

April 13, 2022

ELECTRONIC SUBMISSION

Michelle Charkow
Senior Planner Community Planning
City Planning Division City of Toronto, City Hall
100 Queen Street West, East Tower, 18th Floor Toronto, ON M5H 2N2

Re: Submission of Applications for an Official Plan Amendment (“OPA”), and Zoning Bylaw Application (“ZBA”) – 1800 Sheppard Avenue East

On behalf of The Cadillac Fairview Corporation Limited (the “Applicant”), Urban Strategies Inc. is pleased to submit applications for an Official Plan Amendment (“OPA”), and Zoning Bylaw Application (“ZBA”) for redevelopment of the site known municipally as 1800 Sheppard Avenue East (the “Site”).

The Site

The Site is approximately 18.8 hectares in size and is bounded by Sheppard Avenue East to the south, Don Mills Road to the west, and Fairview Mall Drive to the north and east. The Site contains CF Fairview Mall, a 77,622 sqm shopping centre that is surrounded by surface parking areas, parking structures, an internal private road network, and the TTC Line 4 Don Mills subway station, bus terminal, and parking structure.

The surrounding area is primarily comprised of residential buildings. To the west of the Site are apartment buildings dating from the mid-1960s and early-1970s with current development proposals for several infill residential towers. To the north of the Site are a small office building and the Fairview branch of the Toronto Public Library, additional apartment buildings from the mid-1960s and early-1970s, Allenbury Park, and recent residential infill and intensification associated with the Toronto Community Housing Allenbury Gardens redevelopment project. To the east are a small office building and Highway 404, including off- and on-ramps. To the south of the Site is the large Parkway Forest-Emerald City residential intensification project which has added new infill mid- and high-rise residential buildings among apartment towers from the mid-1960s and early 1970s. The surrounding context for the Site continues to change with the application and approval of additional high-density residential intensification projects in the vicinity of the Site.

Planning Context

Under the Official Plan (Map 19 Land Use), the Site is designated Mixed Use Areas. The portions of the site fronting onto Sheppard Avenue East and Don Mills Road are identified as having an Avenues designation on Official Plan Map 2 (Urban Structure). The Site is subject to the Sheppard East Subway Corridor Secondary Plan and located within the Don Mills Node 'Area D' key development area, in which high-density mixed-use intensification is focused proximate to the subway station. Under this plan, the current maximum density permitted on the Site is 1.5 FSI. The Subject Site is governed by the former City of North York Zoning By-law 7625 and is zoned C3(7) District Shopping Centre under Section 64.25(7). This zoning does not reflect current Provincial and Municipal planning policies and does not permit residential uses but does permit the existing CF Fairview Mall use and ancillary vehicle circulation, surface parking, structured parking, and public transit uses. The City-wide Zoning By-law No. 569-2013 currently excludes the Site.

The Proposed Masterplan Concept for the Site and implementing Phase 1 ZBA appropriately implement policy directions in the Provincial Policy Statement, conform with the Growth Plan, and implement the objectives of the Official Plan and Sheppard East Subway Corridor Secondary Plan. However, realization of the Proposed Masterplan Concept will require an Official Plan amendment to increase the permitted density limit in the Sheppard East Subway Corridor Secondary Plan. A Zoning By-Law amendment is also required to update the underlying commercial zoning to allow for the proposed mixed of uses, including residential uses, and provide appropriate development standards.

The Proposed Development

Proposed Master Plan Concept

The Proposed Masterplan Concept consists of four phases of development which will retain and enhance the community around the existing CF Fairview Mall. Much of the expansive surface parking around the perimeter of the Mall will be incrementally replaced with a new network of blocks and streets to support the creation of approximately 4,700 new residential units and up to 40,000 sqm of additional non-residential uses. The Proposed Masterplan Concept also envisages the creation of three new public parks totaling 7,840 sqm of parkland dedication, 10,700 sqm of private open space, introduction of a multi-use path system on the eastern periphery of the Site, and enhancements to the existing public realm. The Proposed Masterplan Concept will activate the edges of what is currently an automobile-oriented site, further leverage the higher-order public transit connectivity offered by the Line 4 Don Mills subway station and contribute to the achievement of a complete community in the immediate area.

