

June 12th, 2023

**RE: The Liberty Development
5230 Dundas Street West, 3825 Bloor Street West, and 0 Beamish Drive**

To Desiree Liu,
Planner, Community Planning
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INTRODUCTION

As a matter of introduction, I am an independent planner, whose practice has involved area planning and development mediation initiatives, particularly in the Yonge-Eglinton-Davisville locality, along with similar mid- to large-scale exercises across the city.

I have been retained by Dr Tomasz Pater, owner of 3823 Bloor Street. My client's concerns are about how the Liberty Development might affect the development prospects for their property.

To facilitate recognition of the breadth of material relating to the Etobicoke Centre and the Liberty Development initiative within that area, my last page provides an index of 20 thumbnails, referring to larger versions of the diagrams that appear on the subsequent pages.

3823 BLOOR STREET

My client's property is situated on the southwest corner of Bloor Street and Beamish Drive. It is significantly smaller than the Liberty Development site in having an area of approximately 12m x 24m. However, my client's property stands immediately in front of the Liberty Development, as viewed from the east along Bloor Street. Any future development on the 3823 Bloor Street property will be perceived as being part of the Block-3 portion of the Liberty Development, with which it shares a zero-lot-line relationship.

My client's property currently consists of a converted house, within which Dr Pater operates his dental practice. Meanwhile, he has regard for the investment aspect of his property, as it is situated within the Etobicoke Centre Secondary Plan area where substantial redevelopment is envisioned to occur.

CONSIDERATIONS

The relative scale of my client's property vis-à-vis the Liberty Development is much like that of a mouse relative to an elephant, or David to Goliath. However, my client's concern for his property's future development prospect is no less than Liberty Development Corporation's concern for the future development of their property.

- A) This current planning assessment is focused on the Liberty Development, whose site substantially involves the entire block bounded by Bloor Street, Beamish Drive, Dundas Street and Jopling Avenue (visual #18). Decisions regarding Liberty Development will in effect determine the development options for the remainder parcels within the block, particularly the smaller properties situated on the four corners of the block. Rather than leaving these small sites to later planning exercises, in my opinion, it would be appropriate to determine their future planning framework in concert with this Liberty Development exercise – particularly 3823 Bloor Street.
- B) The Liberty Development plans available on the AIC website are minimal, and they fail to clearly describe the development – especially its configuration next to 3823 Bloor Street (visuals #3, 49 & 10). The accompanying renderings do provide further insights – however, their value is strictly illustrative. Furthermore, some of the illustrated aspects contradict the plans and the surrounding context (visuals #5 & 7), and in particular 3823 Bloor Street.
- C) The Liberty Development poses development that exceeds the Etobicoke Centre Secondary Plan framework. The proposal does not presume a similar licence for development on the 3823 Bloor Street (visual #12). For instance, the height of the Liberty Development along Bloor Street is higher than the Liberty Development presumes for 3823 Bloor Street.
- D) The Liberty Development plans show east-facing windows on its east elevation next to 3823 Bloor Street, and furthermore in other parts of the plans shows 7th and 8th floors set back only 4.5m from the common property line, with windows overlooking the top of a conceptual 6 storey building constructed on 3823 Bloor Street (visuals #4-7 & 10). The view from such upper floor windows would face into a 6m tall mechanical penthouse on 3823 Bloor Street, whose location would be appropriated located away from the Bloor Street and Beamish Drive street frontages. The point being, windows on the Liberty Development should not constrain 3823 Bloor Street's future development potential.
- E) In my opinion, the future development of 3823 Bloor Street should aesthetically round-out the massing of the Liberty Development, potentially being viewed as an integral part of the larger Liberty Development. This is especially true, considering that the 3823 Bloor Street property is a prominent corner site, with iconic value in terms of the adjacent streetscapes and the vantage points they offer from the public realm to view the Liberty Development. (visuals #1, 5-7 & 12).

IN CONCLUSION

My client and I have had several discussions regarding the pros, cons, and concerns which the Liberty Development poses with respect to my client's property and its future prospects. The following points came about from those discussions, which in my opinion, represent an appropriate planning framework for the future development of 3823 Bloor Street –

- 1) That 3823 Bloor Street's envelope be resolved as part of the Liberty Development's review.
- 2) That 3823's massing be an extension of Liberty Development's planned massing.
- 3) Specifically adopting the following provisions –
 - a permitted building height of 8 storeys,
 - a setback of 3m along its Bloor Street frontage,
 - a 4.5m stepback at the 7th floor throughout its north, east and south sides,
 - with a zero-setback throughout the west property line, abutting the Liberty Development.

I look forward to discussing the prospects for my client's property that may be achieved in concert with the Liberty Development's assessment process.

