



PLANNING AND URBAN DESIGN

5 November 2021

City of Toronto,
City Planning
Community Planning, Toronto and East York District, Midtown Section
City Hall, 12th Floor, East Tower
100 Queen Street West
Toronto ON M5H 2N2

Attention: Jason Tsang, Planner

Dear Mr. Tsang

**RE: Site Plan Control Application Resubmission and
Response to Urban Forestry Comments
1637-1645 Bathurst Street
IMH 1637-1645 Bathurst Ltd.
City File: 19 263095 STE 12 SA
Our File: 17.531**

Walker, Nott, Dragicevic Associates Limited (“WND Associates”) is the planning consultant for IMH 1637-1645 Bathurst Ltd. on behalf of Starlight Investments (“the Owner”) with respect to the Site Plan Control Application 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 83 bicycle parking spaces are proposed within the underground levels. The proposed unit mix, inclusive of rental replacement units, is comprised of 19 one-bedroom units, 27 two-bedroom units and 29 three-bedroom units, inclusive of 27 rental replacement units (replacing the 25 existing rental units plus two additional 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

A Zoning By-law Amendment Application was submitted on, and deemed complete as of, 9 February 2018 for the redevelopment of the Subject Site, and a concurrent Rental Housing Demolition application was submitted on 21 June 2018. On 16 December 2020, Toronto City Council adopted the recommendations of Community Council to approve the Rental Housing Demolition application and amend Zoning By-laws

438-86 and 569-2013 to implement the Proposed Development. A subsequent Section 37 Agreement was executed and the Zoning By-law Amendments for the Subject Site (688-2021 and 689-2021) were enacted on 16 July 2021.

The Site Plan application for the Subject Site was originally submitted on 19 December 2019, with resubmissions on 11 September 2020 and 20 April 2021, following work with City staff to address application comments.

The purpose of this scoped Zoning By-law Amendment application resubmission is to address final comments from Urban Forestry, dated 1 June 2021, regarding the preservation of Tree 3 and other minor matters. This tree is now proposed to be retained, with concurrent revisions to the landscape plan.

The architectural plans for the Proposed Development have also been updated to reflect this off-site landscaping change. No revisions are required to the civil engineering plans as no changes were required as per the Development Engineering comments, dated 31 May 2021.

Submission Materials

In support of the scoped resubmission of the Site Plan application for the Proposed Development, please find enclosed the following:

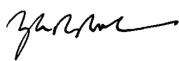
1. Development Approval Resubmission Form;
2. Project Data Sheet;
3. Landscape Comment Response Letter, prepared by MSLA, dated 19 October 2021;
4. Landscape Plans, prepared by MSLA, dated 20 October 2021;
5. Landscape Cost Estimate – Private, prepared by MSLA, dated 29 October 2021;
6. Landscape Cost Estimate – Public, prepared by MSLA, dated 2 November 2021; and
7. Architectural Plans, prepared by WZMH Architects, dated 29 October 2021.

For reference and the use of City Planning, a Notice of Approval Conditions (“NOAC”) drawing table is also appended to this letter.

We trust that the information included in this resubmission is sufficient to address all outstanding comments on the Site Plan application and that City staff can move forward with preparation of NOAC and the issuance of Preliminary Site Plan Approval for the Proposed Development. Should you have any questions, please contact the undersigned or Kevin McKrow of our office.

Yours very truly,

WND associates
planning + urban design



Tyler Peck, MCIP, RPP
Senior Associate

Attention:

Jason Tsang

The City of Toronto: City Planning

Toronto City Hall

East Tower, 18th Floor

Toronto, ON M5H 2N2

November 5, 2021

**RE: 1637-1645 Bathurst Street
19 263095 STE 12 SA**

NOAC DRAWINGS TABLE

Drawing No.	Drawing Name	Prepared By	Drawing Revision Date
A-100	Survey	WZMH Architects	October 29, 2021
A-101	Statistics	WZMH Architects	October 29, 2021
A-102	Site Plan	WZMH Architects	October 29, 2021
A-103	P2 Level Parking Plan	WZMH Architects	October 29, 2021
A-104	P1 Level Parking Plan	WZMH Architects	October 29, 2021
A-105	Lower Ground Plan	WZMH Architects	October 29, 2021
A-106	Upper Ground Floor Plan	WZMH Architects	October 29, 2021
A-107	2 nd Floor Plan	WZMH Architects	October 29, 2021
A-108	3 rd Floor Plan	WZMH Architects	October 29, 2021
A-109	4 th Floor Plan	WZMH Architects	October 29, 2021
A-110	Roof Plan	WZMH Architects	October 29, 2021
A-400-401	Elevations	WZMH Architects	October 29, 2021
A-402	1:50 Partial East & West Elevation	WZMH Architects	October 29, 2021
A-403	Aerial Views	WZMH Architects	October 29, 2021
A-404-405	3D Views	WZMH Architects	October 29, 2021
A-406	Material Sample Board	WZMH Architects	October 29, 2021
A-420	Section A & B	WZMH Architects	October 29, 2021
A-421	Section C	WZMH Architects	October 29, 2021
A-422	Section D & E	WZMH Architects	October 29, 2021
A-423	Section F & G	WZMH Architects	October 29, 2021
A-424	Section H	WZMH Architects	October 29, 2021

Drawing No.	Drawing Name	Prepared By	Drawing Revision Date
C-01	Site Servicing Plan	LEA	March 23, 2021
C-02	Site Grading Plan	LEA	March 23, 2021
C-03	Cross Sections	LEA	March 23, 2021
C-04	Public Utilities Plan	LEA	March 23, 2021
C-05	Erosion and Sediment Control Plan	LEA	March 23, 2021
C-06	General Notes & Details	LEA	March 23, 2021
L1-01	Tree Removal & Preservation Plan	MSLA	October 20, 2021
L2-01	Landscape Layout Plan	MSLA	October 20, 2021
L2-02	Planting Plan	MSLA	October 20, 2021
L2-03	Soil Volume Plan	MSLA	October 20, 2021
L3-01	Level 4 Roof Amenity Plan	MSLA	October 20, 2021
LD-01-05	Landscape Details	MSLA	October 20, 2021