

19 December 2019

City of Toronto
City Planning
Community Planning, Toronto and East York District
City Hall, 18th Floor, East Tower
100 Queen Street West
Toronto ON M5H 2N2

Attention: Carla Tsang, Planner

Dear Ms. Tsang,

**RE: Zoning By-law Amendment and Rental Housing Demolition Resubmission
Site Plan Control Application Submission
1637-1645 Bathurst Street
City of Toronto
IMH 1637-1645 Bathurst Ltd.
City Files: 18 115438 STE 21 OZ and 18 182198 STE 21 RH
Our File: 17.531**

Walker, Nott, Dragicevic Associates Limited (“WND Associates”) has been retained as the planning consultant for IMH 1637-1645 Bathurst Ltd. on behalf of Starlight Investments (“the Owner”) with respect to the concurrent applications for Zoning By-law Amendment, Rental Housing Demolition, and Site Plan Control on the lands municipally known as 1637-1645 Bathurst Street, in the City of Toronto (“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).

The Proposed Development comprises a 4-storey residential building with a total of 75 residential units. A total of 94 parking spaces are proposed in the upper- and lower parking levels, with access to the parking from the existing Bathurst Street site entrance via a driveway (subject to an easement). A total of 81 bicycle parking spaces are proposed within the underground levels. The proposed unit mix is comprised of 20 one-bedroom units, 26 two-bedroom units and 29 three-bedroom units, inclusive of 25 rental replacement units. A total of approximately 8,503 square metres of residential gross floor area (“GFA”) is proposed for a total floor space index (“FSI”) of 2.043.

Background and Revisions

As you are aware, a Zoning By-law Amendment Application was submitted on, and deemed complete as of, 9 February 2018 for the redevelopment of the Subject Site to facilitate the development of a 4-storey rental apartment building with 67 units. The existing buildings on the Subject Site are proposed to be

demolished and the existing 25 rental units, currently contained in the five existing 3-storey apartment buildings, will be replaced in the Proposed Development as per the City's rental housing replacement policies. The February 2018 submission included a total residential GFA of 8,190 square metres. The concurrent Rental Housing Demolition Application was submitted on 21 June 2019.

Since the time of the original submissions, WND Associates, the Owner and its consultant team have been working very closely with you and other City Planning staff to revise the Proposed Development to address the City's comments on the applications, as well as the comments provided by the community. As demonstrated in the revised plans for the Subject Site, significant changes to the built form of the Proposed Development have been undertaken, following a series of meetings with staff to discuss planning and urban design matters. Below is a summary of our consultation activities:

- 19 June 2018: Tenant Consultation Meeting
- 21 June 2018: Community Consultation Meeting
- July-October 2018: Building redesign undertaken to address comments
- 14 November 2018: Meeting with City Planning and Urban Design staff
- December 2018: Correspondence with City Planning staff and building massing agreed in principle
- January-April 2019: Building redesign undertaken to address comments
- May-June 2019: Correspondence with City Planning staff to address comments
- 24 July 2019: Meeting with City Planning and Urban Design staff
- 22 August 2019: Meeting with City Planning Housing staff
- September 2019: Correspondence with City Planning staff to address final comments and revised building mass agreed in principle
- October-December 2019: Preparation of materials for resubmission and Site Plan Control application

The following provides a summary of the built form and other revisions undertaken through the extensive consultation noted above:

Massing and Height

- Removal of retaining wall along Bathurst Street at City's request, eliminating the existing "blank wall" streetscape condition
- Retention of grading for the driveway through the site and at the rear, in order to maintain the existing easement
- Continued presentation of the building as 4-storeys from the various grades across the site, with built form within the agreed angular planes and reduction of the massing in the northern portion of the building
- Removal of pop-up stairs for terrace access above the highest roof of the building
- Building articulation to break up massing along Bathurst Street
- Relocation of main building entrance to centre of the site, away from the driveway at City's request, resulting in better relationship for grade-related units along Bathurst Street
- Reduction of overall building height at the front and rear (183.75 metres geodetic for Bathurst Street frontage and 187.18 metres geodetic for rear building massing)
- The height of the homes located to the east continues to be similar to or taller (at their highest points) than the revised proposal