Sincerely –



Terry Mills B.ARCH, MCIP, RPP

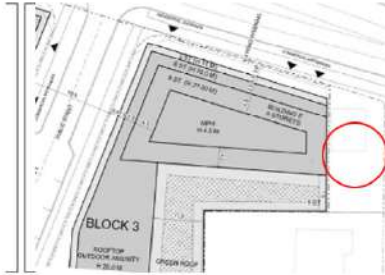
INDEX - REFERENCE THUMBNAILS



1 3823 BLOOR ST. W



2 SITE: 12.13m x 24.37m



3 PARTIAL SITE PLAN



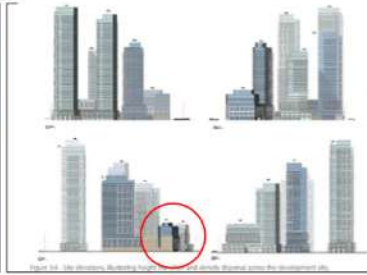
4 GENERAL MASSING



5 BEAMISH AVENUE VIEW



6 BLOOR STREET VIEW



7 BLOCK PROFILES



8 WEST ELEVATION



9 WEST ELEVATION CLOSE UP



10 RENDERING FROM N/W



11 MASSING FROM N/W



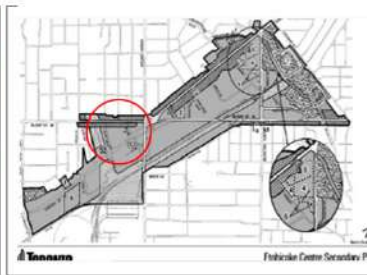
12 MASSING FROM N/E



13 CITY MAP



14 AERIAL VIEW



15 SECONDARY PLAN



16 DEVELOPMENT OUTLINE



17 LAND USE MAP



18 DEVELOPMENT SITE PLAN



19 EARLY SITE PLAN



20 TRAFFIC CIRCULATION

REFERENCE DIAGRAMS

1



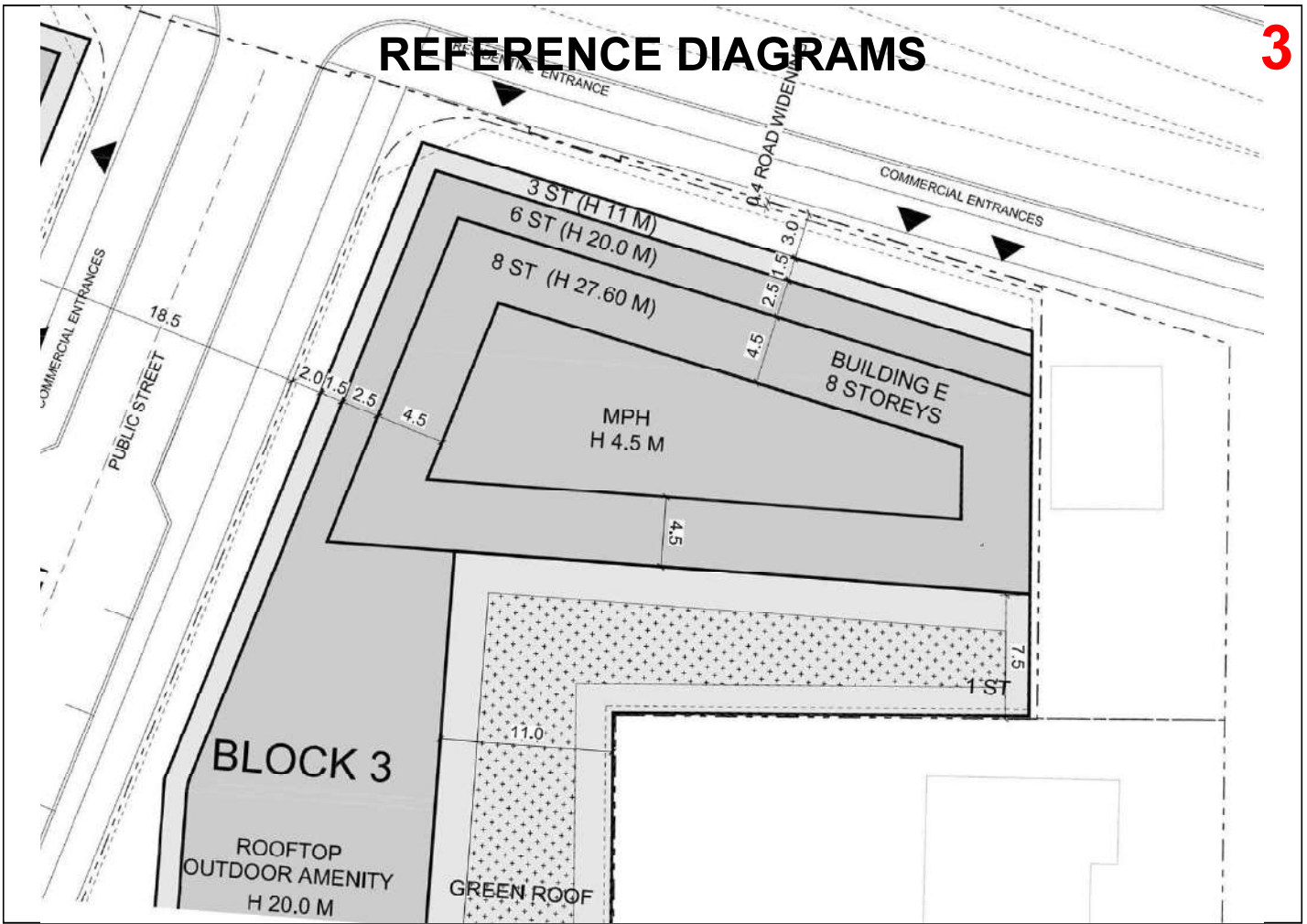
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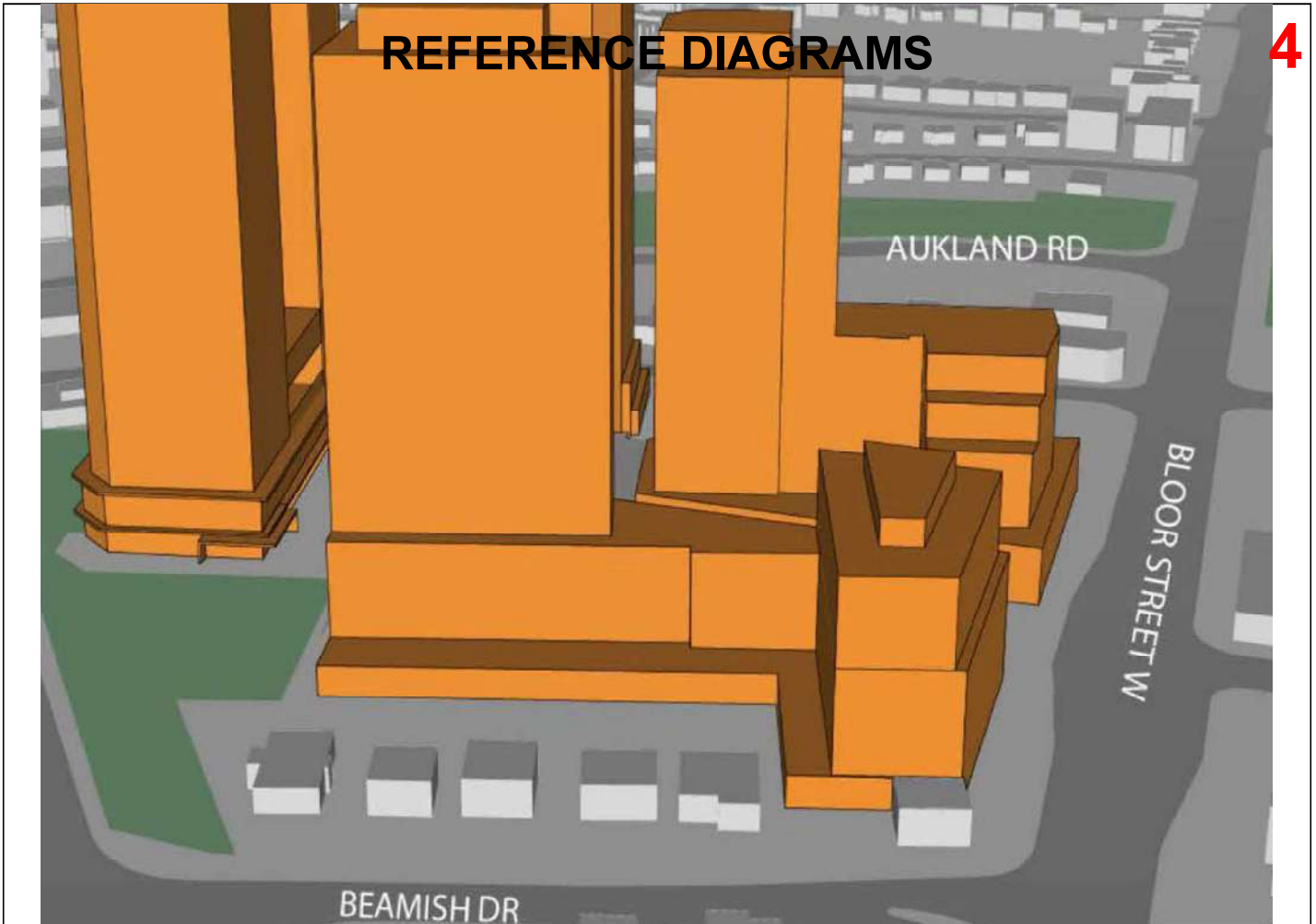
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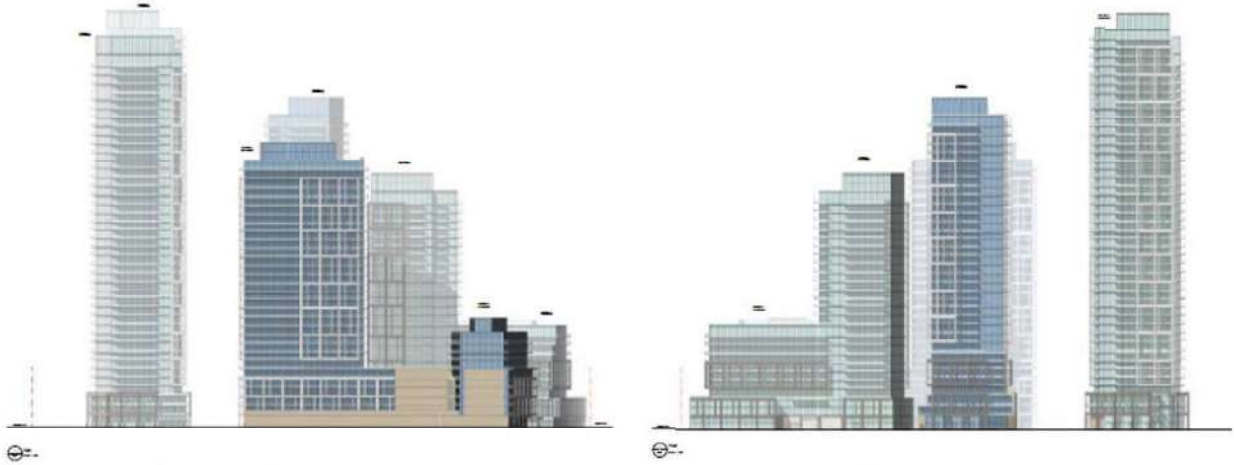
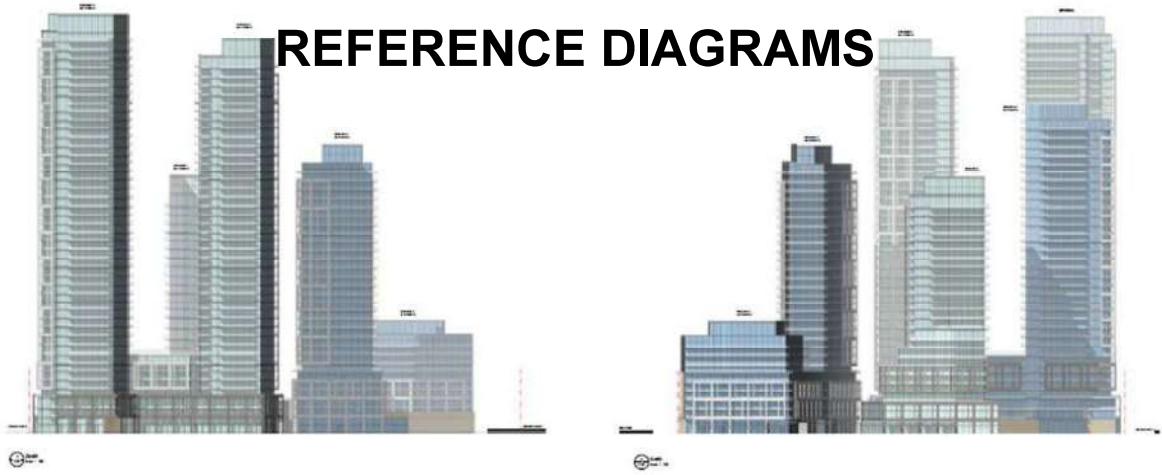


