



October 11, 2024

Liliana da Silva
Senior Planner, Community Planning
Toronto and East York District
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Ms. da Silva:

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

Overview

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, followed by a resubmission of the application in June 2024. The application seeks the permissions to redevelop the subject site with a new, multi-tower mixed use development inclusive of a new public park as well as improved pedestrian and vehicular access to the Dundas GO Station pick-up and drop-off area.

Following the submission of June 2024 resubmission, comments were received by City Departments and commenting agencies. Our office, along with the applicant and members of the project team, met with City Staff and Metrolinx to discuss the issued comments related to vehicular circulation and the existing easement, access to the pick-up and drop-off area and soil volume, among others. The enclosed plans and technical reports were prepared in response to the comments and feedback, and support the modifications made to the development proposal. Notwithstanding the revisions summarized below, 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.

Summary of Changes

The revised development 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 will have a total gross floor area of approximately 78,389 square metres, of which 2,943 square metres will be allocated to the relocated food store, 3,199 square metres will be for new *Core Employment* uses, and 229 square metres will be for new retail spaces. The balance of the site will be for new residential uses.

The key revisions made to the development proposal include the following:

Crash Wall and Metrolinx Easement

- Crash wall for both Phase 1 and Phase 2 now on the east property line (2.0 metre strip removed)
- Phase 2 crash wall is 2.0 metres high, with a 3.0 metre-wide opening to allow for service vehicle access;
- Metrolinx Easement aligned with the east property line for a 6.0 metre-wide vehicular access;

Built Form

- Setback between Tower A and the north property line revised from 9.3 metres to 12.5 metres;
- Tower Separation Distance between Towers B1 and B2 revised from 26.0 metres to 27.0 metres;
- Typical Tower A balconies revised to Juliette from inset;
- On the east side of Building A, the proposed stepback between Levels 1 and 2 has increased from 3.5 metres to 5.5 metres due to the 2.0 metre shift of the crash wall;
- Setbacks incorporated into Level 3 amenity in Towers B1 and B2 Amenity for wind mitigation, as discussed with City Urban Planning;

Parking, Access and Circulation

- Shifting of the private road 0.4 metres to the north to provide a 2.1 metre pedestrian clearway along the private road;
- Added a lay-by parking spaces on the east the side of Building B;
- A residential entrance for Tower B2 was added to the west side of Building B, fronting Dundas Street West;

- Extent of underground parking garage revised to ensure the Metrolinx easement is un-encumbered during construction phasing;
- The number of residential parking spaces for Phase 2 has been revised to 83 spaces;

Landscaping and Tree Planting

- Trees relocated to improve soil volumes in coordination with Landscape consultant
- Building A Canopy depth revised from 2.0m to 1.5m to provide tree planting within the site along Dundas Street
- Extent of the proposed public park has been adjusted to 1,043 square metres to provide a 2.1 metre pedestrian clearway along the private road;

Interior Revisions

- Residential lobby of Building B (Tower B1) has been reconfigured to face the private road, and to provide an animated frontage to the proposed public park;
- A portion of the bike storage in Building B relocated to the mezzanine level to provide an animated frontage;
- An access corridor in Building A has been added to connect the residential lobby to the private road; and
- Proposed pet wash has been relocated, and dog relief station and dog run have been added at the south-east corner of Building B.

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;
- Architectural Plans and Shadow Study dated October 11, 2024, prepared by Giannone Petricone Associates Inc. Architects;
- Landscape Package, dated October 2024, prepared by North Design Office;
- Functional Servicing and Stormwater Management Report, dated October 2024, prepared by Arcadis;
- Hydrogeological Report, dated October 2, 2024, prepared by GEMS;
- Hydrogeological Review Summary Form, prepared by GEMS;

- Water-right Letters, prepared in support of Foundation Drainage exemption;
- Updated Environmental Noise and Vibration Report, dated October 9, 2024, prepared by SLR Consulting Ltd.;
- Geothermal HVAC Systems Memorandum, dated September 18, 2024, prepared by Geosource Energy Inc.;
- Pedestrian Wind Study Addendum, dated October 9, 2024, prepared by SLR Consulting Ltd.;
- Pedestrian Wind Study - Template A (Complete);
- Rail Safety Memorandum, prepared by Entuitive Corporation, dated October 9, 2024;
- Complete Comment Response Matrix, in response to the July 26, 2024 Metrolinx Comment Memo; and
- Complete Comment Response Matrix to Third Party Application Review
- Draft Zoning By-law Amendment By-law 569-2013, dated October 2024, prepared by Bousfields Inc.;
- TGS Statistics Checklist and Template;
- October 2024 Comment Response Matrix; and
- A Computer Generated Building 3D Model.

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