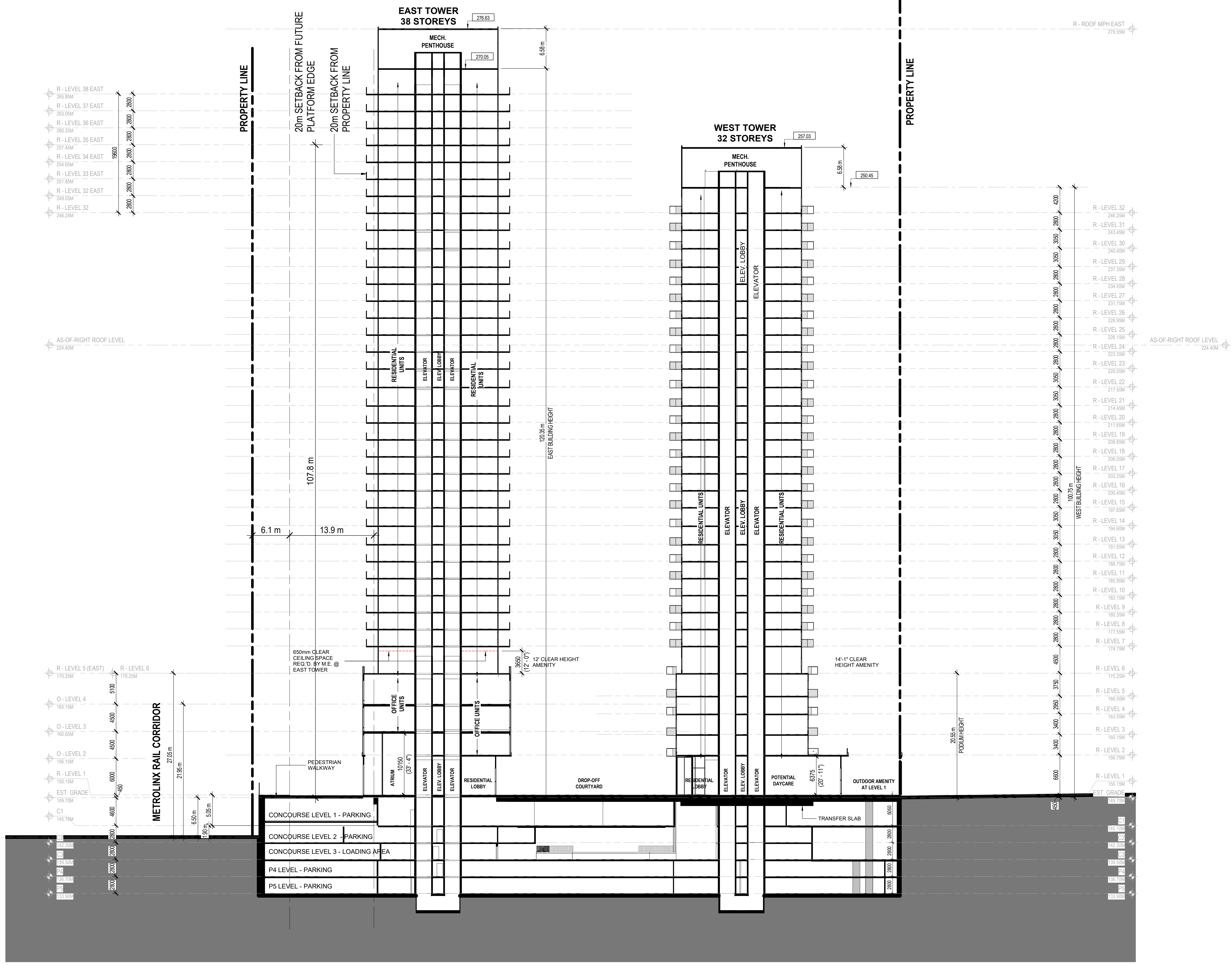


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WEST ELEVATION

