



August 25, 2023

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

Dear Nicholas Deibler,

**Re: Zoning By-law Amendment Application
File No. 21 125098 WET 02 OZ
5 Capri Road, Toronto**

As you are aware, we are the planning consultants to Tenblock Development Inc. ("Tenblock"), the applicant with respect to a 2.35-hectare apartment site located along the east side of Highway 427, approximately 250 metres south of Rathburn Road, municipally known as 5 Capri Road (the "subject site"). On behalf of our client, we are pleased to submit revised materials in support of the above-noted rezoning application.

BACKGROUND

On March 8, 2021, Zoning By-law Amendment and Plan of Subdivision applications were submitted to permit the redevelopment of the southern portion of the subject site with three new residential buildings of 27, 39 and 31 storeys atop a shared 6-storey podium, containing 924 residential units (Buildings A, B and C). The applications also proposed a new public road extending southward from Capri Road along the eastern limit of the site (Street A), as well as a centrally located 1,555 square metre public park.

Overall, a total of approximately 67,444 square metres of residential gross floor area ("GFA") was proposed, resulting in a net density of approximately 6.25 FSI on the proposed redevelopment site. The existing 24-storey rental apartment building on the northern portion of the subject site was proposed to be retained and secured as rental housing. In support of the applications, we filed a Planning and Urban Design Rationale report, including a Housing Issues Report, dated March 2021 (the "2021 Planning Rationale").

The Zoning By-law Amendment and Plan of Subdivision applications were deemed complete as of April 19, 2021 and were circulated to various municipal departments

and outside commenting agencies. A Preliminary Report was considered by Etobicoke York Community Council on September 10, 2021.

We then received formal comments on the applications. Following issuance of the comments, several workshops and design meetings took place between the applicant team and City Staff to discuss the proposed development and work toward alignment on site configuration and built form. In response to those discussions, several significant revisions were made to the proposal and a resubmission of revised materials in support of the rezoning and Plan of Subdivision applications were filed on November 10, 2022.

The revised materials included several changes to the proposal, including the reconfiguration of Street A, the relocation of the proposed public park, the reduction in tower heights to 21 storeys (73.5 metres including mechanical penthouse), the introduction of non-residential uses, the reconfiguration of the proposed base building in both shape and height, in addition to the revised placement, shape and size of the proposed towers. In support of the revised proposal, we prepared a Planning & Urban Design Addendum Letter, dated November 9, 2022 (the “2022 Planning Addendum”).

Subsequently, an application for Site Plan Approval was filed on March 20, 2023. The SPA application carried forward the same built form that was set out in the November 2022 rezoning resubmission.

We have since received another round of formal comments on the rezoning application. Following the issuance of comments, we had several additional meetings with Community Planning and Urban Design Staff over the course of August 2023 to discuss the comments and further built form changes to the proposal.

On this basis, we are now pleased to submit revised materials in support of the rezoning application. These materials reflect a moderately revised development proposal for the site, largely based on the built form comments received from Community Planning and Urban Design, in addition to technical revisions to the functioning and layout of the proposed building.

DESCRIPTION OF THE REVISED PROPOSAL

The revised proposal continues to provide for the redevelopment of the southern portion of the site with three new residential buildings on a shared podium, in addition to a new public road extending south from Capri Road and a new public park. The key revisions are outlined below:

General

- The proposed total number of residential dwelling units has decreased from approximately 824 units to 805 units, a decrease of 19 units.
- The plans indicate that the applicant intends to provide a daycare centre and bike café uses. Pursuant to discussions with the City, the applicant is open to the daycare centre being a private daycare and is open to the bike café becoming more generic retail. This will be refined during the detailed design stages of the project.

Base Building

- The west wing of the base building now provides for a minimum 11.0 metre separation distance from the existing building.
- The 8-storey west wing of the base building now provides a 1.5 metre stepback at Level 5. As a result, the base building provides a 4-storey building element facing east towards Street A and the existing building.
- The southwest corner of the base building has been chamfered in order to improve wind conditions around the southwesterly corner of the site.

