

October 21, 2019

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City of Toronto  
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2 Civic Centre Court, 3rd Floor  
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**Re: Official Plan Amendment Application, 2150-2194 Lake Shore Boulevard West and  
15-23 Park Lawn Road**

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Urban Strategies Inc. is acting on behalf of the land owners, FCR (Park Lawn) LP and CPPIB Park Lawn Canada Inc. in submitting the enclosed Official Plan Amendment, for the site municipally known as 2150-2194 Lake Shore Boulevard West and 23 Park Lawn Road (“2150 Lake Shore” or “the site”). As discussed and agreed with City Planning, this Official Plan Amendment application has been filed concurrently with the City’s work on a Secondary Plan study. This application introduces a Master Plan and its vision for the site, which informed the Draft Official Plan Amendment that is the subject of this application. The reports, studies, and drawings within this application have been provided in support of the Draft Official Plan Amendment, which provides for the appropriate redevelopment of the site. This application is also intended to provide input into the City’s Secondary Plan study. The owners look forward to engaging with the City and community through the review of this application and during the progress of the Secondary Plan process to align the Master Plan and emerging policy framework, ultimately resulting in a mutually-supported vision for the redevelopment of the site.

**Site Description**

2150 Lake Shore is located in southeast Etobicoke on the northeast corner of Park Lawn Road and Lake Shore Boulevard West. The site is approximately 11.2 ha / 27.6 acres in size and was formerly occupied by an industrial bakery, which has since been demolished. Today the site is predominantly vacant, excepting a one storey BMO bank building located at the corner of Park Lawn Road and Lake Shore Boulevard West.

**The Master Plan Proposal and Draft Official Plan Amendment**

The owners are proposing a complete new community through a vibrant, mixed-use, transit-oriented redevelopment of the site, 2150-2194 Lake Shore Boulevard West and 23 Park Lawn Road (“the site” or “2150 Lake Shore”). It introduces a new Park Lawn GO Station, with the platform spanning Park Lawn Road and interfacing with the proposed redevelopment of the site. Built upon a fine grain network of new streets, connections, and open spaces, the proposal includes substantive new employment, a range of residential units and typologies, a diverse mix of retail, services, and entertainment uses, and a new unencumbered park.

Responding to the unusual shape of this large site, new internal streets extend from the surrounding street network, creating a loop road with spokes that will effectively connect to the surrounding context, draw transit vehicles, cars, pedestrians and bikes into the site, and create a multi-modal transit node at the GO station. A new relief road is proposed along the northern edge of the site, connecting the Park Lawn Road Gardiner access ramp with the Gardiner ramp to the east. The proposed relief road works to divert vehicular traffic away from Park Lawn Road and Lake Shore Boulevard West to relieve congestion in the area. It also provides access to below grade parking and servicing areas within the site, minimizing the impacts of these activities on the public realm.

A range of new interconnected open spaces are proposed across the site, including a new public park, three large squares, a covered galleria, and a series of groves, largos (enlarged sidewalks), lanes and mews which together represent a significant percentage of the site. The internal galleria functions as a covered pedestrian street that is open to the elements while still offering protection from wind, rain and snow, extending opportunities for vibrant activity during all seasons. The galleria, groves, largos and mews form a network of connections between the park and three squares. Each of the three squares has a unique character, responding to adjacent uses that will spill out into and animate these civic spaces. Together, this intricate network of proposed public spaces will provide a vibrant place for a spectrum of public activities and allow for a creative synergy of living, working and cultural entertainment.

The Master Plan features a range of building types that blend forms and uses, and respond to the distinct geometry of the street and block pattern. The built form includes a significant component of low and mid-rise building forms. Fifteen towers are proposed on the site with heights ranging from 22 to 71 storeys, with taller towers clustered around each of the three squares, and with the greatest heights generally focused at the GO Station. Towers feature generous separation distances, and are interspersed with the range of mid-rise and low-rise building typologies. This approach allows a distinct interplay between these different building typologies to create a sense of place and urban fabric that appears to have evolved over time. A low and mid-rise area is created at the heart of the site, to the south of the new park, to reduce shadows on this new public space.

The Master Plan includes substantive new employment uses, which are integrated across the site with a critical concentration of primary office-type employment uses clustered in relation to the new GO Station. In total the current proposal incorporates approximately 41,900 square metres of commercial space, approximately 42,700 square metres of retail, entertainment, restaurants, and community-oriented shops, and an approximate 20,200 square metre hotel with affiliated commercial space. Together this diverse range of employment uses will drive transit ridership, and create opportunities for local living and working, supporting the creation of a complete community. It should be noted that while basic assumptions have been made about the types of uses within the Master Plan, these assumptions are still conceptual and the proposed location and quantum of these uses will continue to be refined throughout the Secondary Plan and

development approvals processes. The GFA numbers described here and on related drawings in the application are approximate, tracking the overall quantum of uses within the Master Plan.

