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via Digital Submission

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City of Toronto
Community Planning – Etobicoke York District
Etobicoke Civic Centre
2 Civic Centre Court, 3rd Floor
Toronto, ON, M9C 5A3

Attn: Sarah Henstock, Director (Acting)

**Re: Applications for Zoning By-law Amendment and Draft Plan of Subdivision
First Submission
5 Capri Road**

Tenblock is pleased to submit the enclosed Zoning By-law Amendment and Draft Plan of Subdivision applications to permit the comprehensive redevelopment of 5 Capri Road (herein referred to as the 'subject site'). The proposed development is comprised of three new residential buildings connected via a shared podium on the southern portion of the subject site. An existing 24-storey apartment building on the site will be retained. Pre-Application Consultation meetings on the proposed development were held with City staff on April 30, 2018, and June 10, 2020.

Subject Site

The subject site currently contains a 24-storey rental apartment building (327 units) built in the early 1970s with associated surface and underground parking. It represents a previous era of development with a "Tower in the Park" built-form and large expanses of unprogrammed or inaccessible open space. The subject site is roughly rectangular in shape with an irregular north lot line and has a total site area of 23,528 square metres (2.35 hectares or 5.8 acres). It is located between Highway 427 to the west and 530 The East Mall (7-storey apartment building) to the east and gains access from Capri Road at the northeast. Capri Road is a short public street that extends west from The East Mall. Directly to the south of the subject site is the sports field of Burnhamthorpe Collegiate Institute and Adult Learning Centre (500 The East Mall), a two-storey institutional building. To the north of the subject site is an existing 19-storey apartment building (7 Capri Road) owned by Toronto Community Housing (TCHC).

Access to the subject site is currently provided by an internal driveway which connects to a pick-up/drop-off driveway circle at the front entrance of the existing building as well as to ramps leading to and from the underground parking levels. The southern part of the site consists of a large expanse of vacant open space that is unprogrammed and mostly fenced off. It represents an appropriate opportunity to provide new infill residential development on the site, as well as to

deliver additional city-building objectives. The subject site is designated *Apartment Neighbourhoods* in the City of Toronto Official Plan.

Proposal

The proposed development takes the approach of a comprehensive redesign of the existing site while still retaining the existing rental apartment building. The proposal features new high-rise residential infill development while reinvesting in the existing property by creating a new public realm with enhanced landscaped and amenity areas, and improved vehicular and pedestrian connections.

Proposed Buildings

The development proposal features three new residential buildings connected via a podium with a total of 924 dwellings units and total gross floor area of 67,444 square metres. A proposed Draft Plan of Subdivision (further described below) would create separate parcels for the new development and the existing building sites. The new development site would result in a density (FSI) of 6.25 times the area of the lot.

- Building A at 27 storeys with 223 dwellings units,
- Building B at 39 storeys with 355 dwelling units, and,
- Building C at 31 storeys with 346 dwelling units.

The buildings are proposed to be connected via a shared 6-storey podium. Each building will have a separate lobby within the ground floor, which will also contain indoor amenity space and loading areas. Podium levels 2 through 6 will contain above-grade parking with the east and part of the south facades wrapped with residential units.

In keeping with the City's Tall Building Design Guidelines, the three towers (Buildings A, B, and C) of the development proposal have floor plates that are a maximum of 750 square metres in area and are setback from each other by at least 25 metres or more, including to the existing apartment building. The proposal also achieves minimum setbacks of 12.5 metres from the proposed towers to all property lines.

Existing Building – 5 Capri Road

Rental housing has remained at the core of Tenblock's real estate portfolio for over five decades. As long-term rental landlords, we are committed to 'doing right' by our tenants and our experience in this business has taught us the importance of fair and sympathetic treatment of our tenants.

The existing rental building at 5 Capri Road will remain as part of these development application with no removal of units but with some key site and building improvements noted below. As part of these applications, we are proposing a comprehensive and proactive tenant engagement program from the start of when these applications are submitted, including a project website (www.5capriroad.com). Further details can be found in the enclosed Public Consultation Strategy Report prepared by Bousfields Inc.

One of the key project objectives is to improve and revitalize the existing building and site by proposing some key enhancements as required by Policy 3.2.1(5)(b) of the Official Plan. The existing building currently only contains a party room on the ground floor for indoor amenity area. An adjacent storage room on the ground floor is proposed to be converted into new indoor amenity area. Exterior improvements are also proposed with a new outdoor amenity terrace and playground proposed in the front of the building. A second outdoor amenity terrace is also proposed at the rear of the building from the laundry room. As part of the overall new development a new loading enclosure would also be constructed at the rear of the existing building to screen garbage pick-up activities, thereby reducing noise and odour impacts, while improving building operations.