Towers

- The proposed corner notches of each tower have been removed. Tower A is now entirely rectangular in shape, while Tower B and Tower C each provide for a smaller, central notch. The result are less elongated and more standardized tower floorplates.
- Towers A and B have been shifted slightly to the west, and each now provide 1.0 metre stepbacks above the base building to the west (formerly 1.5 metres). As a result, Tower A now provides a 2.0 metre east stepback above the base building to the internal courtyard area.
- Tower A has been shifted slightly northward. As a result, the separation distance between Tower A and the existing building has been reduced slightly from approximately 25.8 metres to approximately 24.0 metres. The separation distance between the other towers have remained generally unchanged (i.e., 33.0 metres between Towers A and B; 25.0 metres between Towers B and C; and 29.5 metres between Towers A and C).
- The floor plate of Tower B has been reduced slightly from approximately 790 square metres GCA to 775 square metres GCA.

- The mechanical penthouses of Towers A, B and C have been made flush with the rest of such towers in connection with the inclusion of a geo-energy system in the project. As a result, 7 additional residential units are able to be added to the mechanical penthouse levels of each of Towers A, B and C, which residential units provide an optimized use of GFA within the proposed building footprint while contributing to an increase in the City’s housing stock, as supported by recent provincial and municipal housing initiatives. The addition of the units within the penthouse levels does not change the overall height of the mechanical penthouse levels as compared to the previous submission.

As a result of the above-noted changes, in addition to several other detailed design and technical revisions, the total GFA of the proposal has increased slightly from approximately 56,767 square metres to approximately 57,705 square metres and the net density of the proposed development has been increased slightly from approximately 4.79 FSI to 4.87 FSI.

Furthermore, the revised proposal continues to have general regard for the Growing Up Guidelines as it pertains to unit mix. Of the proposed units, the revised proposal will provide a total of 356 larger units (44.2%) of two bedrooms or greater, including 252 two-bedroom units (31.3%) and 104 three-bedroom units (12.9%).

Table 1 below provides a summary of the evolution of the development statistics.

Table 1: Comparative Statistics

Key Statistics	Original Proposal (March 2021)			Revised Proposal (November 2022)			Revised Proposal (August 2023)		
	A	B	C	A	B	C	A	B	C
Gross Site Area	23,521 sq. m.			23,521 sq. m.			23,521 sq. m.		
Net Site Area	10,783 sq. m.			11,848 sq. m.			11,848 sq. m.		
Building Height									
Storeys	27	39	31	21	21	21	21	21	21
Top of Roof (m)	85.7	121.4	97.5	68.5	68.5	68.5	68.5	68.5	68.5
Top of Mechanical (m)	91.7	127.4	103.5	73.5	73.5	73.5	73.5	73.5	73.5
Gross Floor Area									
Residential	67,444 sq. m.			55,936 sq. m.			56,899 sq. m.		
Non-Residential	0 sq. m.			831 sq. m.			806 sq. m.		
Total Gross Floor Area	67,444 sq. m.			56,767 sq. m.			57,705 sq. m.		
Floor Space Index	6.25 FSI			4.79 FSI			4.87 FSI		
Proposed Unit Mix									
Studio	20 (2%)			0 (0%)			0 (0%)		
One-bedroom	528 (57%)			476 (57.8%)			449 (55.8%)		
Two-bedroom	281 (31%)			265 (32.2%)			253 (31.3%)		
Three-bedroom	95 (10%)			83 (10.0%)			103 (12.9%)		