Figure 3.4 - Site elevations, illustrating height transition and density dispersal across the development site,

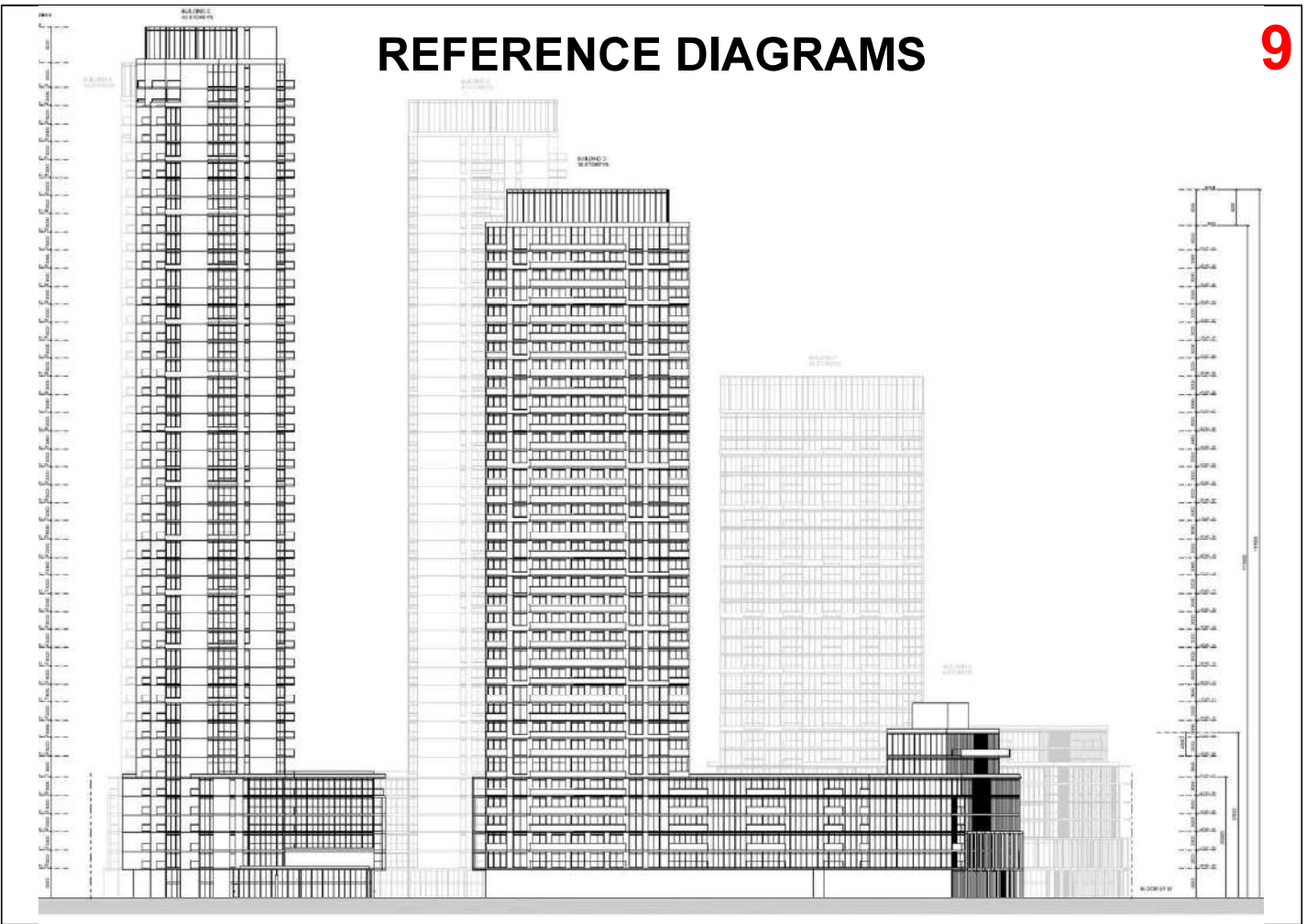
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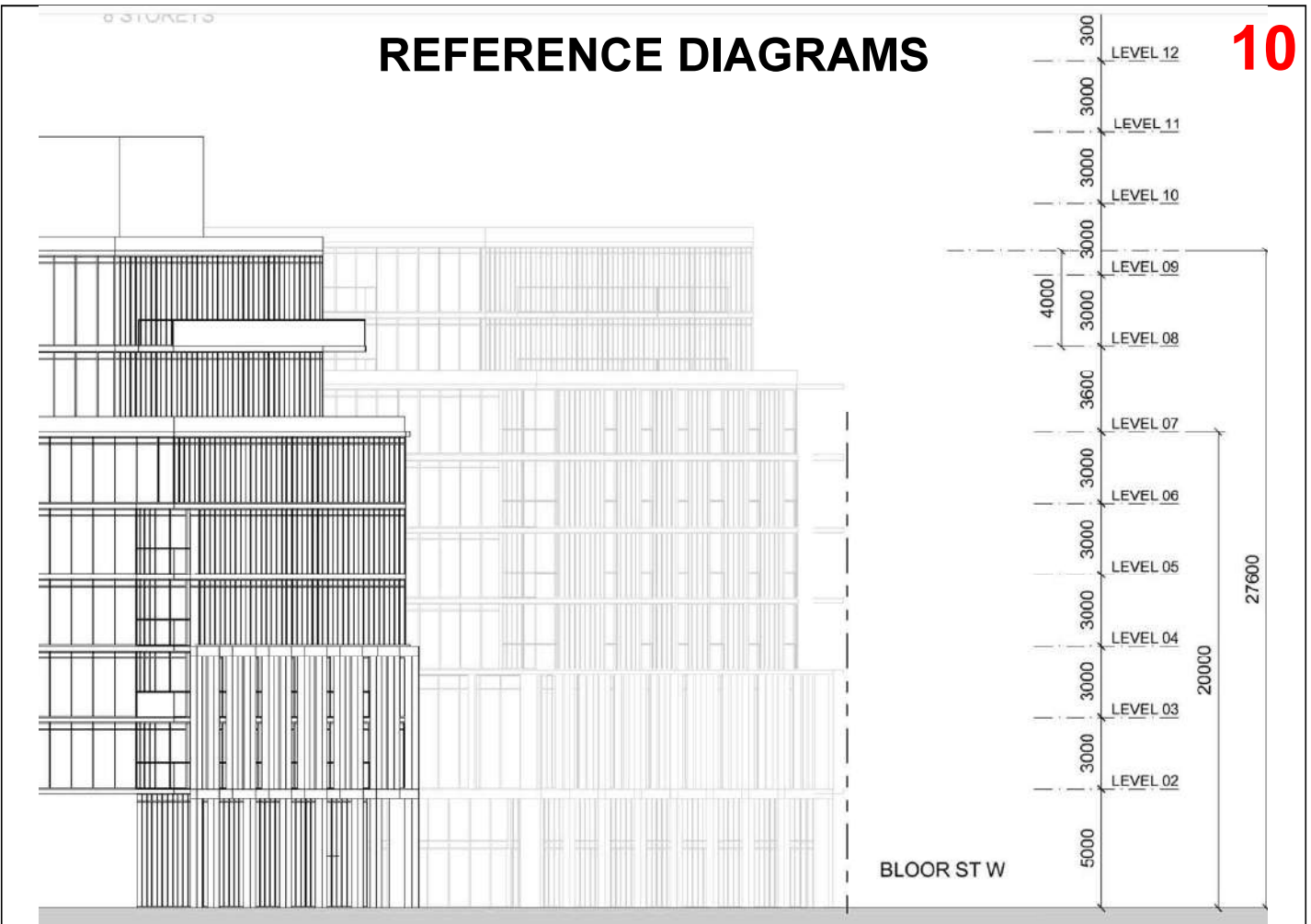
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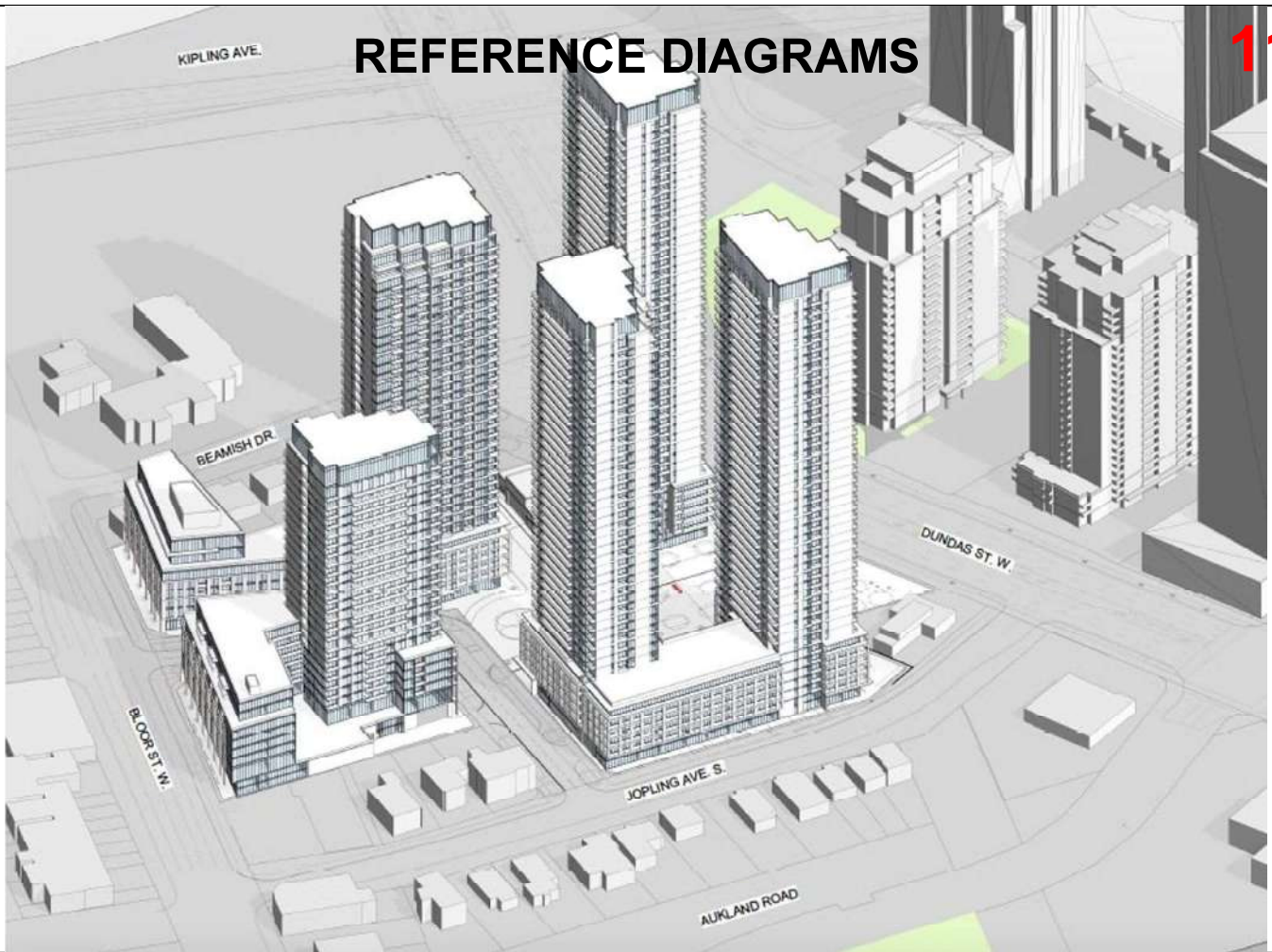
