

June 26, 2023

Ingrid Fung, Senior Planner  
City of Toronto, City Planning Division  
Community Planning, North York District  
North York Civic Centre  
5100 Yonge Street  
North York, ON M2N 5V7

Dear Ms. Fung

**Re: *Planning Addendum Letter, Resubmission 1***  
***Application No. 22 180913 NNY 16 OZ***  
***895 Lawrence Avenue East (the “subject site”)***

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As you know, we are the planning consultants for FCHT Holdings (Ontario) Corporation (“FCHT”), owner of the lands located on the southwest corner of The Donway West and Lawrence Avenue East, municipally known as 895 Lawrence Avenue East (the subject site).

### **Background**

On July 19, 2022, FCHT filed applications for Rezoning and Official Plan Amendment to permit the redevelopment of the subject site with a 17 and 22-storey mixed-use building connected by a 6-storey podium. The proposal included 438 residential dwelling units, 1,513 square metres of grade-related retail space fronting on Lawrence Avenue East, 334 vehicular parking spaces, 438 bicycle parking spaces and 3 loading spaces.

Following the submission of the Rezoning and Official Plan Amendment applications, various city agencies have provided comments on the proposed development. In response to comments received, several key revisions have been made to the proposal and the development consulting team has revised their supporting materials in support of this resubmission.

### **Revised Design**

The following key revisions have been made to the proposal:

- A 103 square metre land conveyance to the City (0.4 metre strip along Lawrence and The Donway West) has been incorporated into the proposal. This has reduced the net site area from 7,625 square metres to 7,522.55 square metres.
- Although the unit count has not changed, the unit mix has been revised to reduce the number of one-bedroom units and increase the number of two-bedroom units (see Table 1 below).
- The gross floor area has slightly increased by 563 square metres owing to the reconfiguration of the ground floor.
- The mechanical penthouses for both the West Tower and East Tower have been reduced in height.
- The gateway plaza at the corner of the Donway West and Lawrence Avenue East has been redesigned so to reduce the grade transition to the right-of-way to ensure it is entirely at-grade. This will be achieved by introducing additional stepping on the slab.

The following table provides a statistical comparison of the July 19, 2022 proposal and the revised proposal:

**Table 1 – Statistical Comparison**

	<b>Initial Proposal (July 2022)</b>	<b>Revised proposal (June 2023)</b>
Site Area	7,625 square metres	7,522 square metres <sup>1</sup>
Gross Floor Area		
<i>Residential</i>	36,763 square metres	37,477 square metres
<i>Commercial</i>	1,513 square metres	1,472 square metres
<b>Total Gross Floor Area</b>	<b>38,276 square metres</b>	<b>38,949 square metres</b>
FSI	5.02	5.11
Building Height		
<i>West Tower</i>	22 storeys (74.4 metres to roof and 82.3 metres to mech.)	22 storeys (74.4 metres to roof and 81.4 metres to mech.)
<i>East Tower</i>	17 storeys (59.0 metres to roof and 66.8 metres to mech.)	17 storeys (59.0 metres to roof and 66.0 metres to mech.)
Residential Units		
<i>Bachelor</i>	21 (4.8%)	23 (5.25%)
<i>1-Bedroom/ 1-Bedroom + Den</i>	306 (69.9%)	264 (60.27%)

<sup>1</sup> Reduce site area due to 0.4 metre strip conveyance along Lawrence + The Donway West to the City of Toronto.

2-Bedroom/ 2-Bedroom + Den	67 (15.3%)	107 (24.43%)
3-Bedroom	44 (10%)	44 (10.05%)
<b>Total Dwelling Units</b>	<b>438</b>	<b>438</b>
Amenity Space		
Indoor	890 square metres (2.03 sq. m./unit)	1,084 square metres (2.5 sq. m./unit)
Outdoor	915 square metres (2.09 sq. m./unit)	915 square metres (2.09 sq. m./unit)
<b>Total Amenity Space</b>	<b>1,805 square metres</b>	<b>1,999 square metres</b>
Vehicular Parking		
Resident	268 parking spaces	268 parking spaces
Visitor	44 parking spaces	44 parking spaces
Retail	22 parking spaces	21 parking spaces
Car Share		1 parking space
<b>Total Parking Spaces</b>	<b>334 parking spaces</b>	<b>334 parking spaces</b>
Bicycle Parking		
Resident Long-Term	438 spaces	438 spaces
Residential Short-Term (Visitor)	11 spaces (7 Electric)	11 spaces (7 Electric)
<b>Total Bicycle Parking Spaces</b>	<b>449 Spaces</b>	<b>449 Spaces</b>
Loading Spaces		
Type 'C'	1	1
Type 'G'/'B'	1	1
<b>Total Loading Spaces'</b>	<b>2</b>	<b>2</b>

### Community Engagement Update

FCHT Holdings (Ontario) Corporation and the rest of the applicant team is committed to meaningful community consultation. They have established several ways to share information and to consult key stakeholders and the general public throughout the application process.

#### *Project Website*

The team developed a project website [895lawrence.ca](http://895lawrence.ca) to share preliminary information on the development. It includes a comment form that allows interested residents and individuals to submit questions and/or comments. An email address has been provided to receive additional questions and comments from residents.

#### *Applicant Led Open House*

On April 5, 2023, FCHT hosted a drop-in Community Open House at the Korean Canadian Cultural Association Auditorium. Project team members from Architecture, Landscaping, Transportation and Planning were present together with FCHT to discuss the proposal and answer questions about the project.

#### *City's Community Consultation Meeting*

On April 12, 2023, the Ward Councillor's office and City Planning staff hosted a virtual Community Consultation Meeting. Together with the City, the applicant team prepared a presentation for the proposed development. The Bousfields Inc. team, WZMH Architects and NAK Design Strategies presented the proposal and answered questions from residents during the Q&A session.

#### *Presentations to Associations*

Following the initial submission in July 2022, letters were prepared and shared with residents in the neighbourhood and the Don Mills Residents Inc. ("DMRI"). Following this, the applicant team presented their findings to the DMRI in September 2022. The applicant will continue the ongoing engagement and communication with the DMRI through the entirety of the project.

FCHT and its consulting team is committed to continuing their engagement efforts and collaborating with City Staff throughout the application process.

### **Response to Comments**

Following the submission of the Rezoning and Official Plan Amendment applications, various City agencies provided comments on the proposed development. Accordingly, the development consulting team has revised their supporting materials to address City staff comments, as outlined in the respective enclosed comment response letters and Comment Matrix.

The following section provides responses to the comments received by Planning and urban Design dated February 27, 2023:

#### **Comment No.2**

With respect to increasing the maximum permitted density, Section 4.2 of the Secondary Plan states:

*The Transportation Study prepared as background for this Secondary Plan notes that the transportation infrastructure, even with recommended improvements, cannot accommodate more development than 1.0 times the lot area in the Mixed Use Areas and*

*those commercial lands shown on Map 24-1 as Neighbourhood 'A', Apartment Neighbourhood 'A' and Apartment Neighbourhood 'B'.*

*In order to ensure equitable distribution of development potential, and to ensure that the capacity of the transportation infrastructure is not exceeded, a general density limit of 1.0 times the lot area will apply to all lands in the Secondary Plan Area designated as Mixed Use Areas, Neighbourhood 'A', Apartment Neighbourhood 'A' and Apartment Neighbourhood 'B' on Map 24-1.*

*In the event that a review of this policy is undertaken in conjunction with consideration of an amendment to the Secondary Plan to permit densities on lands described in the previous paragraph in excess of 1.0 times the lot area, such a review will be undertaken on a comprehensive, rather than site specific basis.*

Transportation Planning staff are requesting additional information in order to comprehensively understand the cumulative impacts of the proposed development on the transportation infrastructure and whether the increased density is appropriate, as required by the Secondary Plan. Please submit a Terms of Reference to Marlon Gullusci, Transportation Planner, at [Marlon.Gallusci@toronto.ca](mailto:Marlon.Gallusci@toronto.ca).

## **Response No. 2**

Section 4.2 of the Secondary Plan assumes that "equitable distribution of development potential" is being used to "ensure that the capacity of the transportation infrastructure is not exceeded". However, this "equitable distribution" is itself an inappropriate low bar as it artificially treats all lands designated *Mixed Use Areas, Neighbourhoods 'A', Apartment Neighbourhoods 'A' and Apartment Neighbourhoods 'B'* equally at a density of 1.0 times the lot area. In our opinion, such a planning convention has not been applied since this antiquated approach has existed in Central Don Mills since the late 1980's.

Section 4.2 of the Secondary Plan does not necessarily mean that 1.0 times the area of the lot is a cap for development, it simply means it is being used as a placeholder to apply a uniform density of 1.0 times the area of the lot for a wide range of land use designations within the Secondary Plan area. We note that the requirement to consider a density increase above 1.0 times the area of the lot is tied to the notion of a "comprehensive analysis" and a stated link to a review of policy 4.2. In our opinion, the matter in which current traffic impact studies are undertaken are comprehensive and not site-specific by their very nature.

Further to this, the transportation context of the surrounding area has changed significantly, with the Eglinton Crosstown and the Ontario Line, which provide access within vicinity of the subject site, in addition to improvements and widenings on Lawrence Avenue East and Don Mills Road. With respect to the existing and emerging built form and approved densities, it is our opinion that the height and density is appropriate given the evolving development context within the Don Mills Secondary Plan. In our opinion, a

maximum permitted density of 1.0 the area of the lot is inappropriate and dated in line of recent policy changes to intensify in mixed use areas, with access to municipal infrastructure, including transit.

The Don Mills Secondary Plan was enacted in 2000 as part of the North York Secondary Plan and carried forward in June 2006 as part of the City of Toronto Official Plan. Section 4.2 of the Secondary plan notes that, the transportation study prepared as background for this Secondary plan, which is dated 1988, notes that the transportation infrastructure, even with recommended improvements cannot accommodate more development than 1.0 times the area of the lot. The transportation context/infrastructure has evolved following the adoption of the secondary plan and the additional supporting materials.

