

July 8, 2018

Kirk Hatcher
Planner, Community Planning
Toronto City Hall
18th Floor, East Tower
100 Queen St. W.
Toronto, ON M5H 2N2

Dear Kirk:

Re: 900 Dufferin Street – Combined Application for Rezoning & Official Plan Amendment

Urban Strategies Inc. is acting on behalf of **Primaris Management Inc. (“Primaris”)** in submitting a combined application for rezoning and Official Plan amendment for the redevelopment of the north parking lots of Dufferin Mall, located at 900 Dufferin Street.

The site today is a large surface parking lot with approximately 300 stalls. On the west side of the site are two strip retail units, and at the northeast corner is a Taco Bell/KFC drive-through – one of only a handful of drive-throughs that remain in and around the Downtown core. These uses are emblematic of an era of planning and city-building where the ease of getting around by car was prioritized over any notion of creating a sense of place. Much of the work we do today as planners involves addressing the challenges that these suburban patterns of land use and built form present.

Primaris has reimagined the underutilized parcel as a lively, mixed use, and urban neighbourhood: Dufferin Grove Village. A structuring element of the development is a new private road extending south through the site and reconnecting to Dufferin Street. This road will improve connections through the neighbourhood and establish a development parcel on each side. A total of 1,135 residential units are proposed, currently planned as rental units, alongside 11,327 square metres of net new retail to strengthen Dufferin Mall as an important neighbourhood amenity. A new public park 0.15 hectares in size is proposed at the southeast corner to the site, fitting into a sequence of parkland and complete streets between Dufferin Grove Park and Bloor Street West.

Dufferin Grove Village will bring numerous benefits to the neighbourhood and broader city. Currently planned as a purpose-built rental project, Dufferin Grove Village will contribute to the diversity of the housing stock of a neighbourhood where the secondary rental market is more dominant. These units will appeal to a broad demographic, including existing residents looking to downsize but stay within their community, as well as families and larger households.

The proposed development will also establish a pedestrian-scaled, urban condition. The new internal street is imagined as a complete street, with the function of not only facilitating movement, but also acting as an important element of the public realm. Streetscape enhancements along Dufferin Street and Croatia Street, grade-related retail uses, and a built form that appropriately frames streets and parks will together contribute to a safer, more comfortable, and attractive pedestrian environment.

The site is subject to the City-wide Zoning By-Law 569-2013, and is zoned CR 3.0 (C3.0; R1.0) SS2. The commercial residential (CR) category permits a range of residential and non-residential uses to a maximum permitted density of 3.0 times the lot area (3.0 times for commercial uses; 1.0 times for residential uses). The height overlay map indicates a maximum height of 16.0 metres.

The development proposal includes a total of GFA of 102,440 square metres (88% residential, 12% commercial), which is greater than the maximum permitted density. At 39 storeys/131 metres, the proposal is also above the permitted building height. As such, a site-specific by-law amendment is required to permit the height and density of the proposed development. This amendment is in keeping with the policy intent and direction for the site as articulated through provincial policy and the Official Plan, as well as the surrounding built and planned context. In an abundance of caution, and to address any minor implementation issues that may arise, an amendment to the Official Plan is also requested. Draft Zoning By-Law and Official Plan amendments are submitted as part of this application.

This submission follows an extensive consultation process, including meetings with City Planning and Urban Design on October 31, 2018, March 28 and May 27, 2019, and meetings with Councillor Ana Bailao on November 16, 2018 and March 19 and June 4, 2019. Two public open houses (January 21 and April 2) were held to share development concepts with residents of the surrounding neighbourhood and to obtain their input and feedback. Local stakeholder groups were also engaged leading up to the public open houses.

Enclosed Materials

In support of the Zoning By-law Amendment, the following materials are enclosed:

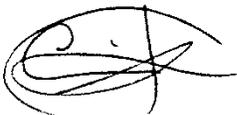
0. Cover Letter;
1. Signed Application Form, Fee Schedule, and Project Data Sheet;
2. Boundary Plan and Topographical Survey prepared by Speight, Van Nostrand & Gibson Ltd., dated July 7, 2017;
3. Supplemental Boundary Plan and Topographical Survey (for context) prepared by Speight, Van Nostrand & Gibson Ltd., dated June 7, 2000;
4. Architectural Drawings, prepared by Quadrangle, dated July 8, 2019;
5. Architectural Drawings scaled to Ledger for quick reference, prepared by Quadrangle, dated July 8, 2019 (1 copy);
6. Digital Building Mass Model, prepared by Quadrangle (digital copy);
7. Toronto Green Standards Checklist, prepared by Quadrangle;
8. Landscape Plan & Sections, prepared by North Design Office and The MBTW Group, dated July 8, 2019;
9. Tree Protection & Removals Plan, prepared by North Design Office and The MBTW Group, dated June 21, 2019;
10. Arborist Report, prepared by The MBTW Group, dated June 20, 2019;
11. Planning Rationale and Urban Design Analysis, prepared by Urban Strategies Inc., dated July 2019;
12. Community Services & Facilities Study, prepared by Urban Strategies Inc., dated July 2019;

13. Public Consultation Strategy Report, prepared by Urban Strategies Inc., dated July 2019;
14. Shadow Impact Study, prepared by Urban Strategies Inc., dated July 2019;
15. Draft Zoning By-law Amendments (438-86 & 569-2013), prepared by Urban Strategies Inc.;
16. Draft Official Plan Amendment, prepared by Urban Strategies Inc.;
17. Servicing & Stormwater Management Report, prepared by Odan Detech Group and dated February 23, 2018 (3 copies);
18. Functional Servicing & Stormwater Management Report, prepared by Counterpoint Engineering, dated July 8, 2019;
19. Pedestrian Level Wind Study, prepared by RWDI, dated June 4, 2019;
20. Noise and Vibration Impact Study, prepared by Aercoustics, dated April 4, 2019;
21. Urban Transportation Considerations Report, prepared by BA Group, dated July 8, 2019;
22. Energy Strategy, prepared by Footprint, dated July 4, 2019;
23. Geotechnical Investigation, prepared by Exp. Technical Services (Exp.), dated April 30, 2019;
24. Hydrogeological Investigation, prepared by Exp., dated June 18, 2019;
25. Phase 1 Environmental Site Assessment (ESA), prepared by Exp., dated June 5, 2019;
26. Phase 1 ESA Memo, prepared by Exp., dated July 5, 2019; and
27. Stage 1 Archaeological Resource Assessment, prepared by ASI, dated August 2, 2017.

Two printed copies have been provided for all reports and drawings. All materials have also been submitted electronically on the enclosed USB and CD.

Urban Strategies is pleased to submit these reports and plans on behalf of Primaris and looks forward to working with the City to process this application. Please do not hesitate to get in touch with me directly should you have any questions regarding this application.

Yours very truly,
URBAN STRATEGIES INC.



Eric Turcotte, RPP, MCIP, OAA, OAQ, MRAIC, LEED AP BD+C
Partner



Frank Lewinberg
Partner

cc: Matthew Kingston, Primaris Management Inc.
James DiPaolo, Urban Strategies Inc.