Parking, Loading and Relevant Building Design

A total of 1,214 parking spaces are proposed to support both new and existing buildings, all located internally, with 1,089 spaces for residents and 125 spaces for visitors. A total of 630 long-term bicycle parking spaces and 65 short-term spaces are also proposed for residents in the new development. A total of 23 short-term bicycle spaces are also proposed for the existing building. Loading spaces are accommodated with two Type 'G' spaces and one Type 'C' spaces for the new development and one Type 'G' space in a new loading enclosure for the existing building as mentioned above.

Parking is proposed in three levels below grade as well as above-grade within the levels 2 through 6 of the building podium. The design of the development for above-grade parking areas ensures that they are directed towards the highway and not toward the main public realm and new public park discussed below. The below grade parking area is proposed to comprise of a retained portion of the existing two-level garage for the 24-storey apartment building. This arrangement will facilitate the future transitional period for existing tenants while construction is underway by allowing for approximately 116 parking spaces to be retained while the rest of the existing garage is demolished and reconfigured.

Parkland, Public Realm and New Public Road

The proposed development represents a significant opportunity to transform the site and deliver key planning objectives that will contribute to place-making, enhancing connections, and creating a more complete community within an existing suburban context.

As a "Tower in the Park" built-form with large expanses of unprogrammed or unusable landscape space, the subject site currently lacks any significant publicly accessible parkland or other private recreational outdoor space beyond a small outdoor play structure. The nearest public park (Capri Park at Rathburn Road and The East Mall) is an approximate 300 metre walk north of the subject site. The subject site is also located with one of the City's Parkland Acquisition Priority Areas. The proposal includes a new centrally located 1,555 square metre public park, meeting the 15% requirement. The proposed location this new public park between the new and existing developments will allow for maximum use by both the existing and future residents. We are prepared to commit to delivering Above Base Park Improvements for a development charge

credit. We look forward to engaging staff, the local Councillor and the community to achieve the creation of a new top-quality parkland asset for this neighbourhood.

The subject site was originally developed with only one access point from Capri Road and currently relies on private driveway to provide internal site circulation. As discussed with City staff at the June 2020 Pre-Application Consultation meeting, a main aspect of the site's new organization is the introduction of a new public street extending from the existing Capri Road stub. This public road extends southward along the entire eastern limit of the subject site and will serve to strengthen and facilitate vehicular and pedestrian connections with the broader neighbourhood. This includes accessibility to the new public park, particularly for the TCHC-owned neighbouring property at 7 Capri Road, located just north of the subject site. It will also allow for potential mid-block connections to The East Mall should the neighbouring property at 530 The East Mall redevelop in the future. The ultimate right-of-way width is proposed at 16.5 metres (DIPS-3B). The enclosed site plan and draft plan of subdivision propose that 14.3 m of this future right-of-way be conveyed from the subject site which would contain the full roadway width and a 2.1-metre-wide sidewalk on the west side of the boulevard. The remaining 2.2 metres of the eastern boulevard required to achieve a 16.5 metre right-of-way would be conveyed from the neighbouring property at 530 The East Mall should it redevelop in the future.

High quality architecture and a commitment to high quality design are key components of our vision for the redevelopment of this property and its place within the surrounding public realm. As detailed in our submission materials, we propose to achieve that in part through articulated and attractive architectural design and generous tree planting and landscaping.

As part of our preparation for this application submission to the City, we have pre-consulted with the local Councillor and our immediate neighbours at 7 Capri Road, 530 The East Mall and Toronto Lands Corporation for the Burnhamthorpe Collegiate Institute property. We will reach out again to these stakeholders immediately after this submission.

In support of the applications, a Planning & Urban Design Rationale report has been prepared by Bousfields Inc., which concludes that the proposal is consistent with the planning framework established in the 2020 Provincial Policy Statement, conforms to the policies of the 2019 Growth Plan for the Greater Golden Horseshoe, as amended, and the City of Toronto Official Plan, and has regard for the applicable urban design guidelines. An Urban Design & Block Context Analysis has been prepared by Urban Strategies Inc. as a complementary document to the Bousfields report and adds further commentary on project objectives, site design and organization, and public park location and design.

Required Approvals

Zoning By-law Amendments are required to the City of Toronto Zoning By-law 569-2013, as amended, and Chapters 320 and 324 of the Zoning Code of the former City of Etobicoke. While the proposed apartment use is permitted under the current zoning regulations, amendments to the applicable Zoning By-laws are required to revise other development regulations as necessary to accommodate the proposal.