**Comment No. 3**

With respect to increasing the maximum permitted height, it is noted that as height is related to density, City Planning staff will only consider increasing the permitted height subject to the applicant demonstrating that the City's transportation infrastructure can accommodate the proposed development. Additional comments related to the proposed height from the built form perspective are provided later in the memo.

**Response No. 3**

Further to the response above, as further described in BA groups Transportation Impact Study Addendum, vehicular trip generation is comparable to the existing site as an active and operational commercial plaza. Although the proposed development would result in a slight increase in vehicular traffic in the weekday morning peak hour, traffic would decrease for the weekday afternoon peak hour and Saturday peak hour. The report concludes that for the two latter scenarios, if the existing transportation infrastructure can accommodate the demand of the existing site, and it would be able to accommodate demand generated by the proposed development.

**Comment No. 4**

Staff will continue to review the appropriateness of the OPA to ensure consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, as well as conformity with the objectives and policies of the OP and the Secondary Plan. The proposal shall also demonstrate conformity with the objectives and principles of relevant design guidelines and meet all technical requirements as it relates to the capacity of the City's physical infrastructure, among other matters.

**Response No. 4**

The proposed development conforms to the policies of the City of Toronto Official Plan, and in particular, it is permitted by the *Mixed Use Areas* land use designation and conforms with the Built Form Policies. The proposal requires an Official Plan Amendment to the Central Don Mills Secondary Plan to allow for a greater height and density within *Mixed Use Area 'C'*. It is our opinion that the Official Plan Amendment conforms with the Growth Plan and specifically the policies supporting the development of “complete communities” and those that seek to optimize the use of land and infrastructure and to encourage growth and intensification in “strategic growth areas”.

Further to this, it is our opinion that the proposed Official Plan Amendment to the Central Don Mills Secondary Plan to allow for greater height and density within *Mixed Use Area 'C'* will bring an outdated Secondary Plan into conformity with the current Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019), which explicitly directs intensification to sites such as this. The revised proposal represents good and appropriate land use planning and urban design and reflects an important opportunity to redevelop an underutilized site with new housing, which will increase housing choices in the area and support the development of complete communities.

**Comment No. 5**

The Draft Zoning By-law Amendment will continue to be revised as the resubmissions and revisions to plans are made. Staff are deferring comment on the text of the applicant's Site Specific Draft Zoning By-law until the issues identified are resolved.

**Response No. 5**

Draft Zoning By-law has been revised in accordance with the revised proposal and is included with this resubmission package.

**Comment No. 16**

The City's OP and Tall Buildings Guidelines (TBG) encourage new development to provide appropriate transition in scale and density to areas of different development intensity. This transition is especially encouraged for new development in Mixed Use.

**Response No. 16**

The non-policy sidebar text of Section 3.1.3 of the Official Plan indicates that transition in scale is the geometric relationship between areas of low-scale development, parks or

open spaces and taller, more intense development, and that it can be achieved using a variety of measures, individually or in different combinations. The revised proposal includes angular planes, stepping height limits, location and orientation of buildings, the use of setbacks and step-backs of building mass, and separation distances to provide the appropriate transitions to the surrounding areas.

With respect to the measurement of angular planes, the Tall Building Design Guidelines provide additional direction on achieving transition. Supplementary guidance in Section 1.3 indicates that, unless otherwise specified in a Secondary Plan or other City-approved policy, standard, guideline, or study which would apply to a specific site, a 45-degree angular plane measured from the relevant property line (our emphasis) is typically used to provide transition in scale from growth areas/tall building developments down to lower scale areas containing residential uses, such as lands designated *Neighbourhoods* in the Official Plan.

While the lands located on the north side of Lawrence Avenue East are designated *Neighbourhoods* in the City of Toronto Official Plan (2006), they are occupied by an institutional use in the form of Toronto Public Library Don Mills Branch. This institution has existed at this address (888 Lawrence Avenue East) since it was built in 1961. To that end, this property was originally planned for an institutional use in the former City of North York Official Plan, which is evident in its most recent 1998 consolidation. Specifically, Map C1 (North York Official Plan Land Use Plan) identifies 888 Lawrence Avenue East as within the *General Institutional* land use designation, which permitted institutional uses such as libraries, but it did not permit residential uses (see **Figure 1** below).



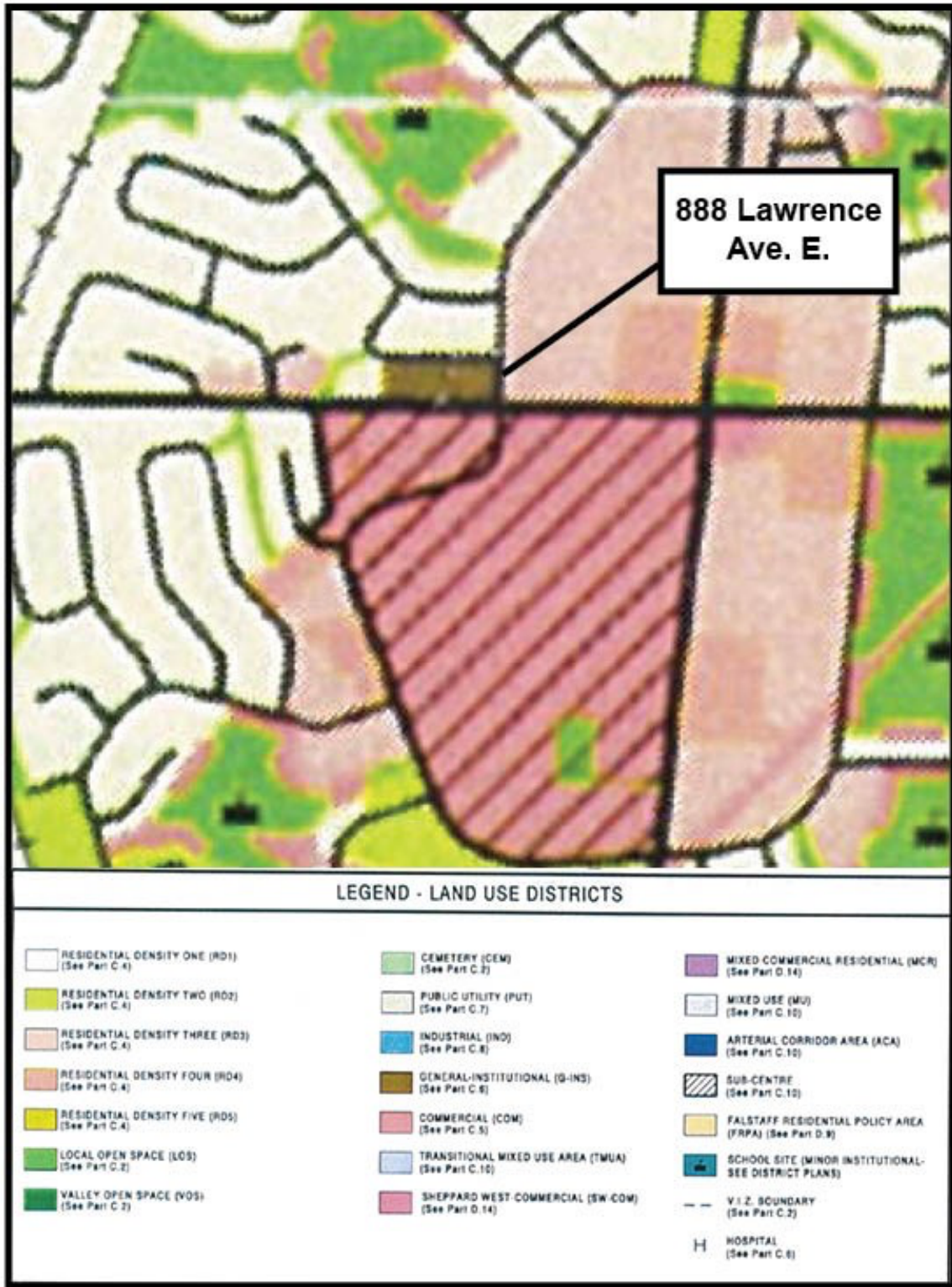


Figure 1, North York Official Plan (1998) Land Use Plan

In particular, Section C.6 2.1.0 of the former City of North York Official Plan states that “institutions that serve the local community shall generally be permitted on lands designated for residential, industrial, commercial, mixed use and general institutional use”. However, 888 Lawrence Avenue East was intentionally designated *General Institutional* as the Don Mills Branch library is identified as a regional institution rather than a local institution.

The current Official Plan for the amalgamated City of Toronto, dated 2006, includes 888 Lawrence Avenue East within the *Neighbourhoods* land use designation. It is our opinion that the 2006 Toronto Official Plan included this property in the *Neighbourhoods* designation erroneously due to the fact that the *General Institutional* land use designation no longer exists. Given that the Don Mills Library Branch was planned as a regional institution and not a local institution, it should have been designated *Institutional Areas* in the 2006 Toronto Official Plan.

Accordingly, the lands at 888 Lawrence Avenue East were never planned for and are not likely to develop with low-rise, low-density residential dwellings. Specifically, 888 Lawrence Avenue East is not characterized as conventional *Neighbourhoods* designated lands, as they are not occupied by residential uses. However, the lands do hold the potential to be redesignated and redeveloped to intensify in a manner that optimizes the use of land and existing municipal infrastructure, as directed by Provincial Policy given their locational attributes.

Specifically, 888 Lawrence Avenue East is located along a Major Street and a Transit Priority Segment as identified by the 2006 Toronto Official Plan. To the east of the property is The Donway West, which is also classified as a Major Street. 888 Lawrence Avenue East is situated within close proximity to a number of mid- and high-rise condominium and apartment buildings to the east and the Shops at Don Mills Shopping Centre to the west, which is a high-density, pedestrian-friendly, mixed-use complete community to the immediate south.

Therefore, it is our opinion that it is not the intent of the Official Plan and the Tall Building Design Guidelines to protect for transition from a tall building to an institutional use or lands that are intended to accommodate intensification. Rather, the intent is to protect for transition from a tall building to low-rise residential uses in order to mitigate potential built form impacts with respect to privacy and access to sunlight, among others.