Phase 1

Phase 1 of the site occupies a prominent position on the south side of CF Fairview Mall with frontage on Sheppard Avenue East, a private extension of Parkway Forest Drive, and adjacency to the Don Mills Subway Station. The Phase 1 Proposal acknowledges its location and city-building role through the replacement of the existing expansive surface parking lots and driveways and a portion of a five-storey parking structure with three high-rise building elements with pedestrian-scaled podium conditions to frame the public realm and provide active uses at grade, as well as eyes on the street.

Phase 1 proposes three tall buildings:

- Tower R1 contains 58 storeys and is 197.6 meters in height above the established grade;
- Tower C1 contains 48 storeys and is 163 meters in height above the established grade; and
- Tower C2 contains 38 storeys and is 133 meters in height above the established grade.

The proposed heights are consistent with existing and approved building heights in the immediate vicinity of the Site and reinforce the direction of the Sheppard East Subway Corridor Secondary Plan which encourages the highest density development to be located closest to Don Mills subway station.

Phase 1 contains two development blocks. The northern block is bounded to the north by the existing Upper Ring Driveway, to the east by an extended Parkway Forest Drive, to the south by the existing Inner Ring Driveway, and to the west by the existing five-storey parking structure shared by CF Fairview Mall and the TTC. The southern block is bounded to the north by Inner Ring Driveway, to the east by Parkway Forest Drive, to the south by Sheppard Avenue East, and to the west by a relocated Private Driveway.

The location of buildings on each block and provision of a generous public realm are the primary methods by which the objectives of defining public space and framing streets are achieved. Phase 1 proposes to provide 978 sqm of publicly accessible private open space (POPS). The public realm and open spaces proposed in Phase 1 are designed to blend seamlessly together and utilize durable, high-quality materials, as well as a range of landscaping, street furniture, and other improvements to maintain a comfortable pedestrian environment that can be used and enjoyed in all seasons. Generous sidewalks and a double row of street trees are provided along Sheppard Avenue East and City-standard sidewalks while street trees are provided along the private Parkway Forest Drive and the Inner Ring Driveway.

Application Materials

All required applications, plans, information/studies identified in the pre-application consultation planning application checklist pertaining to these official plan amendment and zoning by-law amendment applications are provided.

In support of these applications for OPA and ZBA, please find enclosed electronic copies of the following:

1. Application checklist, prepared by Cadillac Fairview Corporation, dated April 11, 2022.
2. Application Form, prepared by Cadillac Fairview Corporation, dated April 6, 2022.
3. Fee Schedule, prepared by Cadillac Fairview Corporation, dated April 11, 2022.
4. Project Data Sheet, prepared by Hariri Pontarini Architects, dated April 8, 2022.
5. Boundary Plan of Survey and Topographical Survey, prepared by Speight, Van Nostrand, and Gibson, Ltd., dated 2018.
6. Architectural Plans, prepared by Hariri Pontarini Architects, dated April 8, 2022:
 - a. A000 - COVER PAGE
 - b. A001 - RENDERINGS
 - c. A101 - CONTEXT PLAN
 - d. A102 - SURVEY_PART A
 - e. A103 - SURVEY_PART B
 - f. A104 - PROJECT STATISTICS
 - g. A105 - SITE PLAN OVERALL
 - h. A200 - FLOOR PLAN - LEVEL P5 - OVERALL
 - i. A201 - FLOOR PLAN - LEVEL P4 - OVERALL
 - j. A202 - FLOOR PLAN - LEVEL P3 - OVERALL
 - k. A203 - FLOOR PLAN - LEVEL P2 - OVERALL
 - l. A204 - FLOOR PLAN - LEVEL P1 - OVERALL
 - m. A205 - FLOOR PLAN - EST. GRADE - OVERALL
 - n. A206 - FLOOR PLAN - LEVEL 01 - OVERALL
 - o. A207 - FLOOR PLAN - MEZZANINE - OVERALL
 - p. A208 - FLOOR PLAN - LEVEL 02 - OVERALL
 - q. A209 - FLOOR PLAN - TOWER PLANS
 - r. A210 - FLOOR PLAN - TOWER PLANS
 - s. A211 - FLOOR PLAN - TOWER PLANS
 - t. A212 - FLOOR PLAN - MECHANICAL PLANS
 - u. A213 - ROOF PLANS
 - v. A401 - OVERALL EAST ELEVATION
 - w. A402 - OVERALL SOUTH ELEVATION
 - x. A403 - OVERALL WEST ELEVATION
 - y. A404 - OVERALL NORTH ELEVATION
 - z. A500 - TTC SECTIONS