Total Proposed Units	924 (100%)	824 (100%)	805 (100%)
Existing Units	327 (100%)	327 (100%)	327 (100%)
Open Space			
Public Park	1,555 sq. m.	1,777 sq. m.	1,777 sq. m.
POPS	0 sq. m.	422 sq. m.	422 sq. m.
Amenity Space			
Indoor Amenity Space	1,862 sq. m. (2.0 sq. m./unit)	1,661 sq. m. (2.0 sq. m./unit)	1,620 sq. m. (2.0 sq. m./unit)
Outdoor Amenity Space	1,835 sq. m. (2.0 sq. m./unit)	1,674 sq. m. (2.0 sq. m./unit)	1,619 sq. m. (2.0 sq. m./unit)
Total Amenity Space	3,696 sq. m. (4.0 sq. m./unit)	3,335 sq. m. (4.05 sq. m./unit)	3,239 sq. m. (4.0 sq. m. / unit)
Vehicle Parking Spaces			
Residential (Existing)	293 spaces	249 spaces	249 spaces
Visitor (Existing)	32 spaces	19 spaces	19 spaces
Residential (Proposed)	796 spaces	626 spaces	626 spaces
Visitor (Proposed)	93 spaces	47 spaces	47 spaces
Total Vehicle Parking	1,214 spaces	941 spaces	941 spaces
Bicycle Parking Spaces			
Short-Term (Existing Bld.)	23 spaces	24 spaces	24 spaces
Short-Term (General Use)	0 spaces	12 spaces	20 spaces
Short-Term (Proposed)	65 spaces	131 spaces	131 spaces
Long-Term (Proposed)	630 spaces	586 spaces	558 spaces
Total Bicycle Parking	718 spaces	753 spaces	733 spaces
Loading Spaces			
Existing Spaces	1 Type "G"	1 Type "G"	1 Type "G"
Proposed Spaces	2 Type "G" & 1 Type "C"	2 Type "G"	2 Type "G"

Subject to the most recent revisions made to the proposal, the findings set out in our 2021 Planning Rationale and 2022 Planning Addendum continue to be relevant and applicable to the revised proposal. It remains our opinion that the proposed development, as revised, is appropriate and desirable in land use planning and urban design terms and should therefore be approved.

The revised proposal continues to respect and reinforce the planning context of the area, responds to the comments provided by City Staff and will result in a more pedestrian-scaled and functional development. In particular, the revised proposal continues to provide for a series of notable landscape and site circulation enhancements, and will now provide for increased spacing between the new and existing buildings, as well as moderately revised tower floor plates and overall layout. In this regard, it is our opinion that the revised proposal continues to be

appropriate with respect to height, massing and density, and built form, and has appropriate regard for the City-wide Tall Building Guidelines.

ENCLOSURES

On behalf of Tenblock, we are pleased to submit the enclosed revised materials in support of the rezoning application:

- Development Resubmission Form, dated August 25, 2023;
- Project Data Sheet, dated August 25, 2023;
- Draft Zoning By-law Amendment (569-2013), prepared by Goodmans LLP, dated August 25, 2023;
- Architectural Plans, prepared by BDP Quadrangle, dated August 23, 2023, including:
 - Drawing A100.S – Statistics;
 - Drawing A101.S – Context Plan;
 - Drawing A102.S – Site Plan;
 - Drawing A151.S-A153.S – Underground Garage Plans;
 - Drawing A201.S – Ground Floor Plan;
 - Drawing A202.S-A211.S – Floor Plans;
 - Drawing A212.S – Roof Plan;
 - Drawing A401.S-A402.S – Elevations;
- Landscape Plan, prepared by STUDIO tla, dated August 23, 2023;
- Pedestrian Wind Study Addendum Letter, prepared by RWDI, dated August 23, 2023;
- Transportation Impact Study Addendum Letter, prepared by RJ Burnside, dated August 23, 2023;
- Hydrogeological & Geotechnical Report Update Letter, prepared by Grounded Engineering, dated August 23, 2023;
- Civil Update & Response Letter, prepared by Lithos Group, dated August 23, 2023;
- Arborist Response Letter, prepared by Kuntz Forestry Consulting, dated August 23, 2023;

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

Yours very truly,

Bousfields Inc.



Ryan Doherty
Senior Planner

cc. Sue Chen, Tenblock Development Inc.