To conclude, with consideration of the above, the proposed building heights would fit harmoniously within the existing and planned context in the surrounding area, with the tallest elements concentrated at the south end of the base building. In our opinion, the proposal will provide an appropriate transition in scale down to the lower-scaled buildings on the north side of Lawrence Avenue East and will maintain an appropriate mid-rise

scale along the street. Most importantly, the proposed development falls entirely within a 45-degree angular plane measured from the closest low-rise residential dwellings on north side of Jocelyn Crescent.

**Comment No. 17**

The submitted materials indicate that the proposed towers pierce through the angular plane from the Neighbourhoods designation to the north. While a tall building may be considerable for the site, the towers should not pierce the angular plane as proposed. Reduction in height is strongly encouraged.

**Response No. 17**

In our opinion, the 45-degree angular plane projected south from grade at the property lines located on the north side of Jocelyn Crescent (i.e. at the southern extent of the lands at 2-12 Jocelyn Crescent) represents the intended approach as a means to adequately limit built form impacts on and achieve appropriate transition to the low-rise residential area north of the subject site, which is designated *Neighbourhoods* in the Official Plan.

To that end, Section 1.3 of the Tall Building Design Guidelines indicates that, unless otherwise specified in a Secondary Plan or other City-approved policy, standard, guideline, or study which would apply to a specific site, a 45-degree angular plane measured from the relevant property lines to provide transition in scale from growth areas/tall building developments down to lower scale areas should be provided (our emphasis). In our opinion, applying the 45-degree angular plane from the north side of Jocelyn Crescent is appropriate given that they are the closest lands which currently contain and have been planned for low-rise residential dwellings.

As noted in Response 16 above, it is our opinion that the Don Mills Library branch lands at 888 Lawrence Avenue East are not characterized as conventional *Neighbourhoods*-designated lands, nor were they ever planned for low-rise residential use. The library lands are not occupied by residential uses, they were not planned for residential uses in the former City of North York Official Plan, and they hold the potential to be redesignated and redeveloped given that they are located along a Major Street and in proximity to frequent transit service. Therefore, intensification in a manner that optimizes the use of land and existing municipal infrastructure, as directed by Provincial policy, is appropriate on these lands.

We have prepared the following angular plane diagram to illustrate that applying a 45 degree angular plane from the north side of Jocelyn Crescent meets the intent of the former City of North York Official Plan (1998), the City of Toronto Official Plan (2006)

and the Tall Building Design Guidelines. Specifically, the north side of Jocelyn Crescent is the relevant property line, and not the north side of Lawrence Avenue East. **Figure 3** below illustrates the following:

1. The north side of Lawrence Avenue East contains a regional institutional building (Don Mills Library Branch);
2. The closest low-rise dwellings within the *Neighbourhoods* designation are located on the north side of Jocelyn Crescent;
3. The north side of Jocelyn Crescent 111.0 metres north of the closest proposed tower;
4. The relevant property line is located on the north side of Jocelyn Crescent; and
5. The proposed towers fall well within a 45-degree angular plane measured to the relevant property line.

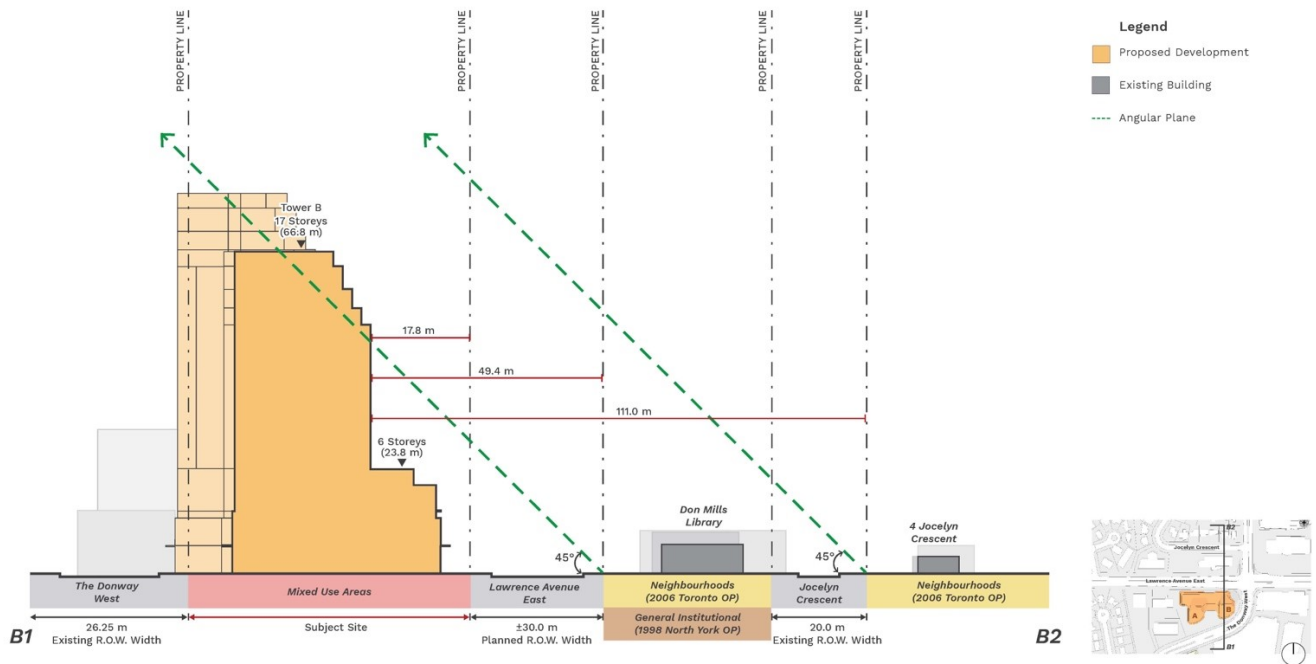


Figure 3, Angular Plane to Relevant Property Line

The 45-degree angular plane is a guideline that is intended to adequately limit built form impacts, and to achieve the appropriate transition to the surrounding low-rise residential context. In our opinion, the revised proposal meets the primary intention of this guideline through the use of setbacks, stepbacks and the height allocation of the proposed towers. Based on the above analysis, it is our opinion that measuring the angular plane from the north side of Jocelyn Crescent is the most appropriate location, given the existing use at 888 Lawrence Avenue East and the historical context of the property.

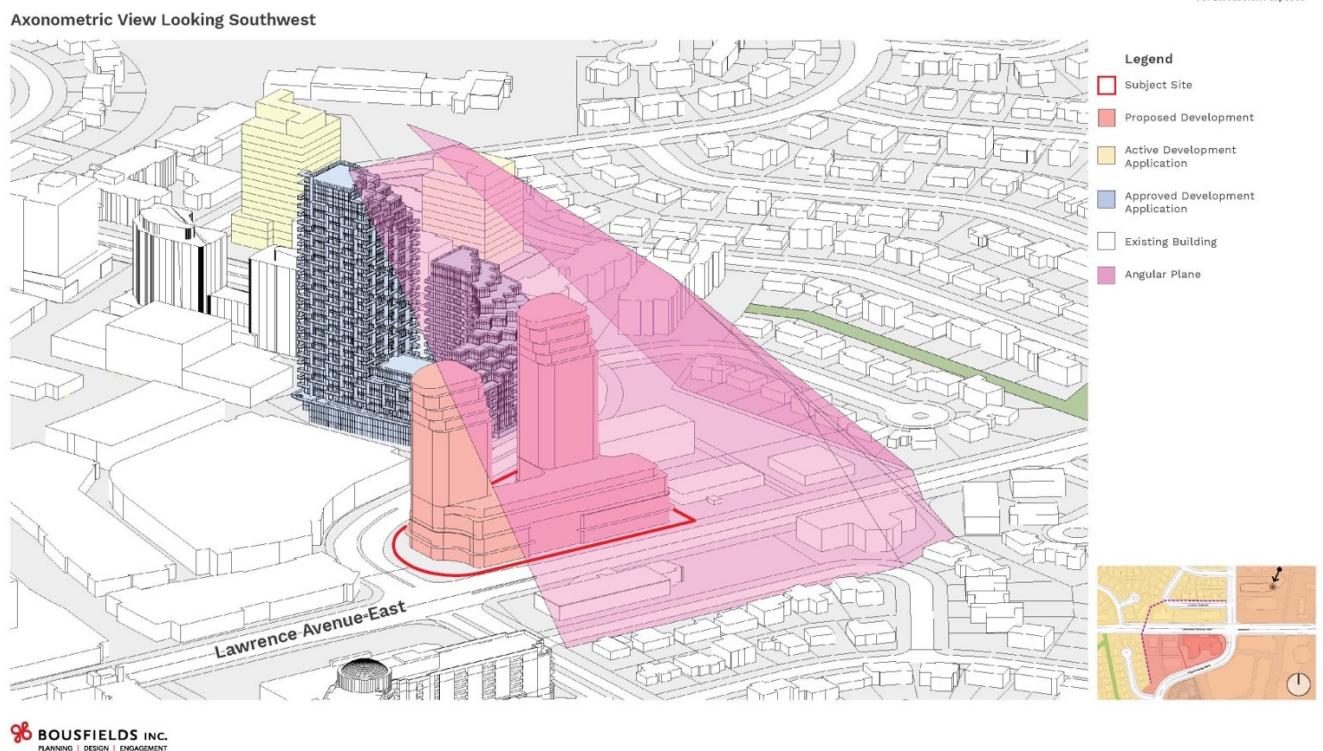
**Comment No. 18**

It is further noted that future submission materials shall use the appropriate angular plane (i.e. 45 degrees from the Neighbourhoods designation as opposed to a mid-rise angular plane) and that the angular plane should extend across the site to clearly illustrate where it intersects with the towers, should any intersection occur.

**Response No. 18**

See responses to Comment Nos. 16 and 17 above.

As illustrated on **Figure 3** above, all proposed building elements fall wholly within a 45 degree angular plane from the relevant property line. Bousfields Inc. has also prepared an angular plane tent diagram to illustrate that all proposed building elements fall wholly within a 45 degree angular plane tent from the closest existing and planned low-rise residential neighbourhoods to the north and west (see **Figure 4** below).



*Figure 4, Angular Plane Tent Diagram*

Bousfields Inc. has prepared a comprehensive Angular Plane Analysis to accompany this Planning Addendum letter, which is enclosed with this letter as **Appendix A**.