The Master Plan also includes a substantive residential component, including approximately 547,750 m<sup>2</sup> of residential GFA, estimated as approximately 7,500 residential units. While detailed floor plans and unit design have not yet been completed, the proposal targets a range of unit sizes and typologies in keeping with related parameters in the Toronto's Growing Up Guidelines.

The Master Plan is conceptual and illustrative in nature. It illustrates how development could unfold under the Draft Official Plan Amendment (OPA), and as such has been provided to inform the Draft OPA, to also inform the City's Secondary Plan study, and to initiate a discussion with the City and community on the detailed design of future development proposals for the site. This application has been filed in support of the Draft OPA included with this application, which provides an area specific policy framework that provides for the appropriate redevelopment of the site, implementing and building upon SASP 15 policy directions, as well as the suite of other provincial and municipal policies that pertain to the site.

### **Application History & Fees**

A previous Official Plan Amendment (OPA) application was filed by the previous owners of the site, timed in relation with the City's most recent Municipal Comprehensive Review of its Employment Areas. The subject development application is the first filed by the current owners, and is being filed as a resubmission to the original OPA application.

As per discussions with City Planning, given the time that has elapsed since the original application and the change in ownership, it is the owners' and applicant's understanding that the fee for this application shall be the difference between the 2019 OPA application fee and the fee paid by the previous owner for the original OPA application, which was never processed.

A cheque for the full 2019 OPA application fee has been included with this application to facilitate its timely submission, on the understanding that a refund will be issued once the original application fees and appropriate fees for this application can be confirmed.

### **The Application Package**

In support of this Official Plan Amendment application, the following materials are included:

- 1 copy of the 2019 Development Approval Application form
- 1 cheque in the amount of \$ 56,843.22
- 1 copy of the Project Data Sheet
- 1 copy of this Cover Letter
- 1 copy of the Pre-Application Consultation Checklist
- 1 copy of the Digital Building Mass Model (*digital only*)

- 3 copies of the Draft Official Plan Amendment
- 3 copies of the Master Plan & Planning Rationale Report
- 3 copies of the Housing Issues Report
- 3 copies of the Shadow Study
- 3 copies of the Urban Design Guidelines
- 3 copies of the Public Consultation Strategy
- 3 copies of the Heritage Impact Assessment
- 3 copies of the Energy Strategy
- 1 copy of the Urban Transportation Considerations Report (3 volumes)
- 2 copies of the Master Plan Drawings Set (1 full size, 1 11x17)
- 2 copies of each of the following SASP 15 Requirements:
  - Land use Plan
  - Physical Structure Plan & Public Streets Plan
  - Phasing Strategy & Implementation Plan
  - Parks & Open Space Plan
  - Compatibility/Mitigation Strategy
  - Economic Development Strategy
  - Infrastructure Master Plan
  - Rail Safety Strategy
  - Green Infrastructure Master Plan
- 1 USB drive with digital copies of the above submitted documents

The following materials indicated on the Pre-Application Consultation Checklist in relation to the Official Plan Amendment application requirements have not been included with this application due to their timing of availability:

- Topographical & Boundary Plan: these surveys are nearly complete, but were not ready at the time of submission. They should be available within a week's time, and will be submitted in support of this application as soon as possible.
- Contaminated Site Assessment: the owners have addressed any remediation required on the site during the demolition of the former factory on the site, and are working through related Ministry of Environment & Energy processes. Related documentation was not available at the time of submission, and will either be submitted shortly or with a future application.
- Natural Heritage Impact Study & Environmental Impact Study: there are no known natural heritage features identified on the owner's development site. It is the applicant's understanding that these requirements were identified in relation to lands to the north of the site where a new relief road is shown in the conceptual Master Plan included within this application. Given that this application is in support of a Draft Official Plan Amendment, not the conceptual Master Plan, the applicant would like an opportunity to

confirm the intentions, scope and terms of reference for these studies, with the intention to address these requirements as necessary in more detailed future Zoning By-law Amendment and/or Draft Plan of Subdivision Applications.

- Archaeological Assessment: it is the applicant's understanding that the current mapping of sites with archaeological potential is not up to date, that the subject site will be removed from this map based on studies completed in relation to the original OPA application, and that no further assessment is required.

We look forward to ongoing conversations with City Staff to advance this exciting project. If there are any points requiring clarification please contact us directly.

Yours very truly,

**URBAN STRATEGIES INC.**

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

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