



Date October 28, 2020

Attention: Jason Brander
North York Civic Centre
5100 Yonge Street
North York, ON M2N 5V7

Dear Mr. Brander,

**Re: *Zoning By-law Amendment and Site Plan Control Application
1466 and 1500 Bayview Avenue***

Bousfields Inc. has been retained as the planning consultants for Medallion Properties Inc., and is filing this application on behalf of 1500 Bayview Avenue Limited and BHL Properties Ltd., the registered owners of the properties municipally known as 1466-1500 Bayview Avenue, herein referred to as the “subject site”. On behalf of our client, we are pleased to submit a Zoning By-law Amendment application to amend City-wide Zoning By-law 569-2013, as amended, and the City of Toronto Zoning By-law 438-86, as amended, and a related Site Plan Control application. The applications will permit the redevelopment of the subject site with a 9-storey mixed-use building.

The subject site is located at the northwest corner of Davisville Avenue and Bayview Avenue. The subject site has an area of approximately 3,515 square metres which primarily consists of surface parking and is occupied by a 1-storey grocery store and a 1-storey greenhouse, that is used all year round.

The subject site forms part of an *Avenue* as per the Toronto Official Plan’s Urban Structure and is designated *Mixed Use Areas*. The subject site is regulated by the recently approved Yonge-Eglinton Secondary Plan and is within the Bayview-Leaside Village, which is planned for mid-rise, mixed-use development. The proposal seeks to implement this vision for the subject site set out in the Secondary Plan.

The applications permission to demolish the existing grocery store and greenhouse to construct a 9-storey mixed-use building, that will include approximately 1,730 square metres of at-grade retail and 156 rental residential units. The resulting density is approximately 4.31 times the area of the lot. The proposed building will incorporate multiple step backs from the westerly lot line to appropriately transition to *Neighbourhoods* designated areas to the west. Stepbacks are also incorporated into the south and east elevation to delineate a street wall in accordance with the Secondary Plan directions. Vehicular access will be provided from a rear laneway in

order to maintain a continuous public realm along Bayview Avenue and further reinforce the main street character of the *Avenue*.

In support of this application, we have prepared a comprehensive Planning & Urban Design Rationale report which further describes the proposal and how it is consistent with the Provincial Policy Statement (2020) and conforms with the Growth Plan for the Greater Golden Horseshoe (2020), the City of Toronto Official Plan and the Yonge-Eglinton Secondary Plan, all of which support intensification on underutilized sites well-served by municipal infrastructure and community services and facilities. The proposal also meets the intent of the relevant zoning by-laws and has regard for the Mid-rise Building Performance Standards. The proposal will contribute to the range of purpose-built housing in the area and meet the intent of the Priority Retail Street policies for this portion of Bayview Avenue.

In support of this Zoning By-law Amendment and Site Plan Control Application, please find enclosed digital files of the following materials:

- Development Application Form, Project Data Sheet, Fee Schedule;
- Pre-Application Checklist dated January 30, 2020;
- Planning & Urban Design Rationale, prepared by Bousfields Inc.;
- Draft Zoning By-law Amendments prepared by Bousfields Inc.;
- Public Consultation Strategy Report prepared by Bousfields Inc. dated October 2020;
- Architectural Plans, prepared by Quadrangle Architects dated September 24, 2020;
- Shadow Study and As of Right Shadow Study, prepared by Quadrangle Architects Inc.;
- 3D Building Mass Model prepared by Quadrangle Architects;
- Toronto Green Standards Checklist prepared by Quadrangle Architects;
- Boundary Plan of Survey prepared by KRCMAR dated May 18, 2012;
- Heritage Impact Statement, prepared by ERA Architects dated October 2020;
- Pedestrian Level Wind Study prepared by Theakston Environmental dated August 7, 2020;
- Transportation Impact Study prepared by LEA Consulting dated October 2020;
- Geotechnical Study prepared by Mcylmont and Rak dated July 2020;
- Geohydrology Assessment prepared by Mcylmont and Rak dated August 2020 ;
- Functional Servicing and Stormwater Management Report prepared by Husson Engineering and Management dated August 2020;

- Environmental Site Assessment prepared by Mcylmont and Rak dated May 2020;
- Arborist Report and Tree Preservation Plan prepared by Kuntz Forestry Consulting dated May 28, 2020;
- Landscape Plans, Concept Plan, Landscape Plan and Landscape Details prepared by PMA Landscape Architects dated August 14, 2020;
- Site Grading Plan prepared by Husson Engineering and Management;
- Combined Erosion and Sediment Control Plan & Construction Management Plan prepared by Husson Engineering and Management dated August 20, 2020;
- Cross Section prepared by Husson Engineering and Management dated August 20, 2020;
- Servicing Plan prepared by Husson Engineering dated August 20, 2020
- Energy Efficiency Report prepared by EVNA dated September 15, 2020.

We trust the foregoing materials will be found to be satisfactory and in order. However, should you require any further information, please do not hesitate to contact me or Caitlin Allan at 416-947-9744.

Yours very truly,
Bousfields Inc.



Michael Bissett, MCIP RPP.