



# BOUSFIELDS INC.

Project No. 18215

Date December 23, 2021

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

Dear Mr. Xie,

**Re: ZBA and SPA Resubmission #1 File No. 20 210394 NNY 15 OZ and 20 210395 NNY 15 SA  
1466 - 1500 Bayview Avenue**

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As you are aware, Bousfields Inc. is 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". We are submitting material in support of the first Resubmission for Zoning By-law Amendment application (File No. 20119591 WET 03 OZ) and Site Plan Approval application (File No. 20 210395 NNY 15 SA), originally filed on October 8, 2020 which seek to permit the redevelopment of the subject site for a mid-rise, purpose-built rental building with retail at grade.

A full set of comments on the original application have been received, and meetings have been held with City Staff to discuss feedback and potential resolutions in addition to a Community Consultation Meeting. Based on these comments an updated proposal has been prepared.

In particular, the proposed height has been reduced from 9 storeys to 8 storeys, setbacks and stepbacks have been adjusted to emphasize the base building and accommodate for applicable angular planes, and the underground parking structure has been reduced so that the laneway can be conveyed to public ownership, both above and below grade. A summary of the responses to all feedback received from the City is enclosed in the Comment Matrix.

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

- Completed Resubmission Form and Project Data Sheet;

- Planning & Urban Design Addendum Letter, prepared by Bousfields Inc.;
- Community Services and Facilities Study prepared by Bousfields Inc. as requested by SIPA dated November 2021;
- PCSR Addendum Letter prepared by Bousfields dated December 2021;
- Comment Matrix prepared by various consultants dated December 2021;
- Revised 569-2013 Addendum prepared by Bousfields Inc. dated October 2020;
- Architectural Plans, prepared by Quadrangle Architects dated December XX 25, 2021;
- Shadow Study prepared by Quadrangle Architects Inc. November 25, 2021;
- 3D Building Mass Model prepared by Quadrangle Architects;
- Heritage Impact Statement, prepared by ERA Architects dated December XX, 2021;
- Wind Addendum Letter prepared by Theakston Environmental dated November 30, 2021;
- Transportation Impact Study Letter prepared by LEA Consulting December 16, 2021;
- Tree Inventory and Tree Preservation Plan Report prepared by Kuntz Forestry Consulting dated December 9, 2021;
- Landscape Plans, Concept Plan, Landscape Plan and Landscape Details prepared by PMA Landscape Architects December 16, 2021;
- Functional Servicing and Stormwater Management Report prepared by Husson Engineering and Management dated August 2020; and
- Civil Plans including, Servicing, Site Grading Plan, Combined Erosion and Sediment Control Plan & Construction Management Plan prepared by Husson Engineering and Management;

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 or Charlie Smith at 416-947-9744.

Yours very truly,  
**Bousfields Inc.**



**Michael Bissett, MCIP RPP.**

