



June 10, 2024

Melanie Schneider
Senior Planner, Community Planning
Toronto and East York District
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Ms. Schneider:

**Re: *Zoning By-law Amendment Application Resubmission*
 File No. 23 124848 STE 04 OZ
 *2400 - 2440 Dundas Street West, Toronto, ON***

As you are aware, we are the planning consultants for the applicant, Fora Developments (Dundas Li Properties Inc.), with respect to the property at 2400 – 2440 Dundas Street West, which is located on the east side of Dundas Street West, just north of Bloor Street West (“the subject site”). An application to amend the City-Wide Zoning By-law 569-2013 was filed in March 2023, and contemplated a three tower, mixed use development and creation of a Privately Owned Publicly Accessible space (“POPS”). Following the March 2023 submission, the Ministry of Municipal Affairs and Housing enacted Official Plan Amendment 591 (OPA 591), as adopted by City Council on December 12, 2023. Site and Area Specific Policy 796 is now in full force and effect, and accordingly, the subject site is designated *Mixed Use Areas*.

Following the submission of the initial application, the proposal has been revised to respond to the comments received and discussions with City Staff. The built form elements within the proposal have been reorganized to further optimize the lands and achieve the objectives of a complete, transit-oriented development. The relocation of the private driveway and the provision of the POPS will improve the circulation of vehicles and pedestrians through the site and achieve a phasing strategy that is conducive to the continued operation of the existing food store during construction. Notwithstanding the revisions made to the proposal, the development continues to implement the vision for the subject site, which is to intensify underutilized lands that are in proximity to two higher order transit lines.

The Revised Proposal will continue to revitalize an underutilized site with new residential uses, retail areas, including a new grocery store, and opportunities for core employment uses. The revised proposal continues to propose three towers, with revisions to the distribution of height across the site. In terms of public realm improvements and connectivity, the centrally located 1,044 square metre POPS has

been redesigned and proposed as a public park, fulfilling the required parkland dedication requirements and obligations set out in OPA 591 and SASP 765. The Revised Proposal will have a total gross floor area of approximately 78,178 square metres, resulting in a density of 7.0 FSI.

Resubmission Materials

In support of resubmission of the application, please find enclosed the following materials in digital PDF form for your review:

- Completed Resubmission Form;
- Project Data Sheet;
- Comment Response Matrix (Detailed Revision List);
- Architectural Plans and Shadow Study dated June 7, 2024, prepared by Giannone Petricone Associates Inc. Architects, as follows:
 - Drawing No. A0.01 – Perspectives;
 - Drawing No. A0.02 to A0.04 – Building Statistics;
 - Drawing No. A0.05 – Survey;
 - Drawing No. A0.06 – Block Plan;
 - Drawing No. A1.00 – Site Plan;
 - Drawing No. A1.02– Underground Parking Plan;
 - Drawing No. A1.03 to A1.10 – Floor Plans;
 - Drawing No. A1.11 – Roof Plans;
 - Drawing No. A2.01 to A2.04 – Building Elevations;
 - Drawing No. A3.01 to A3.03 – Building Sections; and
 - Drawing No. A4.01 to A4.02 –Shadow Study;
- Landscape Package, dated May 31, 2024, prepared by North Design Office, as follows:
 - Drawing No. L-0 – Landscape Statistics;
 - Drawing No. L-1– Landscape Layout;
 - Drawing No. L-2 – Soil Volumes Plan;
 - Drawing No. L-3 – Roof Plan;
 - Drawing No. L-4 to L-5 – Landscape Sections;
 - Drawing No. TP1 – Tree Inventory & Removals Plan; and
 - Drawing No. TP1.1 to TP1.2 – Tree & Site Photos;

- Functional Servicing and Stormwater Management Report, dated June 7, 2024, prepared by Arcadis IBI Group;
- Public Utilities Plan, dated June 7, 2024, prepared by Arcadis IBI Group;
- Reconstruction Strategy Memo, dated June 7, 2024, prepared by ERA Architects Inc.;
- Transportation Report, Parts 1, 2, and 3, dated June 2024, prepared by BA Group;
- Hydrogeological Report, dated June 6, 2024, prepared by GEMS;
- Hydrogeological Review Summary, dated June 6, 2024 prepared by GEMS;
- Foundation Drainage Exemption Letter, dated June 6, 2024, prepared by GEMS;
- Response to Geotechnical Related Comment Letter, dated June 7, 2024, prepared by GEMS;
- Noise and Vibration Report, dated June 5, 2024, prepared by SLR Consulting Ltd.;
- Compatibility/Mitigation Study, dated June 6, 2024, prepared by SLR Consulting Ltd.;
- Pedestrian Wind Study and Template , dated June 7, 2024, prepared by SLR Consulting Ltd.;
- Rail Safety Report, dated June 7, 2024, prepared by Entuitive Corporation;
- Affordable Housing Commitment Memorandum, dated June 2024, prepared by Goodmans LLP.;
- Planning Addendum Letter, dated June 2024, prepared by Bousfields Inc.;
- Draft Zoning By-law Amendment By-law 569-2013, dated June 2024, prepared by Bousfields Inc.;
- Zoning Compliance Chart, dated June 2024, prepared by Bousfields Inc.;

- TGS Statistics Checklist and Template; and
- A Computer Generated Building 3D Mass Model.

A PDF copy of the Minutes of Settlement, dated June 30, 2020, will be provided to City Staff under a separate cover.

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

Yours very truly,

Bousfields Inc.



Kate Cooper, MCIP, RPP

cc: *Maurice Wager, Fora Developments*
Anna Sorokin, Fora Developments