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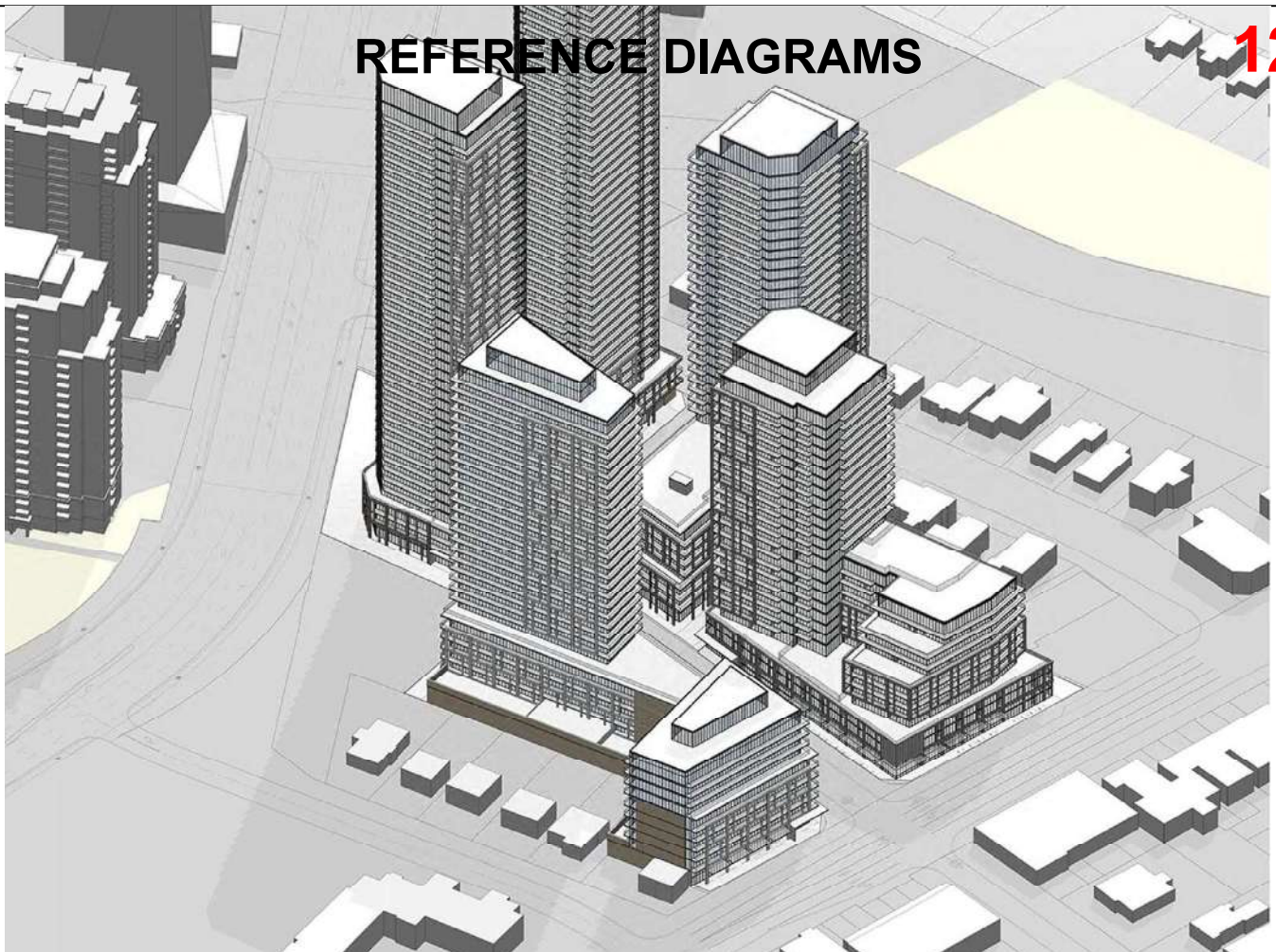
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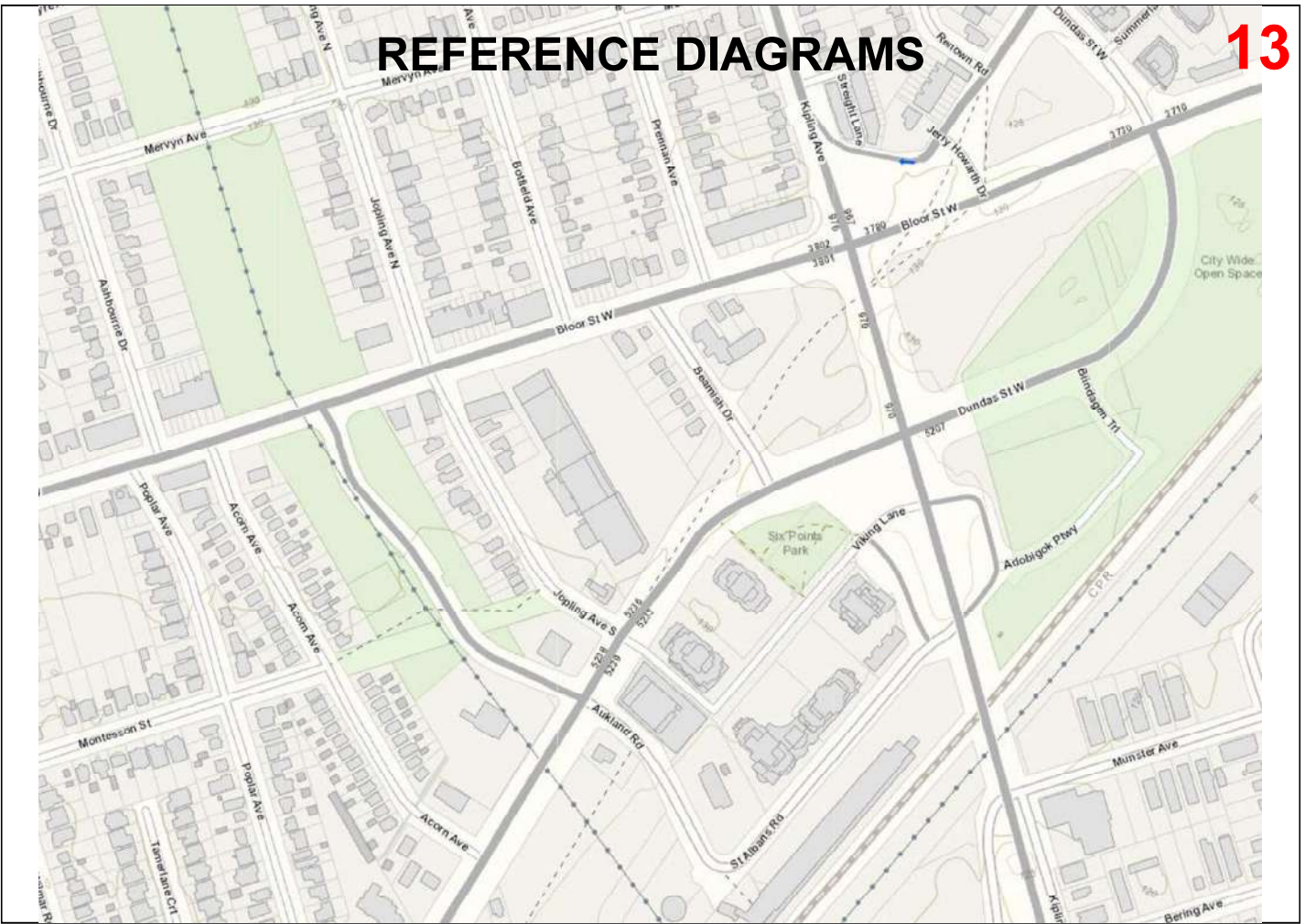
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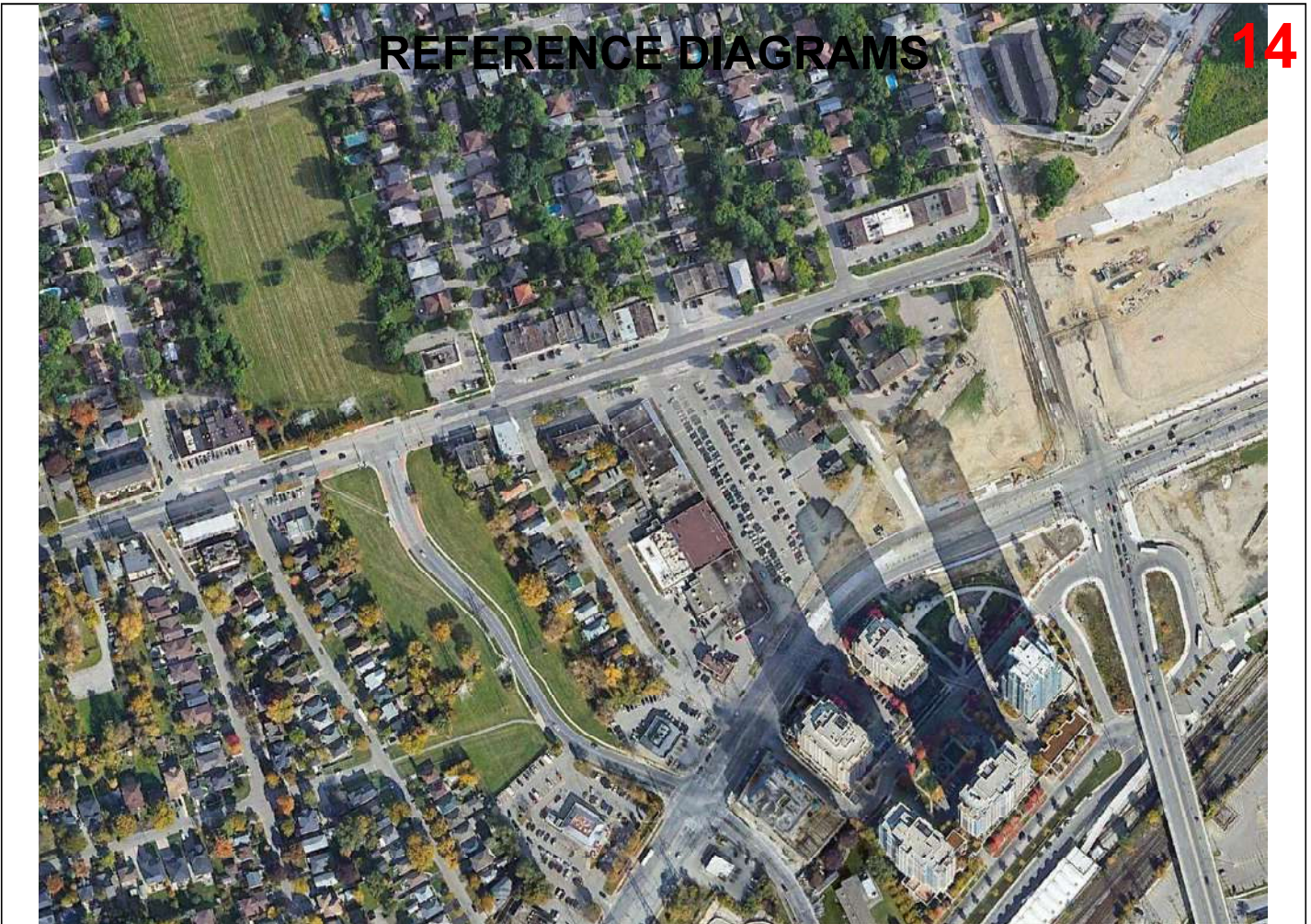
