



9 February 2018

City Planning
Toronto and East York District
100 Queen Street West
Toronto ON M5H 2N2

Attention: **Lynda Macdonald**
Acting Director, Community Planning

Dear Ms. Macdonald,

RE: Application for Zoning By-law Amendment
1637-1645 Bathurst Street, City of Toronto
Starlight Group Property Holdings Inc. / IMH 1637-1645 Bathurst Ltd.
Our File: 17.531

We are the planning consultants for IMH 1637-1645 Bathurst Ltd. with respect to the enclosed application for Zoning By-law Amendment for the redevelopment of 1637-1645 Bathurst Street ("the Subject Site"). The Subject Site is located on the east side of Bathurst Street, between Ardmore Road and Burton Road (generally between Eglinton Avenue West and St. Clair Avenue West), in the Forest Hill neighbourhood of Toronto.

The application for Zoning By-law Amendment is being submitted to facilitate the development of a 4-storey residential rental apartment building, with 67 units ("the Proposed Development"). The five existing 3-storey buildings on the Subject Site are proposed to be demolished and the existing 25 rental units will be replaced in the Proposed Development as per the City's rental housing replacement policies. Landscaping is proposed along Bathurst Street, with indoor and outdoor amenity spaces for residents. Parking is proposed within the building at a parking level for residents and on the surface in the rear (for visitors), with access from a driveway off Bathurst Street to be located in the same location as the existing driveway.

The total proposed residential gross floor area is 8,190 square metres and the total floor space index is 1.97 times the area of the lot. A total of 67 residential rental units are proposed, inclusive of 25 rental replacement units. The proposed residential unit mix includes 9 one-bedroom suites, 22 two-bedroom suites, and 36 three-bedroom suites. The proposed maximum building height is 15.4 metres from established grade (exclusive of a 3.25 metre mechanical penthouse).

The proposed development is described in detail in the accompanying Planning Justification Report.

The proposed development is consistent with the Provincial Policy Statement, 2014, and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017, as it represents appropriate intensification within the *delineated built-up area*. The proposed development conforms to the City of Toronto Official Plan by providing for appropriate infill development within the *Neighbourhoods* designation where existing apartment buildings of a similar scale already exist, where apartment buildings of up to 4 storeys are permitted, and where infill development can be accommodated with no adverse impacts.

For the above noted reasons and other reasons set out in the Planning Justification Report, it is our opinion that the proposed development represents good planning and merits the support of staff and Council.

With respect to a Rental Housing Demolition and Conversion Application, which is not an application required under the *Planning Act*, this application will be filed subsequent to receipt of comments from City staff following the circulation of this Zoning By-law Amendment application, and in particular following confirmation of the suitability of the proposed rental replacement program.

Based on the checklist provided following the pre-application consultation with the City, please find enclosed the following items in support of an application for Zoning By-law Amendment:

1. One (1) copy of the completed Zoning By-law Amendment Development Approval Application Form;
2. One (1) copy of the completed Project Data Sheet;
3. One (1) copy of the completed Rental Housing Demolition and Conversion Declaration of Use and Screening Form;
4. One (1) copy of the completed Development Approval Fee Schedule 2.1: Zoning By-law Amendment - Residential;
5. A cheque in the amount of \$108,260.14, representing the required fees for a Zoning By-law Amendment application;
6. One (1) copy of the Planning Application Checklist, dated 25 May 2017;
7. Three (3) copies of the Boundary and Topographic Survey, prepared by Krcmar Surveyors Ltd., dated 17 February 2016;
8. Three (3) copies of the Architectural Plans, prepared by RAW Design Inc., dated 9 February 2018, including:
 - a. A000 – Cover
 - b. A001 – Context Plan
 - c. A002 – Site Statistics
 - d. A050 – Building Massing
 - e. A100 – Site Plan

- f. A101 – Main (Parking) Level Plan
 - g. A102 – Pit Level Plan
 - h. A201 – Ground Floor Plan
 - i. A202 – 02 Level Plan
 - j. A203 – 03 Level Plan
 - k. A204 – 04 Level Plan
 - l. A205 – Roof Terrace Level Plan
 - m. A401 – Elevations - East and West
 - n. A402 – Elevations - North and South
 - o. A501 – Section North-South
 - p. A502 – Sections East-West
 - q. 3D Massing Model (Digital Only)
9. Three (3) copies of the Landscape Plans, prepared by Marton Smith Landscape Architects, dated 9 February 2018, including:
- a. L1-01 – Landscape Master Plan
 - b. L1-01 – Landscape Details
10. Three (3) copies of the Arborist Report, prepared by D. Andrew White M.Sc. ISA Certified Arborist, dated 28 November 2017;
11. Three (3) copies of Tree Removal & Preservation Plan, prepared by Marton Smith Landscape Architects, dated 9 February 2018;
12. Three (3) copies of the Planning Justification Report, prepared by Walker, Nott, Dragicevic Associates Limited, dated February 2018;
13. Three (3) copies of the Draft Amendments to Former City of Toronto Zoning By-law 438-86 and City of Toronto Zoning By-law 569-2013, prepared by Walker, Nott, Dragicevic Associates Limited;
14. Three (3) copies of the Housing Issues Report (with Confidential Appendix), prepared by Walker, Nott, Dragicevic Associates Limited, dated February 2018;
15. Three (3) copies of the Shadow Studies, prepared by RAW Design Inc., dated 8 January 2018;
16. Three (3) copies of the Toronto Green Standard Checklist, prepared by Raw Design Inc.;
17. Three (3) copies of the Public Consultation Plan, prepared by Walker, Nott, Dragicevic Associates Limited, dated February 2018;
18. Three (3) copies of the Transportation Impact Assessment, prepared by LEA Consulting Ltd., dated February 2018;

19. Three (3) copies of the Stormwater Management and Servicing Report, prepared by LEA Consulting Ltd., dated 9 February 2018, including;
 - a. C-01 – Preliminary Site Servicing Plan
 - b. C-02 – Preliminary Site Grading Plan
20. Three (3) copies of the Geotechnical Report, prepared by McClymont & Rak Engineers Inc., dated August 2017;
21. Three (3) copies of the Geohydrology Assessment, prepared by McClymont & Rak Engineers Inc., dated January 2018; and
22. One (1) DVD-R containing the digital building model and digital copies of all enclosed reports, plans and materials.

We trust that the information included in this application is sufficient to allow for your circulation and review. Should you have any questions or require additional information regarding this application, please do not hesitate to contact the undersigned or Tyler Peck of our office.

Yours very truly,

WND associates
planning + urban design



Wendy Nott, FCIP, RPP
Senior Principal