

November 21, 2019

Natasha Laing, Manager (Acting), Community Planning
City of Toronto, City Planning Division
Etobicoke York District
2 Civic Centre Court, 3rd Floor
Toronto, Ontario M9C 5A3

Dear Mrs. Laing,

**Re: *Official Plan Amendment and Zoning By-law Amendment Application
3353-3359 Lake Shore Boulevard West, Toronto Ontario***

We are the planning consultants for Lakeshore Blvd GP Inc., the registered owner of the property (the "Owner") municipally known as 3353 – 3359 Lake Shore Boulevard West (the "subject site") in the City of Toronto. As you are aware, the Owner attended a pre-consultation meeting with Community Planning Staff on March 28, 2019.

The subject site is located on the south side of Lake Shore Boulevard West, west of Kipling Avenue in the former City of Etobicoke, and is close to the Toronto-Mississauga municipal boundary. The subject site is located in the Long Branch Neighbourhood, as defined by the City of Toronto, and is approximately 1,410 square metres in size. The subject site is currently occupied by an automotive detailing and repair centre ("Hi-Line Auto Centre", 3353 Lake Shore Boulevard West) and single-storey used car lot ("Angora Auto Sales", 3359 Lake Shore Boulevard West).

On behalf of the Owner we are pleased to submit an Official Plan and Zoning By-law amendment application (the "Application") to permit the development of a residential mixed-use building on the subject site. The application seeks to redevelop the subject site with a 6-storey (approximately 19.9 metres, excluding mechanical penthouse) residential building with small-scale retail at-grade. The proposed mixed-use building would have an overall gross floor area of 5,378 square metres, resulting in an FSI of 3.81. A total of 60 residential units are proposed, which are comprised of a mix of one-, two-, and three-bedroom units. Vehicular parking has been proposed in an underground garage.

As outlined in our Public Consultation Strategy Report, the Owner and project team are committed to ongoing engagement with local stakeholders and the broader public about the proposed development. In addition to meetings with neighbours, local neighbourhood groups, the Ward Councillor's office, and Community Planning Staff, the project team has set up a website (www.3353lakeshore.com) to inform interested

parties about the proposal and to communicate with the public throughout the development application review process.

In support of the Application submission for the proposed development, please find enclosed the following documents:

1. One (1) complete Development Application Form, Fee Schedule and Project Data Sheet;
2. One (1) copy of the Pre-Application Checklist, dated March 28, 2019;
3. Seven (7) sets of the Architectural Plans (includes site plan, floor plans, building elevations and sections and perspective drawings), prepared by Icon Architects, dated November 11, 2019;
4. Seven (7) copies of the Concept Landscape Plan prepared by Adesso Design Inc., dated November 15, 2019;
5. Seven (7) copies of the Property Survey, prepared by Valdimir Dosen Surveying, dated February 23, 2016;
6. Seven (7) sets of the Civil Drawings (includes site grading and servicing plans, detail drawings and erosion and the sediment control plan), prepared by Husson Engineers, issued November 14, 2019;
7. Seven (7) copies of the Vegetation Management Plan (Tree Preservation), prepared by Adesso Design Inc., issued November 15, 2019;
8. Two (2) copies of the Planning and Urban Design Rationale, prepared by Bousfields Inc., dated November 2019;
9. Two (2) copies of the Public Consultation Strategy Report, prepared by Bousfields Inc., dated November 2019;
10. Two (2) copies of the draft Zoning By-law Amendment, prepared by Bousfields Inc.;
11. Two (2) copies of the draft Official Plan Amendment, prepared by Bousfields Inc.;
12. Two (2) copies of the Stage 1 Archaeological Background Study, prepared by CRM Lab Archaeological Services, dated October 29, 2019;
13. Two (2) copies of the Arborist Report, prepared by Jon Woodside Arborist, dated November 14, 2019;

14. Two (2) copies of the Functional Servicing and Stormwater Management Report, Husson Engineers, dated November 2019;
15. Two (2) copies of the Geotechnical Investigation Report, prepared by PRI Engineering, dated November 18, 2019;
16. Two (2) copies of the Hydrogeological Investigation Report, prepared by PRI Engineering, dated November 14, 2019;
17. Two (2) copies of the Hydrogeological Review Summary, prepared by PRI Engineering;
18. Two (2) copies of the Phase I Environmental Site Assessment, prepared by TankTek Environmental Services Ltd, dated March 22, 2019;
19. Two (2) copies of the Phase 1 ESA Reliance Letter prepared by TankTek Environmental Services Ltd, dated July 12, 2019;
20. Two (2) copies of the Sun/Shadow Study, prepared by Icon Architects, dated July 17, 2019;
21. Two (2) copies of the Toronto Green Standards Checklist and Statistics Table;
22. Two (2) copies of the Energy Strategy Report, prepared by Opresnik Engineering Consultants Inc;
23. Two (2) copies of the Traffic Impact Study, prepared by Stantec, dated November 12, 2019;
24. One (1) USB Key containing the above-noted items in electronic format, including a 3D massing model and this cover letter.

The Pre-Application checklist indicates that a Pedestrian Wind Level Study and Community Service sand Facility are required for the application, however, it was determined through discussions with City Staff that these reports would not be required at this time. As such, the application package does not include a Pedestrian Wind Level Study and Community Services and Facility Report.

We trust that the foregoing is satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact myself or Claire Ricker (cricker@bousfields.ca) of our office.

Yours very truly,
Bousfields Inc.



David Huynh, MCIP, RPP

cc: *Manish Nayer, OYA Solar*