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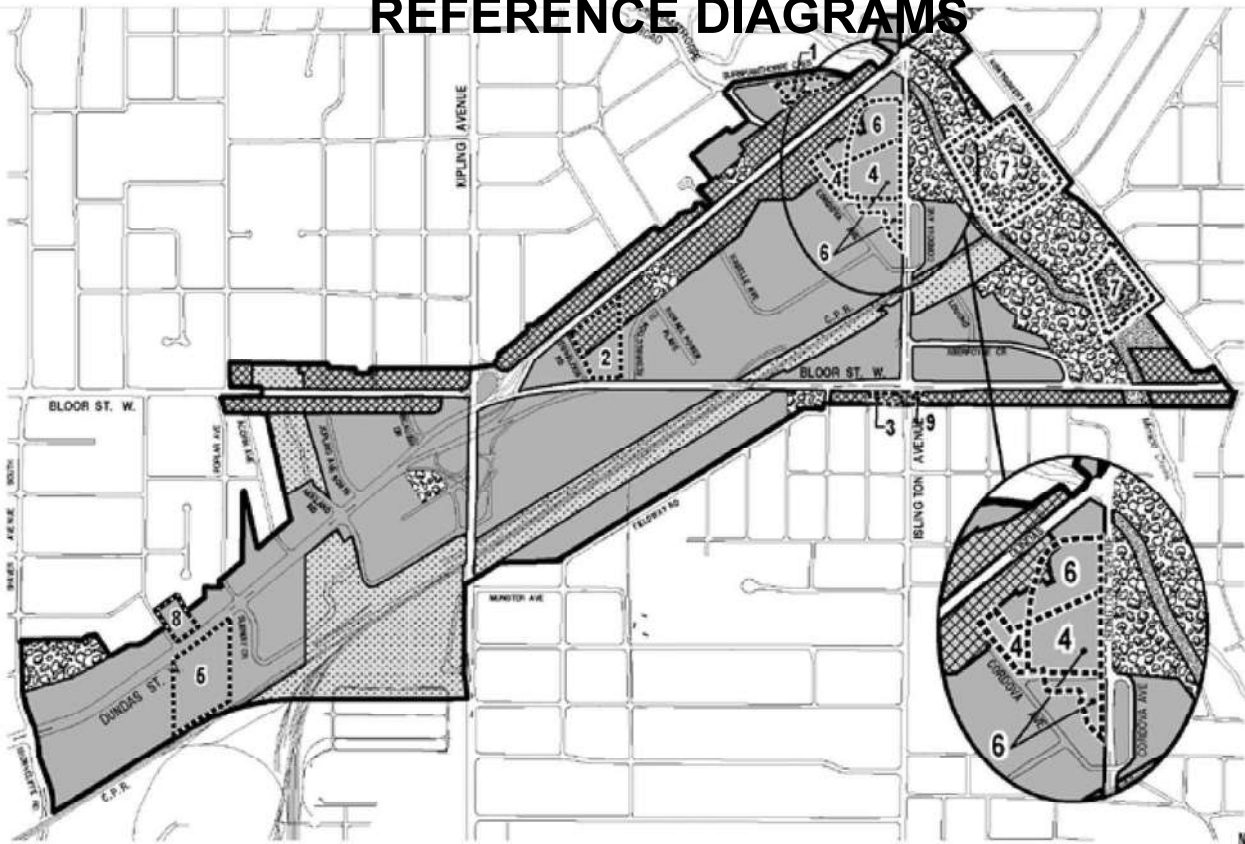
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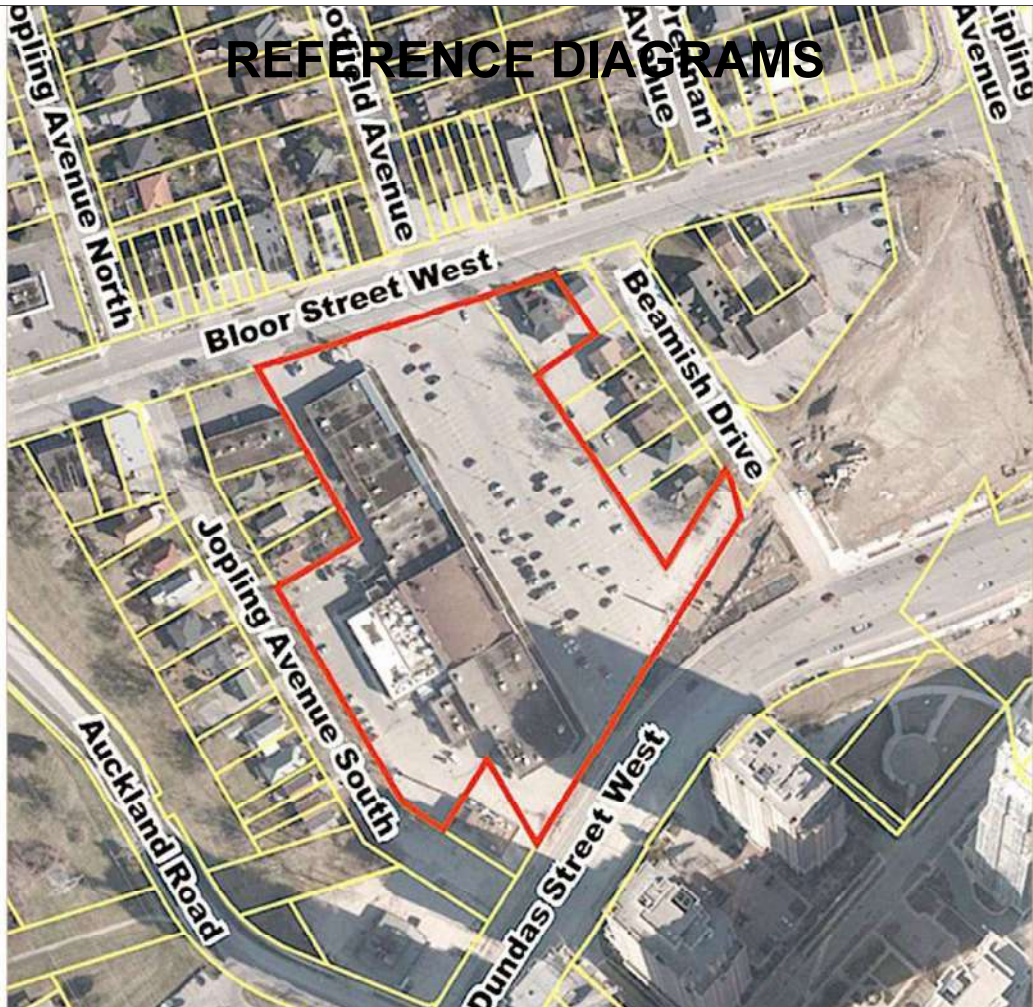
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Etobicoke Centre Secondary Plan