**Comment No. 28**

The Growing Up Guidelines recommends a minimum of 15% of units to be 2 bedroom units and a minimum of 10% of units to be 3 bedroom units. The application proposes 15.3% of units to be 2 bedroom units and 10% of units to be 3 bedroom units. While City Planning staff are satisfied with the proportion of 2 and 3 bedroom units, it is noted that the unit sizes shall also comply with the Guidelines. This information has not been provided at this time. Please provide this information with next submission.

**Response No. 28**

The revised proposal continues to meet the Growing Up Guidelines with respect to the unit mix. In this regard, the revised proposal provides 23 studio units (5.25%), 264 one-bedroom units (60.27%), 107 two-bedroom units (24.43%) and 44 three-bedroom units (10.05%).

The larger units are located in the lower podium and the lower portions of the towers. With respect to size, the unit mix meets the size requirements of the guidelines as per the unit analysis below:

- Studios - Between 44.8 square metres to 47.6 square metres
- 1 bedroom unit - Between 49.7 square metres to 64.7 square metres
- 1 bedroom + den - Between 65.2 square metres to 74.7 square metres
- 2 bedroom -Between 74.7 square metres to 82.6 square metres
- 2 bedroom + den - Between 83.8 square metres to 89.1 square metres
- 3 Bedroom - Between 86.4 square metres to 106 square metres

The final design and layout of the units will be determined at the Site Plan stage.

**Comment No. 30**

City Planning staff will continue to review the proposal against the Pet Friendly Guidelines as the proposal evolves. The applicant is advised to refer to the Guidelines to ensure the proposal meets the Guidelines.

**Response No. 30**

Noted. The proposal has been revised in accordance with the Pet Friendly Guidelines. A pet relief area is provided at ground level on the West side of Tower A and an indoor relief area as well adjacent to it (See A-203 – Ground Floor Plan). The design and final location of the pet relief area will be further determined during the Site Plan Stage.

**Comment No. 31**

City Planning staff will continue to review the proposal against TGS standards as the proposal evolves. As the application was submitted after May 1, 2022, TGS Version 4 shall apply. While Tier 1 of the TGS is mandatory, staff encourage applicants to strive for higher Tier levels to respond to increasing climate pressures on the City.

**Response No. 31**

The proposal has been designed to meet the TGS Version 4 Tier 1 standards. As the development evolves, Tier 2 standards will be considered and evaluated. However, this will ultimately this will be determined later in the process at Site Plan stage.

The following section provides responses to the comments received by Strategic Initiatives, Policy & Analysis dated March 24, 2023:

**Comment No. 1**

As currently proposed, 15% of all new units are two-bedroom units and 10% are three-bedroom units. This supports the objectives of the Growing Up Guidelines, the City's Official Plan housing policies and housing policies to accommodate a broad range of households, including families with children, within new developments. The applicant is asked to consider providing a mix of unit sizes across all unit types to help balance affordability and unit functionality to meet the needs of diverse households, including families with children.

**Response No. 1**

Acknowledged. The proposal continues to contain a minimum of 15% of two-bedroom units and 10% of three bedroom units, which achieves a mix of unit sizes across all unit types to help balance affordability and unit functionality to meet the needs of diverse households, including families with children, in accordance with the objectives of the Growing Up Guidelines.

**Comment No. 2**

Affordable housing is a strategic priority for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing, including affordable rental housing, will be provided, and maintained to meet the needs of current and future residents. There is a significant public interest in including affordable housing within the proposed development. The applicant is encouraged to consider the City's Open Door Affordable

Housing program, which provides incentives for the creation of new affordable housing beyond those required by the Official Plan.

**Response No. 2**

As part of the development feasibility process, FCHT is in the process of exploring appropriate community benefits for the proposed development as part of the required Community Benefits Charge equal to 4 percent of the value of the subject site. This includes exploring the pros and cons of the City's Open Door Affordable Housing program. However, no determination has been made at this time.

The subject site is not located within a Major Transit Station Area nor an Inclusionary Zoning Market Area and therefore affordable housing is not required as a component of a new development application.

**Comment No. 3**

If community benefits will be provided as part of this development application, the applicant is encouraged to include affordable housing to support the City's and the Growth Plan's housing policy objectives to provide a full range of housing within new developments.

**Response No. 3**

Please see the response to Comment No. 2 above.

**Comment No. 4**

City Council adopted Official Plan Amendment (OPA) 558 – Updating the Definitions of Affordable Rental and Ownership Housing at its meeting on November 10, 2021. As per the final order issued by the Ontario Land Tribunal on February 10, 2023, OPA 558 is in full force and effect as of December 14, 2021. Accordingly, the definitions of affordable rent, mid-range rent (affordable) and mid-range rent (moderate) established under OPA 558 will apply to this development application.

**Response No. 4**

Acknowledged.



**Conclusion**

We trust that the foregoing Planning Addendum letter is satisfactory to address the City's Planning and Urban Design comments. Should you have any questions or comments, please don't hesitate to contact the undersigned.

Yours truly,

**Bousfields Inc.**



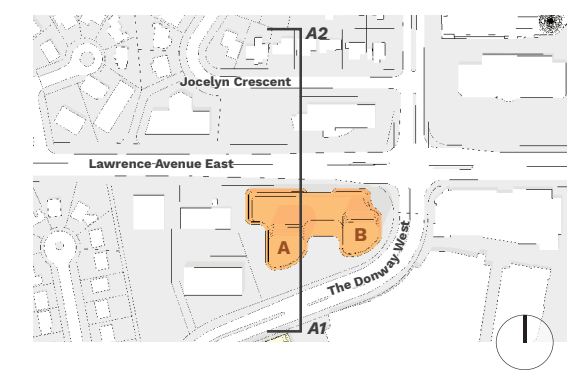
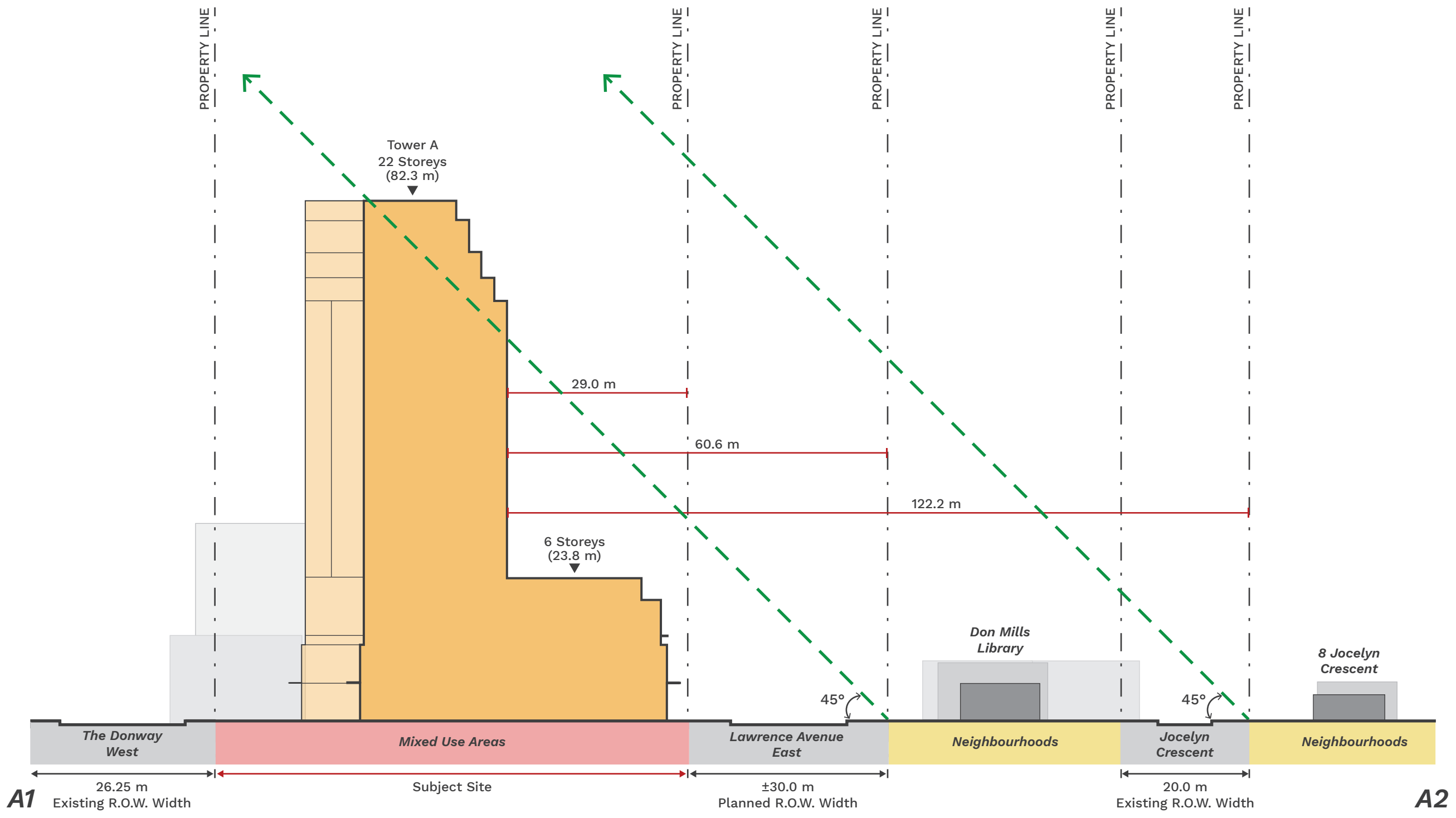
Tony Volpentesta, MCIP RPP