Building Setbacks

- Increased setbacks:
 - North: from approx. 1 metre to 3 metres
 - South: from approx. 1 metre to 4.2 metres
 - East: from approx. 7.6 metres to 11.3 metres (with some areas at 9.3 metres)
 - West (Bathurst Street): from approx. 4.9 metres to 6.3 metres (with some areas above at 4.6 metres)

Rental Units

- Increased from 67 to 75 as a result of more efficient use of built form
- Proposed 96% rental GFA replacement, as per discussions with Housing, and high proportion of 2- and 3-bedroom units
- 25 existing rental units replaced with units of same bedroom type, with 2 additional units to be secured at mid-range rents

Parking

- Removal of all surface parking spaces, with all parking (resident and visitor) underground in 2 levels (removal of proposed parking stacking system)
- Continued provision of a by-law compliant number of vehicular and bicycle parking spaces

Amenity Space

- Increased indoor amenity space from 119 square metres to 150 square metres (2 square metres per dwelling unit as per City requirements), located on the lower ground floor and 4th floor, with 4th floor space adjacent to outdoor amenity
- Increase outdoor amenity space from 131 square metres to 150 square metres (2 square metres per dwelling unit), located at the 4th floor terrace, facing Bathurst Street and away from homes to the east
- Landscaping increased around perimeter of proposed building

Revised Application Summary (December 2019)

Statistic	Previous Submission (February 2018)	Revised Submission (December 2019)
Building Height	187.32m geodetic (15.4m from established grade at 171.95m geodetic)	183.75m geodetic at Bathurst 187.18m geodetic in rear (12.4m from established grade at 174.75m geodetic)
Total Residential GFA	8,190 m ²	8,503 m ²
Total Number of Units	67	75
a) 1 Bedroom	9	20
b) 2 Bedroom	22	26
c) 3 Bedroom	36	29
Rental Replacement Units	29*	27**
Indoor Amenity	119 m ² (1.78 m ² per unit)	150 m ² (2 m ² per unit)
Outdoor Amenity	131 m ² (1.96 m ² per unit)	150 m ² (2 m ² per unit)
Total Parking	102	94
a) Residential Parking	89	79
b) Visitor Parking	13	15

*25 rental replacement units, plus 4 additional rental units proposed as new purpose-built rental housing with rent levels that do not exceed mid-range rents (as defined in the Official Plan), to satisfy the 95% gross floor area replacement criterion.

**25 rental replacement units, plus 2 additional rental units as per the above.

Please refer to the Application Comment Response Chart enclosed with this resubmission and application for detailed responses to the comments received from the City and other agencies.

2019 Growth Plan

A Planning Justification Report dated February 2018 was prepared by WND Associates in support of the previous Zoning By-law Amendment application. Since the time that this application and the Rental Housing Demolition application were deemed complete, the Province released an update to the Growth Plan, under the Places to Grow Act, entitled A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (“the Growth Plan 2019”).

We have reviewed the Proposed Development, as revised in December 2019, under the Growth Plan 2019 policies and are of the opinion that the proposed Zoning By-law Amendment Application to accommodate residential infill development within the City of Toronto conforms to the Growth Plan 2019, as it represents appropriate intensification within the *delineated built up area* and comprises *transit-supportive* rental housing development that will contribute to the realization of a *complete community*.