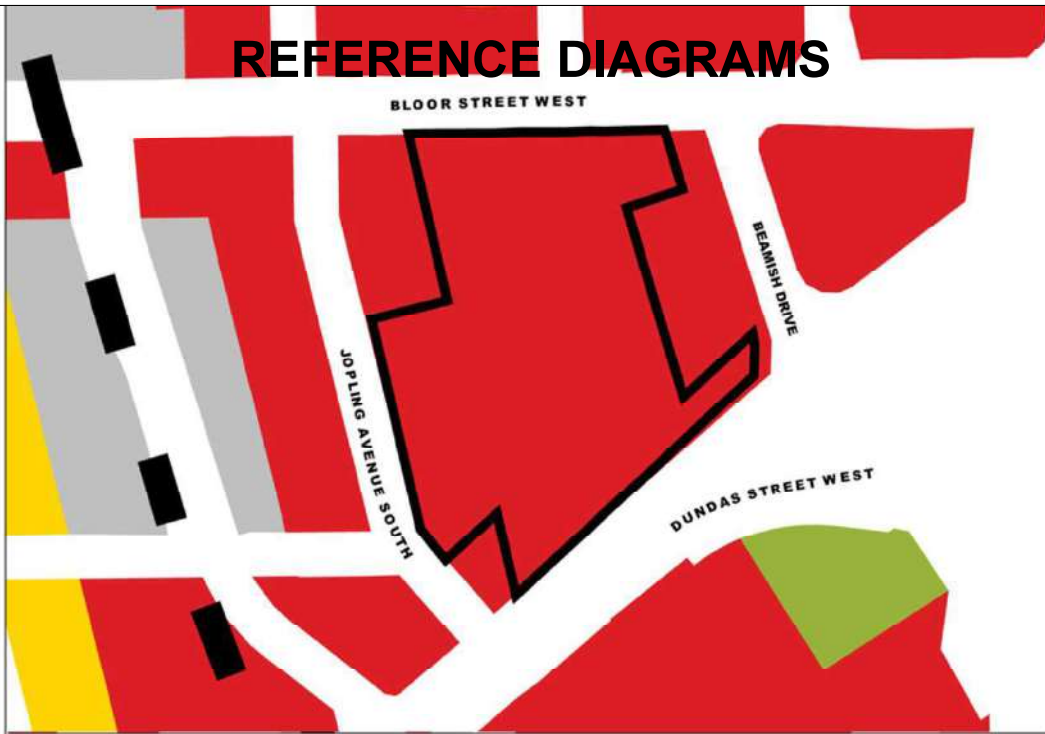
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REFERENCE DIAGRAMS