cc. *Joshua Butcher, Senior Director, Development, First Capital*

### Section A

#### Legend

- Proposed Development
- Existing Building
- Angular Plane



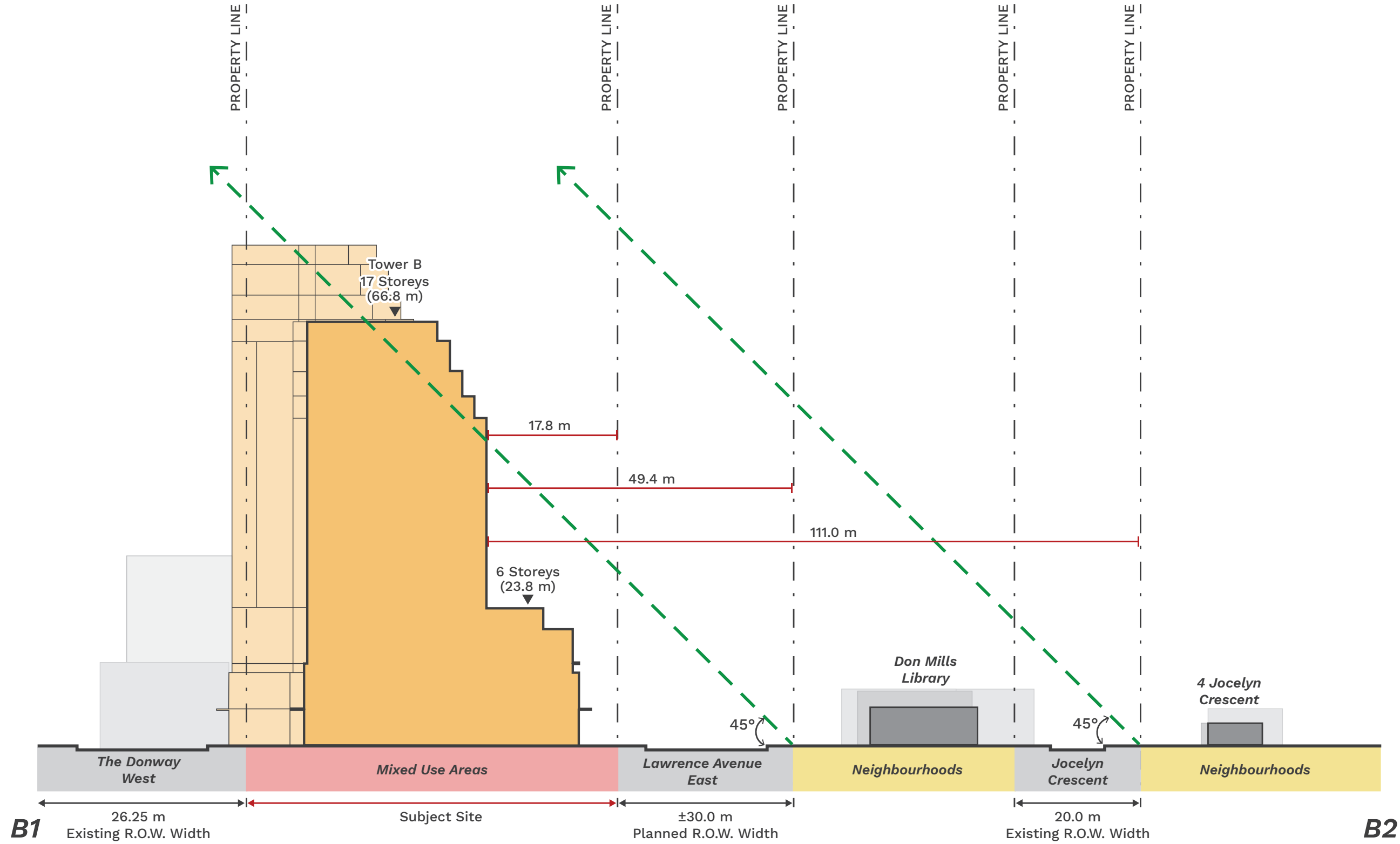
# Angular Plane Analysis 895 Lawrence Avenue East, Toronto, On

Project No.  
20337

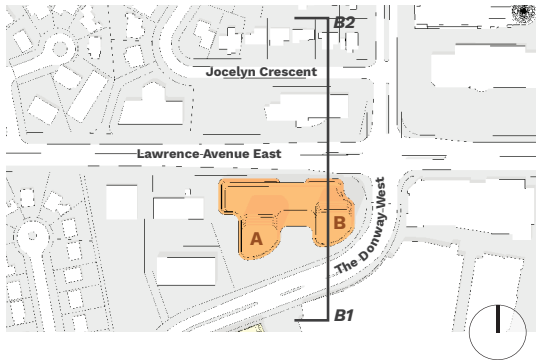
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May 2023

For Discussion Purposes

## Section B



- Legend**
- Proposed Development
  - Existing Building
  - Angular Plane



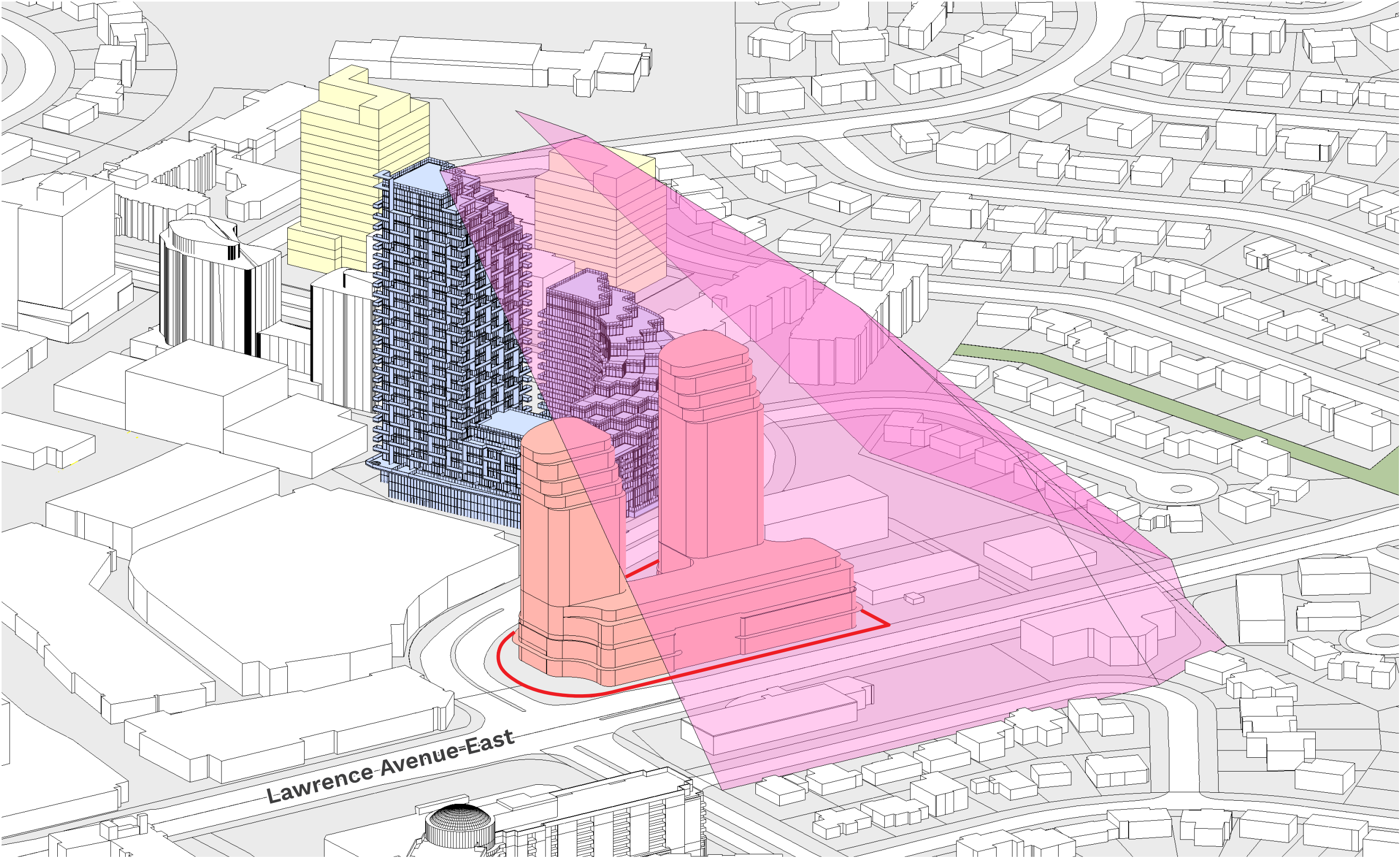
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Date  
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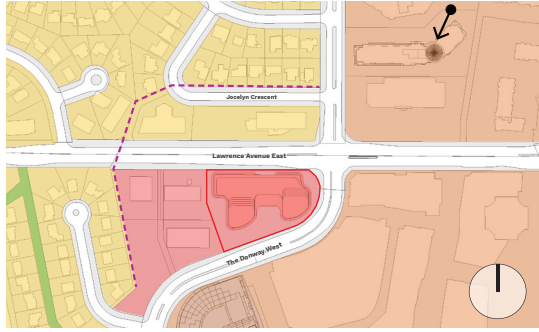
For Discussion Purposes

## Axonometric View Looking Southwest



### Legend

-  Subject Site
-  Proposed Development
-  Active Development Application
-  Approved Development Application
-  Existing Building
-  Angular Plane