Submission Materials

In support of the Site Plan Control application and resubmission of the Zoning By-law Amendment and Rental Housing Demolition applications please find enclosed the following:

1. One (1) copy of the completed Development Approval Application Form for Site Plan Control;
2. One (1) copy of the completed Development Approval Resubmission Form for the Zoning By-law Amendment and Rental Housing Replacement Applications;
3. One (1) copy of the completed Project Data Sheet;
4. One (1) copy of the completed Development Approval Fee Schedule 4.1: Site Plan Control – Residential;
5. A cheque in the amount of \$71,706.46, representing the applicable Site Plan Control application fee;
6. One (1) copy of the Pre-application Consultation Checklist;
7. One (1) digital copy of the Application Comment Response Chart, prepared by WND Associates, dated December 18, 2019;
8. One (1) digital copy of the Housing Issues Report Addendum, prepared by WND Associates, dated December 10, 2019;
9. One (1) digital copy of the Draft Zoning By-law Amendment, prepared by WND Associates, dated December 18, 2019, for the following applicable By-laws:
 - a. Zoning By-law 438-86
 - b. Zoning By-law 569-2013
10. One (1) digital copy of the Shadow Study, prepared by WZMH, dated November 1, 2019;


11. One (1) digital copy of the TGS Checklist and Statistics Template, prepared by WZMH, dated December 18, 2019;
 12. One (1) digital copy of the Energy Efficiency Report, prepared by Reinbold, dated December 5, 2019;
 13. One (1) digital copy of the Transportation Impact Assessment including vehicular maneuvering and loading study diagrams, prepared by LEA, dated December 16, 2019;
 14. One (1) digital copy of the Functional Servicing and Stormwater Management Report, prepared by LEA, dated December 16, 2019;
 15. One (1) digital copy of the Servicing Groundwater Review Summary Form, prepared by LEA, dated December 16, 2019;
 16. One (1) digital copy of the Engineering and Construction Services Comment Response Letter, prepared by LEA, dated November 22, 2019;
 17. One (1) digital copy of the Geotechnical Study, prepared by McClymont and Rak Engineers, dated August 2017;
 18. One (1) digital copy of the Geohydrology Assessment Report, prepared by McClymont and Rak Engineers, dated December 5, 2019;
 19. One (1) digital copy of the Hydrogeological Review Summary Form, prepared by McClymont and Rak Engineers, dated December 5, 2019;
 20. One (1) digital copy of the Arborist Report, prepared by DA White Tree Care, dated November 28, 2017;
 21. One (1) digital copy of a Letter, prepared by Jablonsky, Ast and Partners Consulting Engineers providing a Structural Engineers Review of the proposed garage roof and below grade structure, dated December 9, 2019;
 22. Two (2) copies of the Boundary and Topographic Survey, prepared by KRCMAR, dated February 16, 2019;
 23. Two (2) copies of the Architectural Plans, prepared by WZMH, dated December 12, 2019 including:
 - a. Perspective renderings
 - b. 3D Massing Model (Digital Only)
 24. Two (2) copies of the Civil Engineering Drawing set, prepared by LEA, dated December 16, 2019, including:
 - a. Site Servicing Plan (C-01);
 - b. Site Grading Plan (C-02);
 - c. Engineering Cross Sections (C-03);
 - d. Public Utilities Plan (C-04);
 - e. Erosion and Sediment Control Plan (C-05);
 - f. General Notes (C-06);
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25. Two (2) copies of the Tree Preservation Plan, prepared by MSLA, dated December 16, 2019;
26. Two (2) copies of the Landscape Plans with Details prepared by MSLA, dated December 16, 2019;
27. Two (2) copies of the Site Lighting Plan prepared by Nemetz, dated December 2, 2019; and,
28. One (1) USB with digital copies of all enclosed reports, plans and materials.

We trust that the information included in this submission is sufficient to address City staff requirements on our previous Zoning By-law Amendment and Rental Housing Demolition applications and that the Site Plan Control Application enclosed herein satisfies the requirements of a complete application. Should you have any questions or require additional information, please contact the undersigned or Kevin McKrow of our office. We look forward to continuing our team's work with City staff on this application.

Yours very truly,

WND associates
planning + urban design



Tyler Peck, MCIP, RPP
Senior Associate