17



Official Plan Land Use Map #14

5230 Dundas Street West & 3825 Bloor Street West

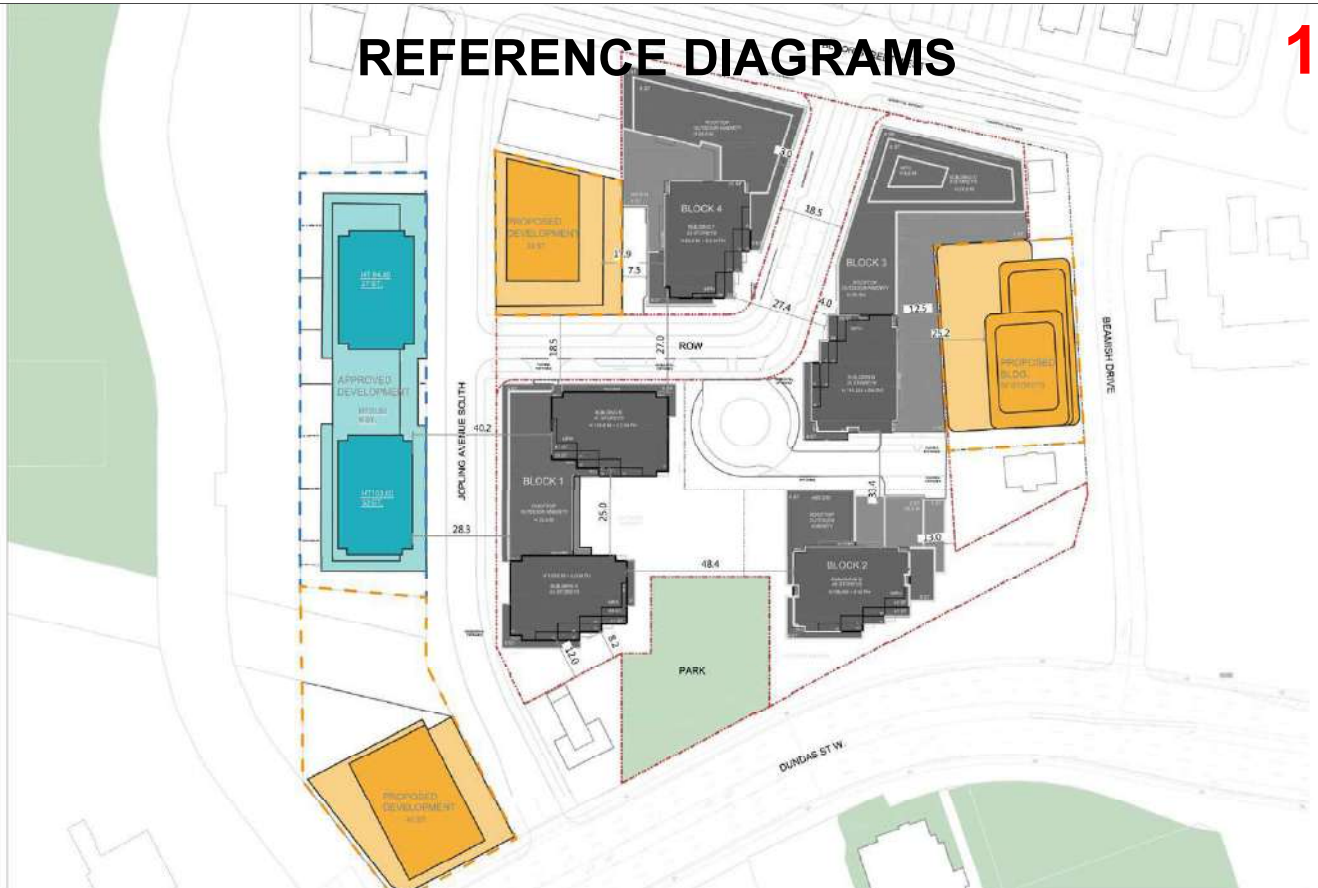
File # 21 232816 WET 03 0Z

- Location of Application
- Neighbourhoods
- Parks
- Utility Corridors
- Mixed Use Areas

↑
Not to Scale
Extracted: 11/08/2021

REFERENCE DIAGRAMS

18



Legend

- Subject Lands
- Proposed Developments (Active Applications)
- Approved Development (Approved Applications)

REFERENCE DIAGRAMS

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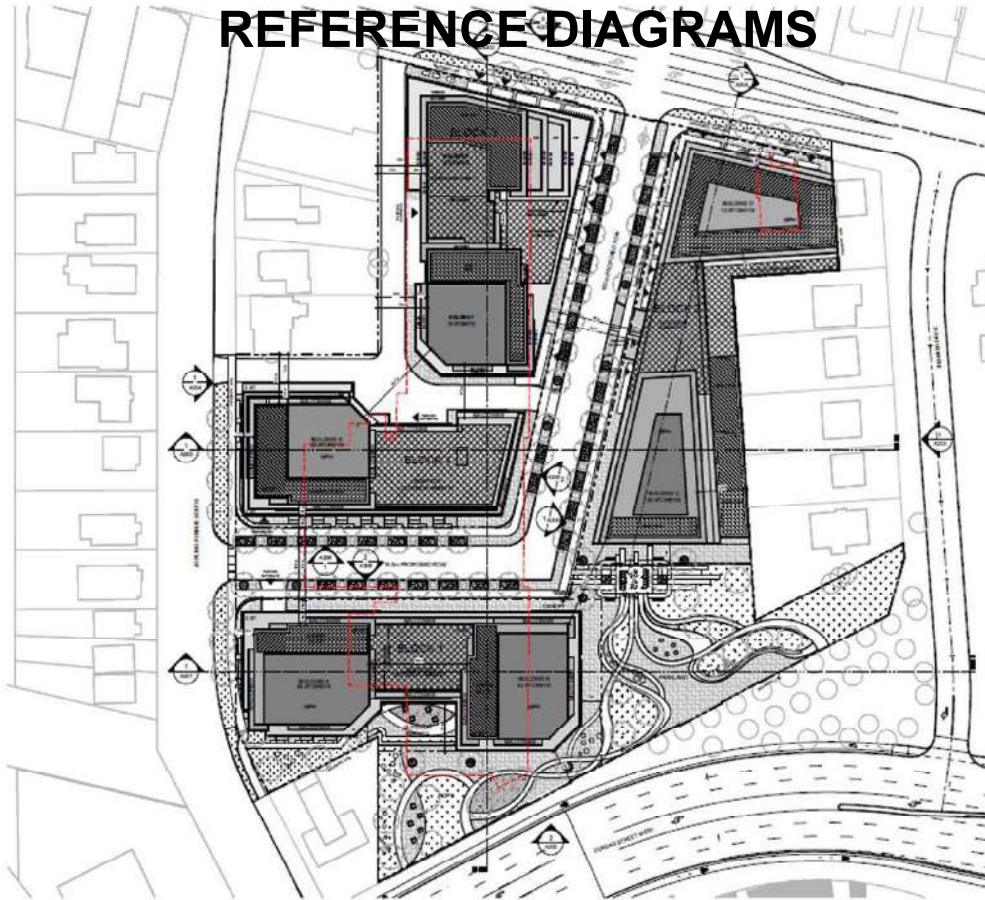


Figure 3.3 - Site Plan, illustrating overall built form and towers orientation across the development site, prepared by IBI Architects

REFERENCE DIAGRAMS

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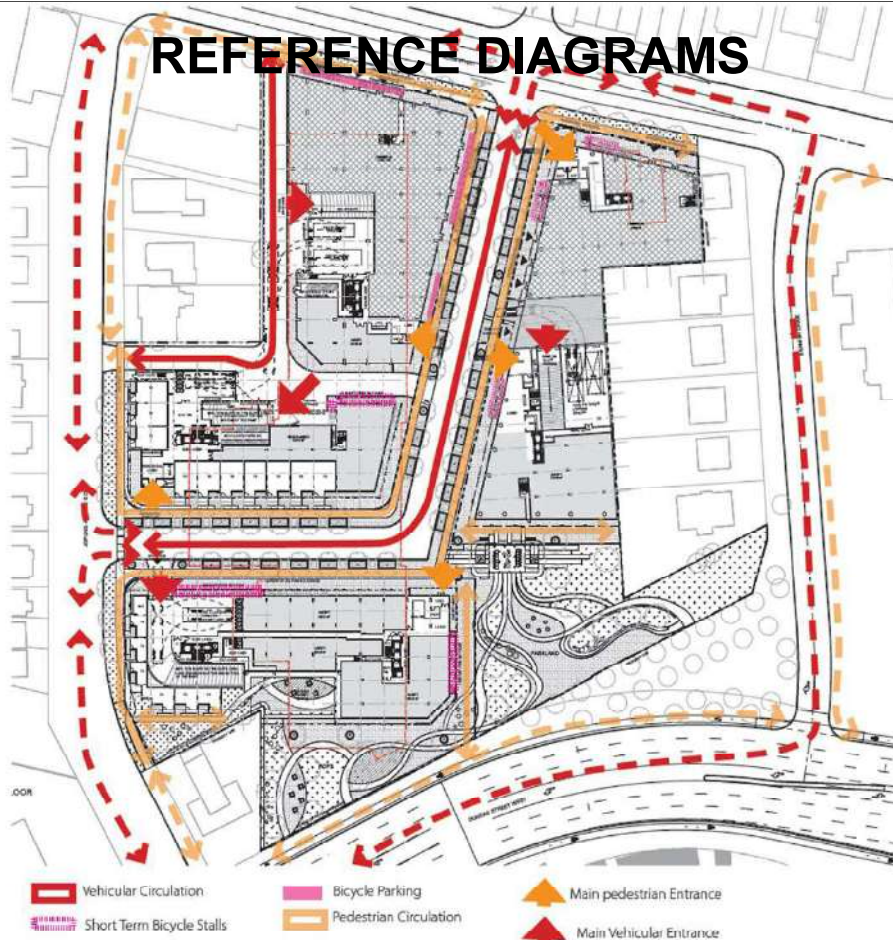
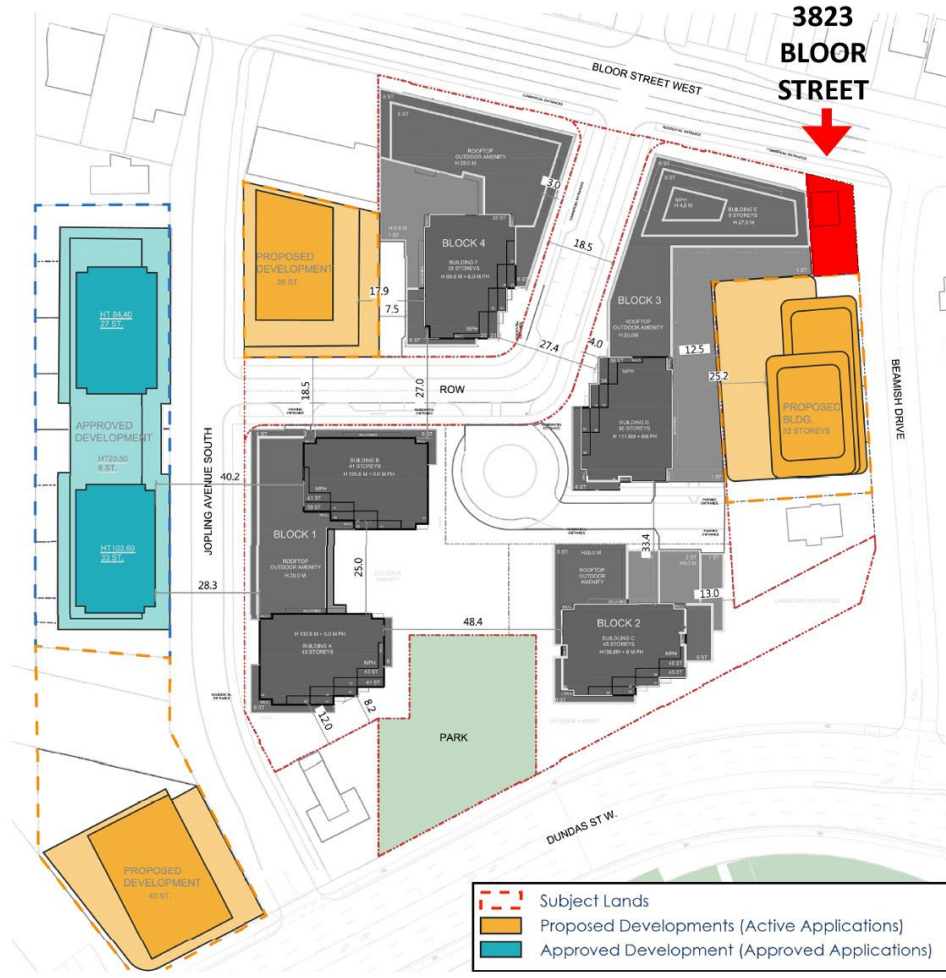