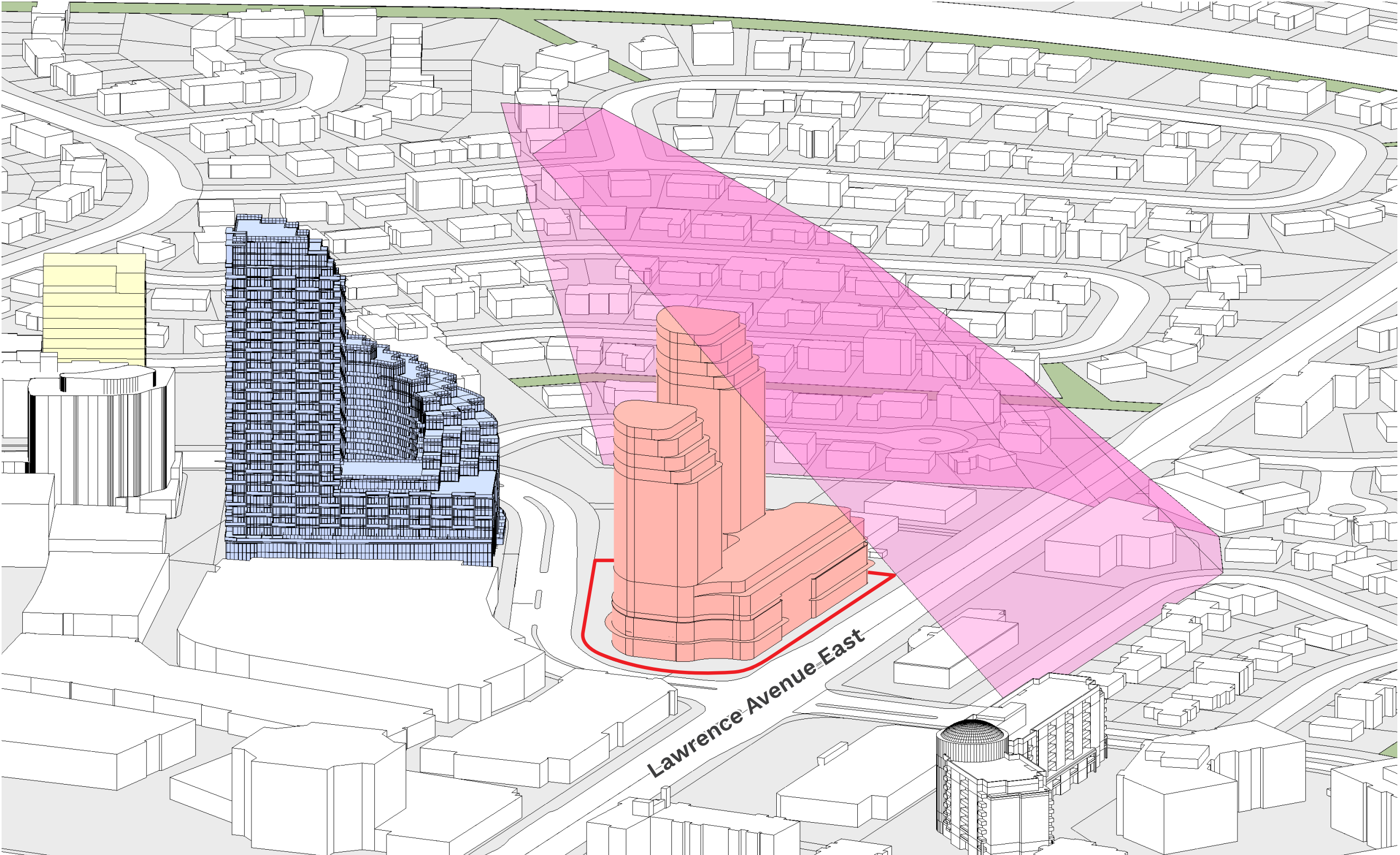
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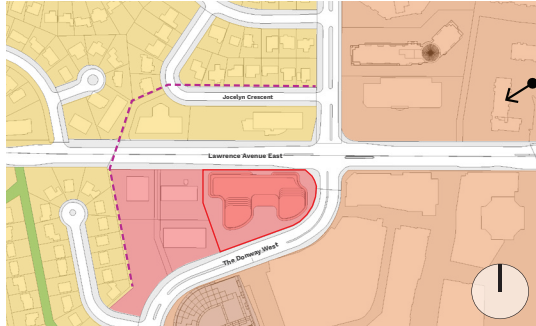
Date  
May 2023

For Discussion Purposes

## Axonometric View Looking Southwest



- Legend**
- Subject Site
  - Proposed Development
  - Active Development Application
  - Approved Development Application
  - Existing Building
  - Angular Plane



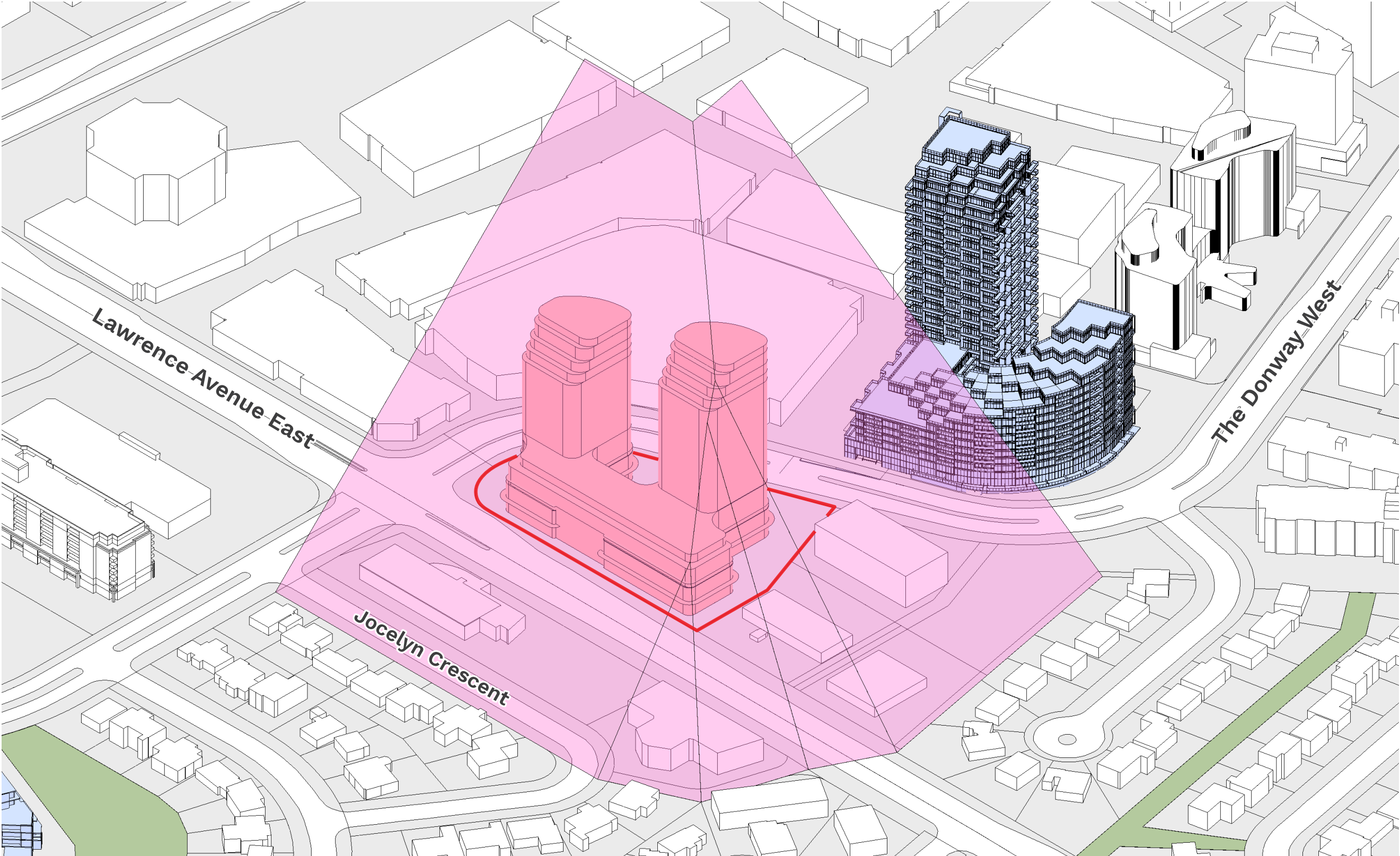
# Angular Plane Analysis 895 Lawrence Avenue East, Toronto, On

Project No.  
20337

Date  
May 2023

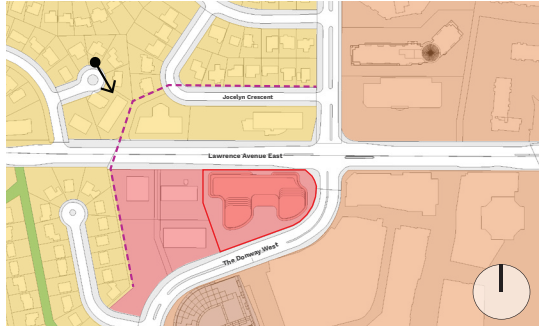
For Discussion Purposes

## View Looking Southeast



### Legend

-  Subject Site
-  Proposed Development
-  Approved Development Application
-  Existing Building
-  Angular Plane