The proposal will also require approval of a Draft Plan of Subdivision, which is being submitted concurrently with the rezoning application, to create the public park block and the new north-south public road along the eastern boundary of the subject site. The Draft Plan of Subdivision proposes to divide the subject site into four Blocks as follows:

- Block 1 is comprised of the future residential buildings (Buildings A, B and C) and is proposed to be 1.078 hectares in area;
- Block 2 is comprised of the existing apartment building and is proposed to be 0.748 hectares in area;
- Block 3 contains the future public park and is 0.156 hectares in area; and
- Block 4 contains the future partial public right-of-way (14.3 metres of 16.5 metres) and is 0.371 hectares in area.

A Site Plan Approval application will also be required, which will be submitted at a later date.

Submission Materials

In support of the applications, please find enclosed the following materials for your review and consideration which have been prepared to comply with the required list of drawings and reports identified on the enclosed Planning Application Checklist provided by Community Planning on June 10, 2020. Please find enclosed the following documents:

1. A completed Development Approval Application Form for the Zoning By-law Amendment and Draft Plan of Subdivision application, including Fee Schedules;
2. A completed Project Data Sheet;
3. A completed Rental Housing Declaration and Screening Form;
4. The Planning Application Checklist, dated June 10, 2020, provided by Community Planning staff;
5. A Planning & Urban Design Rationale Report, with Housing Issues Report, dated March, 2021, prepared by Bousfields Inc.;
6. An Urban Design and Block Context Analysis, dated February 8, 2021, prepared by Urban Strategies Inc.;
7. Public Consultation Strategy Report, dated February, 2021, prepared by Bousfields Inc.
8. A Draft Zoning By-law Amendment to the new City of Toronto By-law 569-2013, as amended dated February 8, 2021, prepared by Bousfields Inc.;
9. A Draft Zoning By-law Amendment to Chapters 320 and 324 of the former City of Etobicoke Zoning Code, as amended, dated February 8, 2021, prepared by Bousfields Inc.;
10. A Draft Plan of Subdivision, dated February 8, 2021, prepared by Bousfields Inc.;

11. A Topographic and Boundary Plan of Survey, dated September 9, 2020 prepared by Salna Surveying;
12. Architectural Plans Set (including context map, site plan, Toronto Green Standards Checklist, Accessibility Checklist, garage plans, floor plans, roof plan, elevation drawings, site and building sections, 3D perspective renderings), dated February 8, 2021, prepared by BDP Quadrangle;
13. Shadow Study, dated February 8, 2021, prepared by BDP Quadrangle;
14. A 3D Massing Model (SketchUp Model), prepared by BDP Quadrangle;
15. A Transportation Study dated February, 2021, prepared by RJ Burnside & Associates Limited;
16. An Arborist Report Tree with Tree Inventory and Preservation Plan, dated February 8, 2021, prepared by Canopy Consulting;
17. A Stage 1 Archaeological Assessment, dated October 9, 2020, prepared by ASI;
18. An Energy Strategy Report with Excel Calculation Sheets, dated February 8, 2021, prepared by EQ Building Performance;
19. A Geotechnical Engineering Report, dated February 8, 2021, prepared by Grounded Engineering;
20. A Hydrogeological Review Report and Review Summary Form, dated February 8, 2021, prepared by Grounded Engineering;
21. A Landscape Master Plan and Landscape Soil Volume Plan, dated February 8, 2021, prepared by Alexander Budrevics & Associates Limited;
22. A Pedestrian Level Wind Study, dated February 8, 2021, prepared by Gradient Wind Engineers & Scientists;
23. An Air Quality Assessment, dated February 8, 2021, prepared by Gradient Wind Engineers & Scientists;
24. A Roadway Traffic Noise Feasibility Assessment, dated February 8, 2021 prepared by Gradient Wind Engineers & Scientists; **[Note:** it has been determined by Gradient Wind Engineers & Scientists that a Vibration Study is not required as there are no nearby sources of significant ground vibration.]
25. A Compatibility and Mitigation Study, dated February 8, 2021, prepared by Gradient Wind Engineers & Scientists;
26. A Functional Servicing and Stormwater Management report, dated February 2021, prepared by Lithos Group Inc.;
27. Servicing Report Groundwater Summary, dated February, 2021, prepared by Lithos Group Inc.;
28. Civil Engineering Drawings, including a Site Grading Plan and Site Servicing Plan, dated February 8, 2021, prepared by Lithos Group Inc.; and

29. A completed copy of the Toronto Green Standards Version 3 Checklist.

We look forward to working with you and your team on this project. Should you have any questions, please do not hesitate to contact the undersigned at eperlman@tenblock.ca or 416-322-7443.

Yours truly,

Tenblock

A handwritten signature in black ink that reads "Evan Perlman". The signature is written in a cursive, flowing style.

Evan Perlman, MCIP, RPP
Development Manager