

November 25, 2019

Project No. 1933

George Pantazis, Planner
City Planning – Toronto & East York District
City of Toronto, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Mr. Pantazis:

**Re: Rezoning Application
6 Dawes Road, Toronto**

We are the planning consultants for 6 Dawes Danforth Inc. with respect to its property at 6 Dawes Road (“the subject site”). On behalf of our client, we are pleased to submit a rezoning application to permit a mixed-use development of the subject site.

The subject site is currently operating as a self-storage facility. Given its location in proximity to the Main-Danforth intersection and existing higher order transit, the subject site offers an unparalleled opportunity to create a transit-supportive mixed-use node with integrated community uses to support the achievement of a complete community and the revitalization of the Main-Danforth area.

The proposal consists of a truly mixed-use development including two buildings comprising three residential towers. The mix of uses will include the integration of the Danforth GO Transit station into the proposed development and a new City-run community recreation centre, as well as residential units. The three towers will include 1,425 residential dwelling units and a total gross floor area of approximately 123,652 square metres. The intensification of the subject site will achieve numerous policy directions articulated in the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Metrolinx’s Regional Transportation Plan and the City of Toronto Official Plan. The proposal also has considered the ongoing Main Street Planning Study and the relevant urban design guidelines.

As further described in the supporting material enclosed herein, our client is proposing a high-quality mixed-use redevelopment of the Property comprised of the following elements:

- **West Block** – The West Block, located closest to Main Street and higher-order transit, is comprised of two residential towers of 49 and 46 storeys on a 6-storey podium and includes an integrated GO Transit station;
- **POPS** – The area at grade between the two podiums will be set aside as POPS, allowing permeability from the street network, through the site and onto the GO station platforms. Additionally, new public plazas will be created at the GO Station

entrance off Main Street and the Community Centre entrance off Dawes Road to improve the Public Realm;

- **East Block** – The East Block includes a 6-storey podium with a community centre and one residential tower of 40 storeys;

The proposal incorporates community benefits that are being provided in exchange for the proposed height and density of development, which are comprised of the following:

- **Integrated GO Station** – A new 460-square metre Danforth GO Transit station is proposed to be integrated into the West Block podium at grade to enable higher visibility from Main and Danforth Streets and encourage higher levels of transit ridership;
- **City-Owned Community Centre** - A new 4,865-square metre, 4-storey community centre with rooftop access and facilities is proposed to be integrated in the East Block podium. The Community Centre will replace and expand on the services currently provided at the Main Street Community Centre and allow the City to own their own facilities as opposed to the current lease arrangement
- **Public Realm** – The proposal includes the provision of a new east-west public road and a new east-west private road which together will connect Dawes to Main Street and to possible future road networks, increasing neighbourhood permeability and significantly improving the public realm.

In our opinion, as outlined in our Planning and Urban Design Rationale, the proposed development is in keeping with the planning and urban design framework established by the applicable planning documents, specifically the Provincial Policy Statement, the Growth Plan, and the Toronto Official Plan, which promote intensification of underutilized sites within built-up urban areas, particularly in locations that are well served by existing municipal infrastructure, including public transit.

Submission Materials

In support of the application, please find enclosed the following materials that were identified on the Planning Application Checklist:

- One copy of the Development Approval Application form, fee schedule, project data sheet and complete application checklist;
- Two copies of the Boundary and Topographical Plan of Survey prepared by KRCMAR dated April 4, 2019;
- Two copies of the Architectural Plans prepared by Quadrangle Architects Limited dated November 22, 2019;
- Two copies of the Concept Site and Landscape Plans prepared by Janet Rosenberg & Studio dated November 22, 2019;
- Two copies of the Tree Preservation Plan prepared by Central Tree Care Ltd. dated September 30, 2019;

- One digital copy of the Toronto Green Development Standards checklist coordinated by RWDI Inc. dated November 22, 2019;
- Two copies of the Draft Zoning By-law Amendment to City-wide Zoning By-law No. 569-2013 prepared by Bousfields Inc. dated November 2019;
- Two copies of the Draft Zoning By-law Amendment to City of Toronto Zoning By-law No. 438-86 prepared by Bousfields Inc. dated November 2019;
- Two copies of the Public Consultation Plan prepared by Bousfields Inc. dated November 2019;
- One digital copy of the Arborist Report, prepared by Central Tree Care Ltd. dated September 30, 2019;
- One digital copy of the Sun/Shadow Study prepared by Quadrangle Architects Limited dated November 22, 2019;
- One digital copy of the Heritage Impact Assessment prepared by ERA Architects dated November 22, 2019;
- One digital copy of the Transportation Report, prepared by LEA Consulting dated November 20, 2019;
- One digital copy of the Hydrogeological Assessment prepared by McClymont & Rak Engineering Inc. dated November 2019;
- One digital copy of the Geotechnical Investigation, prepared by McClymont & Rak Engineering Inc. dated November 2019;
- One digital copy of the Functional Servicing and Stormwater Management Report, prepared by RV Anderson Associates Limited dated November 22, 2019;
- One digital copy of the Preliminary Pedestrian Wind Study, prepared by RWDI Inc. dated November 22, 2019;
- One digital copy of the Preliminary Noise and Vibration Study, prepared by RWDI Inc. dated November 22, 2019;
- One digital copy of the Energy Strategy Report, prepared by RWDI Inc. dated November 22, 2019;
- One digital copy of the Rail Safety Report prepared by Hatch dated November 22, 2019;
- One digital copy of the Building Mass Model prepared by Quadrangle Architects Limited dated November 22, 2019;
- One USB containing a digital copy of the items listed above; and
- One cheque in the amount of \$1,109,302.40, made payable to the Treasurer of the City of Toronto.

Additionally, the following materials were requested:

- a) ***One digital copy of a Planning and Urban Design Rationale Report including a Community Services and Facilities Study:***

This report has been slightly delayed due to the recent release of the City-Initiated draft Official Plan Amendment for the Main Street Planning Study. The final Planning Rationale will be submitted via email shortly.

- b) ***One digital copy of an Environmental Impact Assessment:*** Although the City of Toronto does not have a Terms of Reference for this study, EIS's typically include the study of natural environmental features, the evaluation of biophysical and ecological functions and a description of potential impacts of development on natural heritage features and functions within a particular site. The site at 6 Dawes does not include any natural environmental features as it has been an industrial/commercial site adjacent to a railway corridor for over 100 years. As such, this study has not been submitted.

We trust that the foregoing is satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact me or Ashley Varajão of our office.

Yours very truly,

Bousfields Inc.



David Huynh, MCIP, RPP

cc. N. Mansour / Hilary Spriggs / Steven Dejonckheere/ Brandon Donnelly