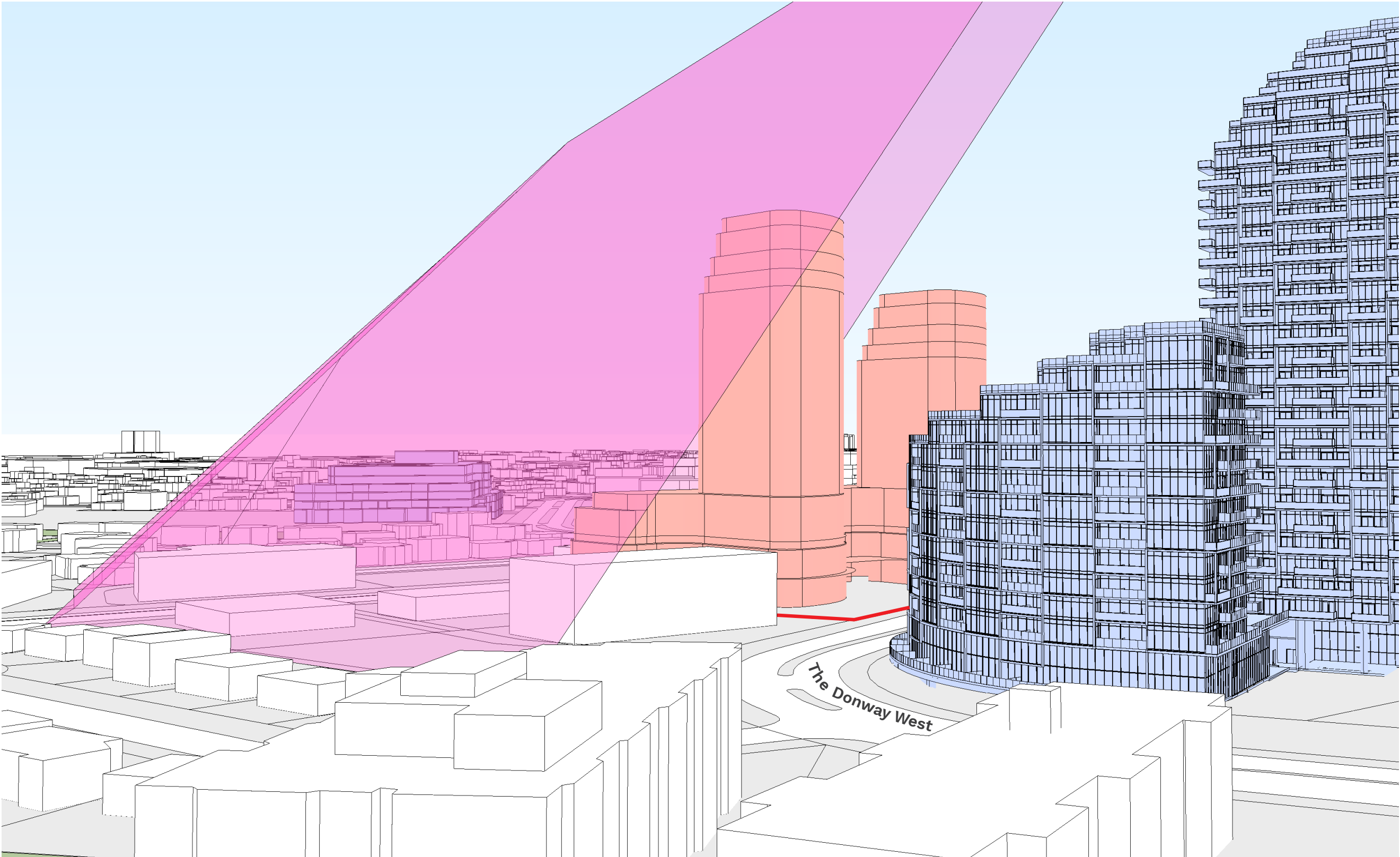
# Angular Plane Analysis 895 Lawrence Avenue East, Toronto, On

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20337

Date  
May 2023

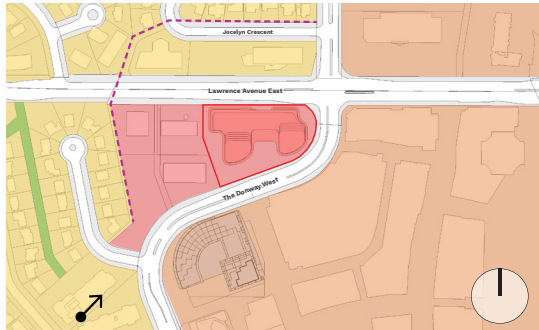
For Discussion Purposes

View Looking Northeast

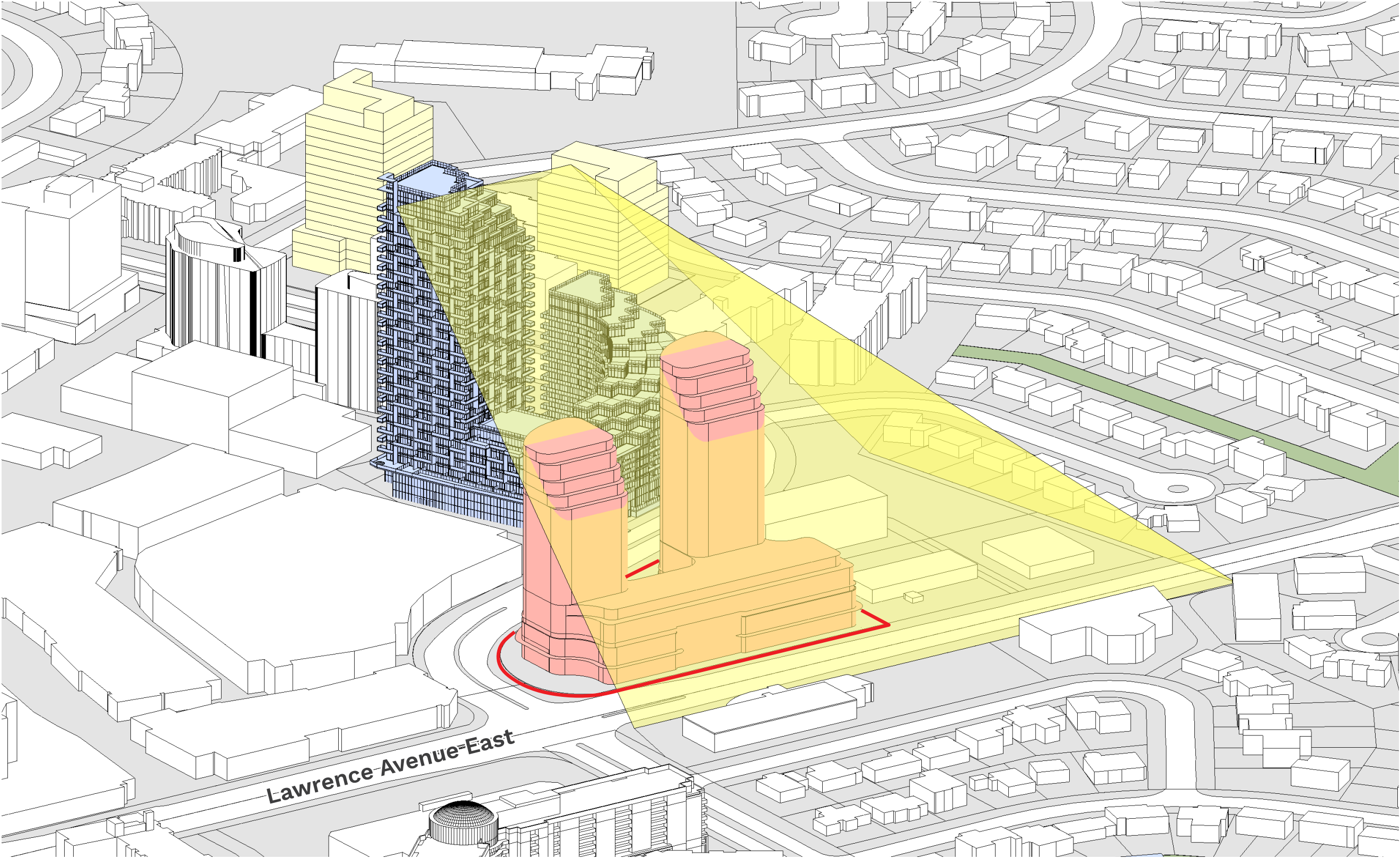


### Legend

-  Subject Site
-  Proposed Development
-  Approved Development Application
-  Existing Building
-  Angular Plane



## Axonometric View Looking Southwest



- Legend**
- Subject Site
  - Proposed Development
  - Active Development Application
  - Approved Development Application
  - Existing Building
  - Angular Plane





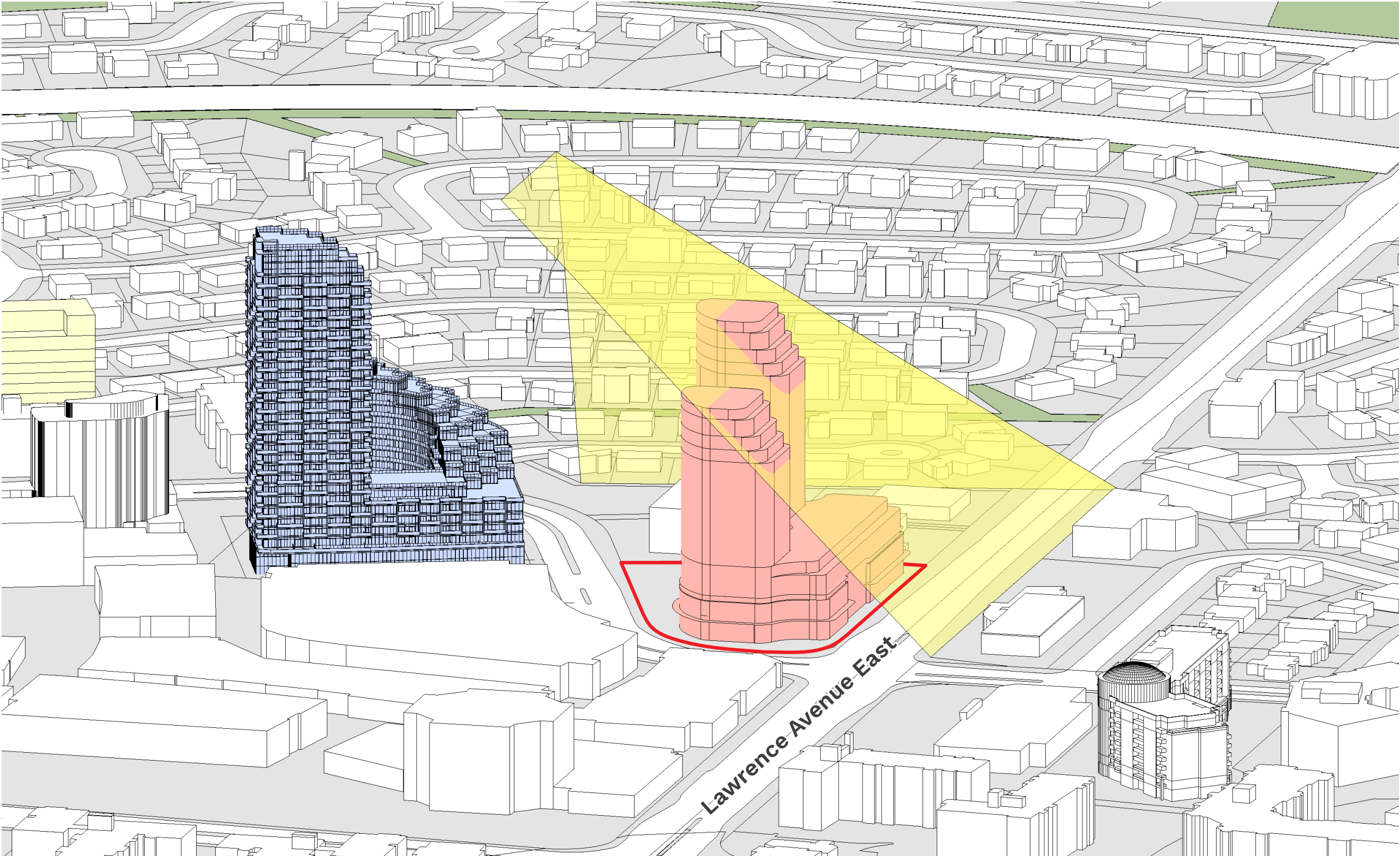
# Angular Plane Analysis 895 Lawrence Avenue East, Toronto, On