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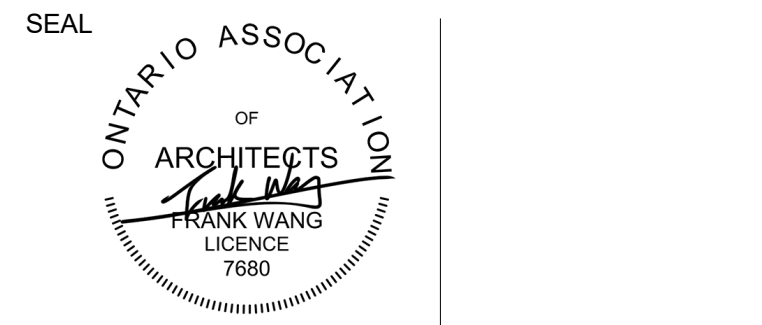
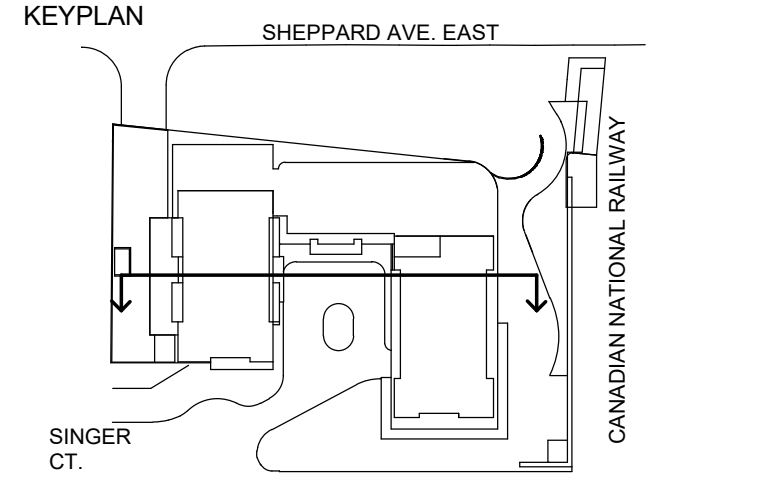