Figure 3.5 - Ground Floor Plan, illustrating vehicular, pedestrian and cycling circulation across the development site, prepared by IBI Architects with overlays by MHBC.

BLOCK CONTEXT PLAN



3823 BLOOR STREET TODAY

RENDERINGS



VIEW ALONG BLOOR STREET



VIEW FROM ACROSS BLOOR STREET

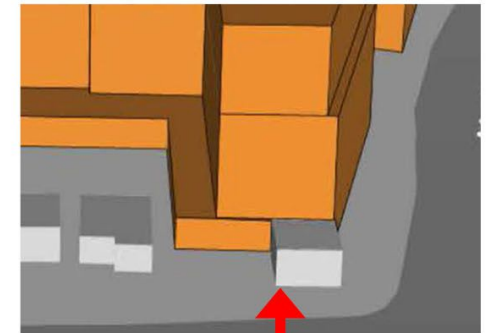
3823
BLOOR
STREET
ARRIS



LIBERTY DEVELOPMENT EAST ELEVATION

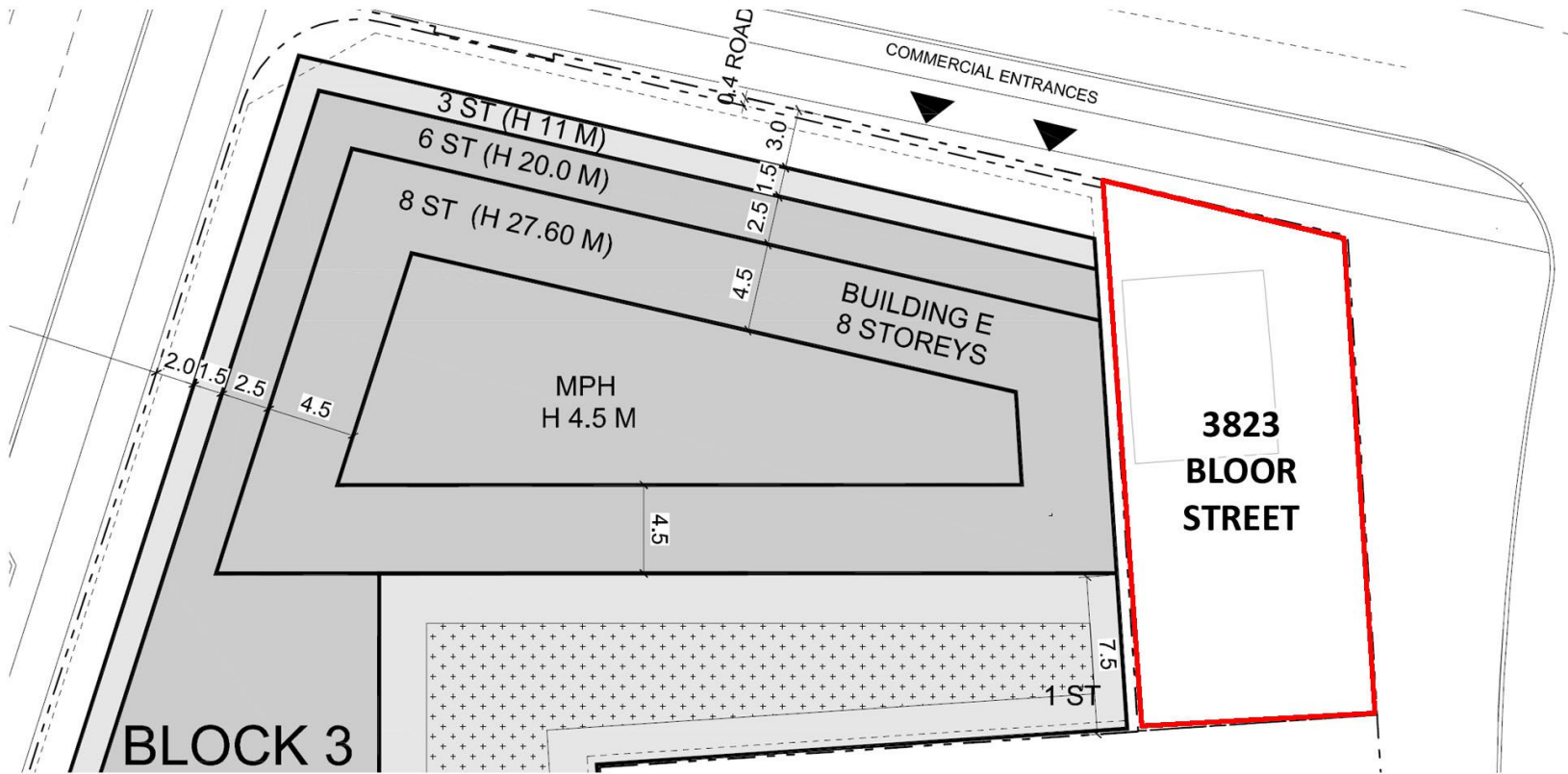


BIRDSEYE VIEW

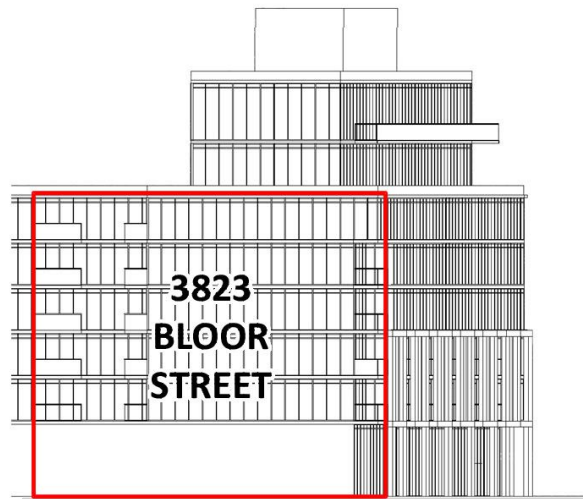


EARLY CLAYMATION

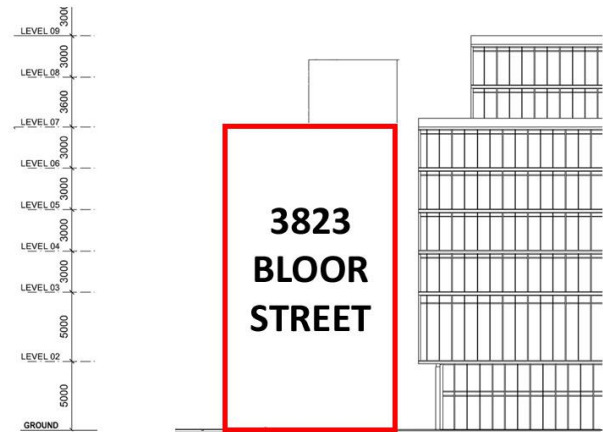
BLOCK 3 - PARTIAL SITE PLAN



ELEVATIONS



BEAMISH AVENUE



BLOOR STREET

3823
BLOOR
STREET
ARRIS