Project No.  
20337







Date  
May 2023

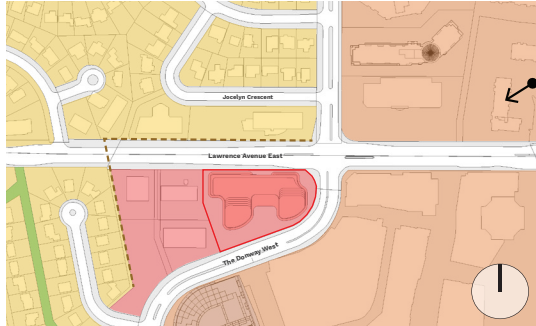
For Discussion Purposes

## Axonometric View Looking Southwest



### Legend

-  Subject Site
-  Proposed Development
-  Active Development Application
-  Approved Development Application
-  Existing Building
-  Angular Plane



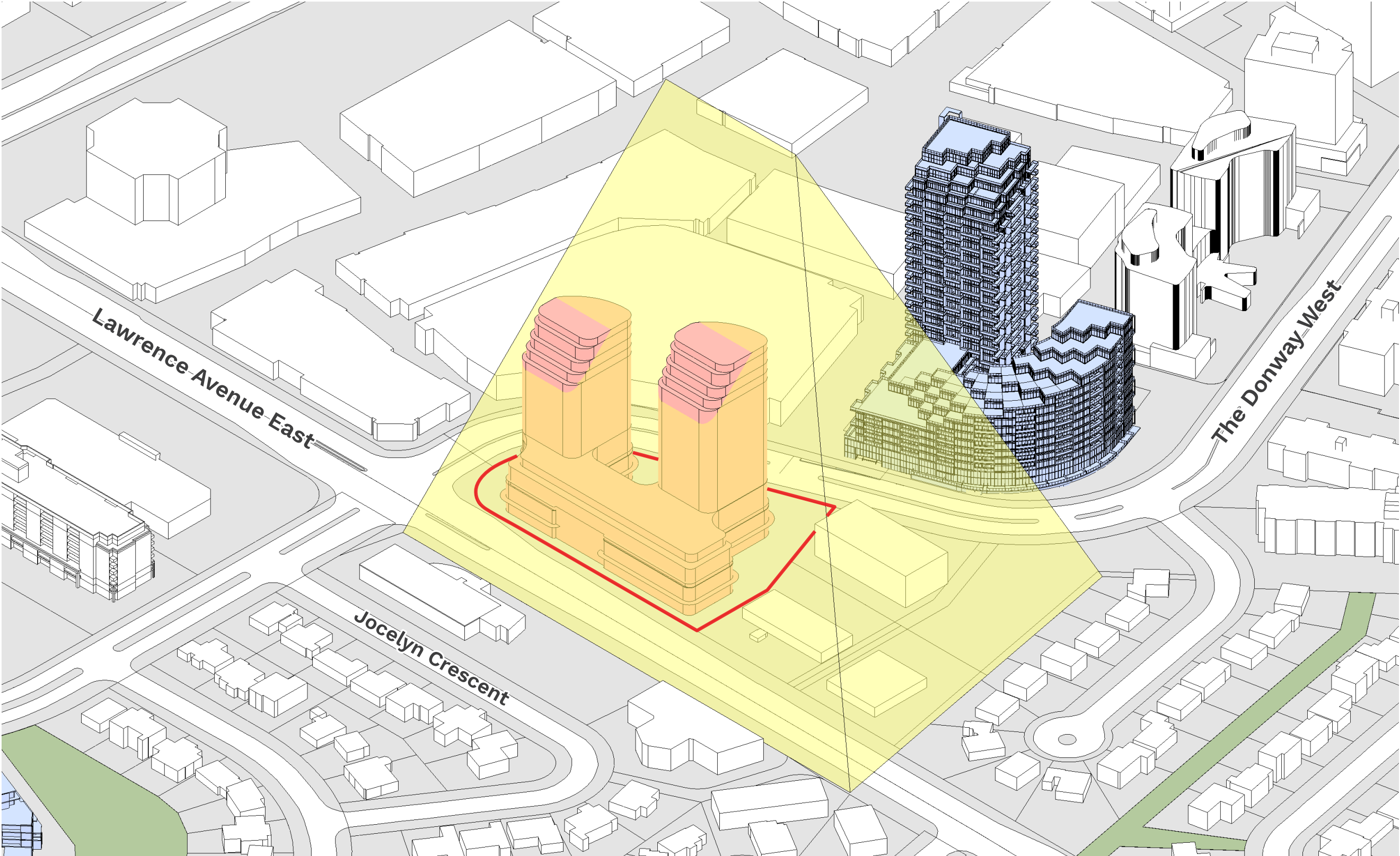
# Angular Plane Analysis 895 Lawrence Avenue East, Toronto, On

Project No.  
20337

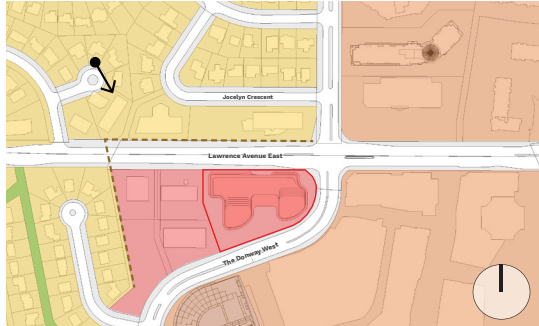
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For Discussion Purposes

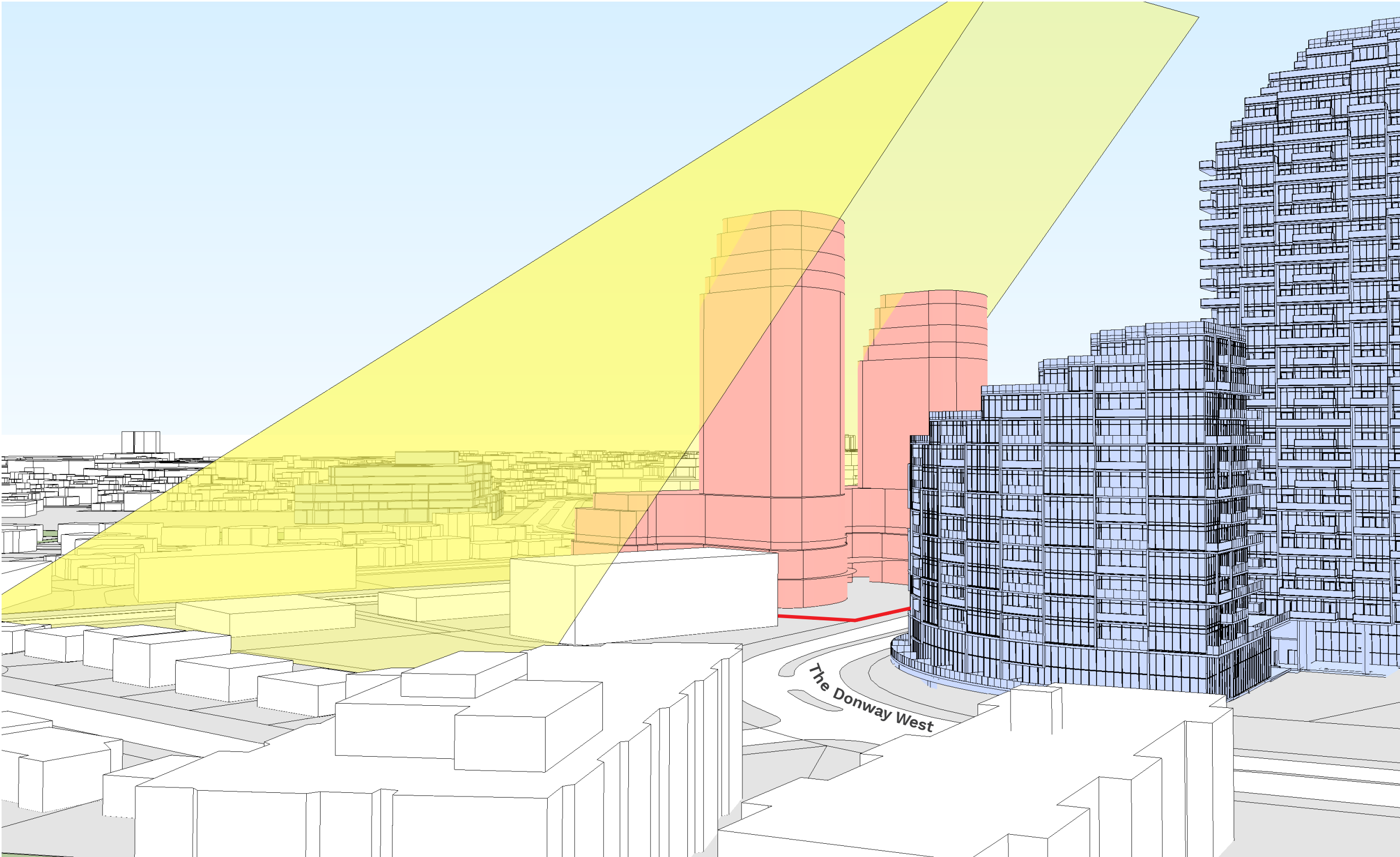
## View Looking Southeast



- Legend**
-  Subject Site
  -  Proposed Development
  -  Approved Development Application
  -  Existing Building
  -  Angular Plane



## View Looking Northeast



- Legend**
-  Subject Site
  -  Proposed Development
  -  Approved Development Application
  -  Existing Building
  -  Angular Plane