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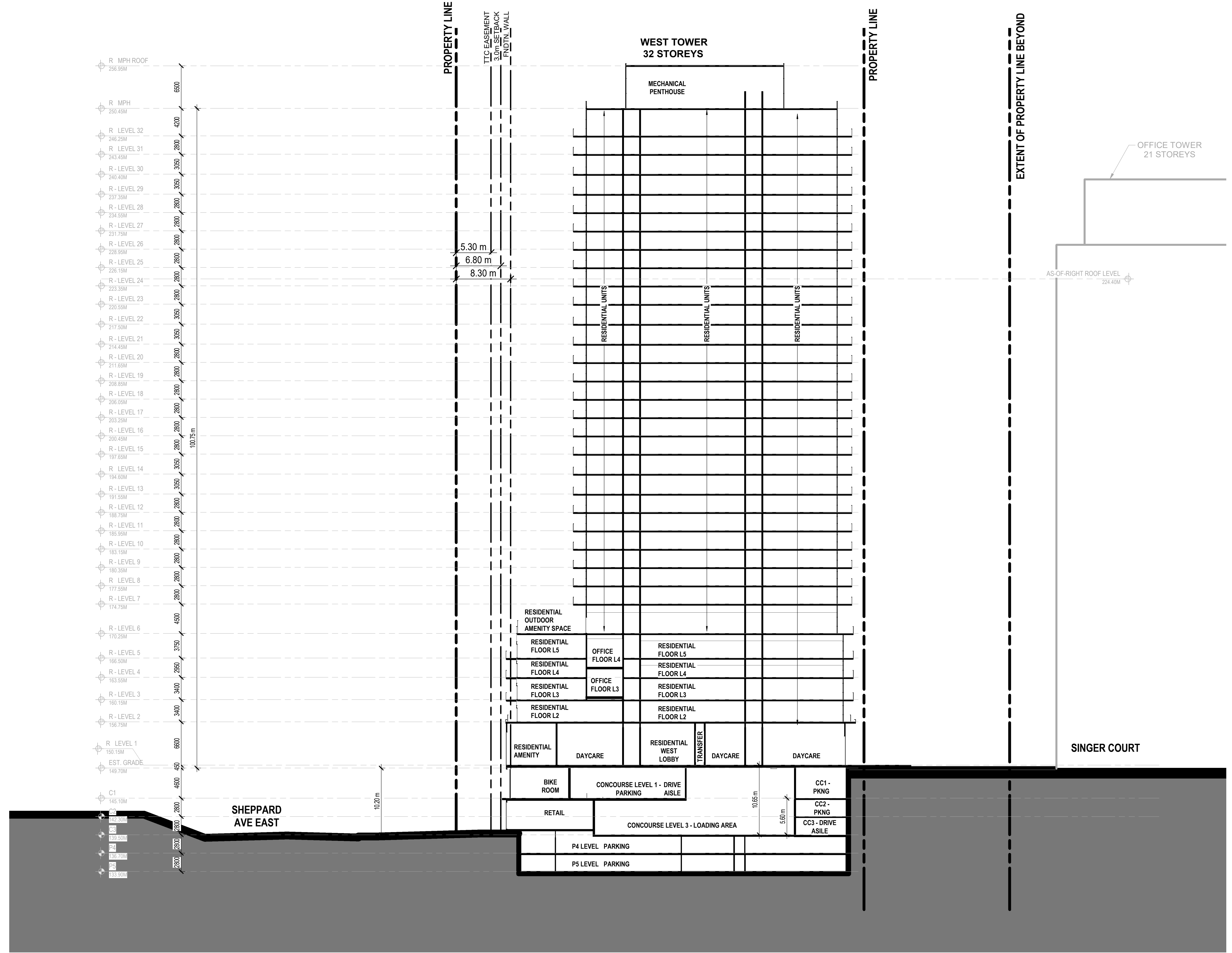


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E-W SECTION

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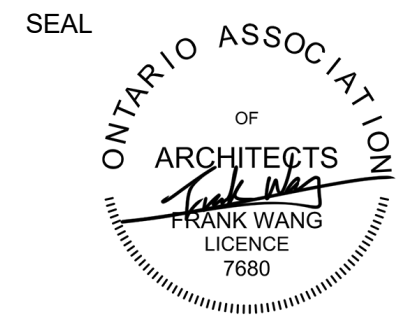
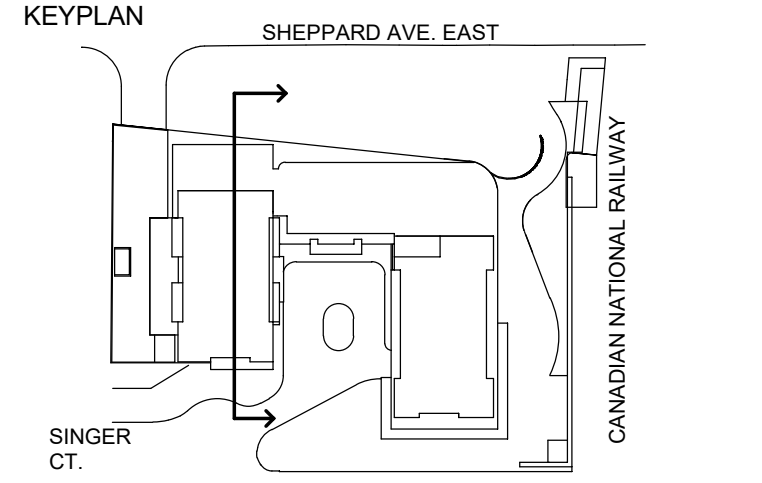


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N-S SECTION

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