- aa. A501 - OVERALL SECTIONS
 - bb. A502 - OVERALL SECTIONS
 - cc. A503 - TOWER R1 SECTIONS
 - dd. A504 - TOWER C1 SECTIONS
 - ee. A505 - TOWER C2 SECTIONS
 - ff. A601 - MASSING AXONOMETRIC VIEWS
7. Architectural Plans, Simplified Report Graphics, prepared by Hariri Pontarini Architects, April 8, 2022.
 8. Renderings prepared by prepared by Hariri Pontarini Architects.
 9. Masterplan Massing Model, prepared by Urban Strategies Inc. and Hariri Pontarini Architects, dated April 12, 2022.
 10. Phase 1 Massing Model, prepared by Urban Strategies Inc. and Hariri Pontarini Architects, dated April 12, 2022.
 11. Planning Rationale Report, Urban Design Analysis and Block Context Plan, prepared by Urban Strategies Inc., dated April 12, 2022.
 12. Community Services and Facilities Study, prepared by Urban Strategies, Inc., dated April 12, 2022.
 13. Housing Issues Report, prepared by Urban Strategies Inc., dated April 12, 2022
 14. Draft Official Plan Amendment prepared by Urban Strategies Inc., dated April 11, 2022.
 15. Draft Zoning By-law Amendment (Toronto Zoning By-law No. 569-2013), prepared by Urban Strategies Inc., dated April 11, 2022.
 16. Public Consultation Strategy Report, prepared by Bousfields Inc., dated April 2022.
 17. Sun/Shadow Study, prepared by Urban Strategies Inc., dated April 12, 2022.
 18. Air Quality Study, prepared by RWDI, April 6, 2022.
 19. Arborist Report and Tree Inventory and Preservation Plan Report, prepared by The Planning Partnership, dated January 4, 2022.
 20. Environmental Site Assessment (Phase One), prepared by EXP Services, Inc., dated October 28, 2020.
 21. Environmental Site Assessment (Phase Two), prepared by EXP Services, Inc., dated January 1, 2022, revised February 2022.
 22. Electromagnetic Field Management Plan, prepared by C-Intech, dated March 9, 2022.
 23. Energy Strategy Report, prepared by Footprint, dated April 3, 2022.
 24. Geotechnical Engineering Report, prepared by EXP Services Inc., dated January 21, 2021, revised February 24, 2022.
 25. Hydrogeological Review Report and Summary, prepared by EXP Services, Inc., dated March 22, 2022.
 26. Landscape Plan and Concept plan (OPA and ZBA), prepared by The Planning Partnership, dated April 8, 2022.
 27. Noise Impact Study, prepared by RWDI, dated April 1, 2022.
 28. Pedestrian Level Wind Study, prepared by RWDI, dated April 6, 2022.
 29. Functional Servicing Report and Stormwater Management Plan prepared by SCS Consulting Group Ltd., dated March 2022.

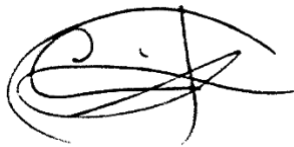
30. Servicing Report Groundwater Summary, prepared by SCS Consulting Group Ltd., dated March 2022.
31. Toronto Green Standards Checklist, prepared by Hariri Pontarini Architects., dated April 8, 2022.
32. Toronto Green Standards Statistics, prepared by Hariri Pontarini Architects., dated April 8, 2022.
33. Transportation Impact Study, prepared by BA Group, dated April 11, 2022.
34. Additional Plans and Drawings:
 - a. Masterplan Concept Plan
 - b. Masterplan Context Plan

We trust that these materials meet the requirements for a complete application. Should you have any questions or require additional information, please do not hesitate to contact the undersigned: Leigh McGrath, at (416) 340-9004 ext 218 or lmcgrath@urbanstrategies.com; or, Eric Turcotte, at (416) 340-9004 ext 220 or eturcotte@urbanstrategies.com.

Sincerely,



Leigh McGrath, Partner
MScPI, MCIP, RPP, PMP
Urban Strategies Inc.



Eric Turcotte, Partner
RPP, MCIP, OAA, OAQ, MRAIC, LEED® AP BD+C
Urban Strategies Inc.