



September 3, 2021

Seanna Kerr
Senior Planner - Community Planning
Toronto and East York District
Toronto City Hall
100 Queen Street West, 12th Floor East
Toronto, ON, M5H 2N2

Dear Ms. Kerr,

**Re: *Official Plan Amendment and Zoning By-law Amendment Application
21-53 Broadview Avenue, 344 Eastern Avenue and 18-34 & 40 Lewis
Street, Toronto, ON***

We are the planning consultants for 21 Broadview Avenue Inc. with respect to its property at 21-53 Broadview Avenue, 344 Eastern Avenue and 18-34 & 40 Lewis Street, occupying the northeast corner of Broadview Avenue and Eastern Avenue (the "subject site"). On behalf of our client, we are pleased to submit an Official Plan Amendment and Zoning By-law Amendment application to permit a mixed-use redevelopment of the subject site.

The subject site is currently comprised of a 1-storey automotive dealership (Downtown Hyundai Toronto) and ten derelict 1-to 2 storey semi-detached and rowhouse dwellings along Broadview Avenue (21-53 Broadview Avenue); a 2-storey automotive repair garage along Eastern Avenue (344 Eastern Avenue); as well as a rear 2-storey dwelling and the assumed severed portion of the rear yards of 18-22, 24-34 & 40 Lewis Street. Overall, the site is approximately 5,137 square metres in size.

The Official Plan Amendment and Zoning By-law Amendment application seeks permission to redevelop the site with a 12-storey mixed-use building. The proposed mid-rise building has been designed to wrap the site's corner location and extend approximately 76 metres northward along Broadview Avenue and 50 metres eastward along Eastern Avenue. The proposal also includes a block of fifteen 3-storey townhouse units which are to be located along the east side of the site within 22A Lewis Street and an assumed severed portion of the rear yards of 18-22, 24-34 & 40 Lewis Street. The proposed development will also include the provision of a new 466 square metre public park along Eastern Avenue. The proposed public park is located at 344 Eastern Avenue and will have approximately 29.8 metres of frontage on Eastern Avenue.

Collectively, the proposed development contains approximately 340 residential dwelling units and approximately 28,638 square metres of residential gross floor area (“GFA”), as well as approximately 794 square metres of retail GFA at grade. The overall gross floor area proposed is approximately 29,432 square metres, resulting in a density of 5.73 FSI (Floor Space Index).

In our opinion, as outlined in our Planning and Urban Design Rationale, the proposed development is in keeping with the planning and urban design framework established by the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Metrolinx 2041 Regional Transportation Plan and the City of Toronto Official Plan, all of which promote intensification of underutilized sites within built-up urban areas, particularly in locations that are well served by existing municipal infrastructure, particularly transit. In this regard, the subject site is approximately 250 metres from the planned East Harbour Transit Hub, which will provide future connections along four higher order transit lines, most notably the Ontario Line. As such, it is our opinion that the proposed redevelopment of the site a contextually appropriate location for intensification.

The requested Official Plan Amendment and Zoning By-law Amendment applications are further supported by the technical reports included in this application. In support of the above noted applications, please find enclosed the following digital materials for your review and consideration:

- A completed *Development Approval Submission Form* for the Official Plan Amendment/Zoning By-law Amendment application;
- A copy of the *Fee Schedule 3.3 – Combined Application Official Plan & Zoning By-Law Amendment - Mixed Use*
- A copy of the *Pre-Application Checklist*;
- A completed *Project Data Sheet*;
- A completed Rental Housing Demolition and Conversion Declaration of Use and Screening Form;
- A completed Rental Housing Demolition & Conversion Application Form;
- A completed *Toronto Green Standards Checklist (Version 3)*;
- A signed *Boundary and Topographic Plan of Survey*, prepared by R. Avis Surveying Inc., dated July 21, 2018;

- *Planning and Urban Design Rationale*, prepared by Bousfields Inc., dated September 2021;
- *Community Services and Facilities Study* (appended to Planning and Urban Design Rationale), prepared by Bousfields Inc., dated September 2021;
- *Public Consultation Strategy Report*, prepared by Bousfields Inc., dated September 2021;
- *Sun/Shadow Study*, prepared by Bousfields Inc., dated September 3, 2021;
- *Housing Issues Letter*, prepared by Bousfields Inc., dated September 3, 2021;
- *Draft Zoning By-law Amendment* to the City of Toronto Zoning By-law 569-2013, prepared by Bousfields Inc., dated September 3, 2021;
- *Draft Zoning By-law Amendment* to the City of Toronto Zoning By-law 438-86, prepared by Bousfields Inc., dated September 3, 2021;
- *Draft Official Plan Amendment* to the City of Toronto Official Plan, prepared by Bousfields Inc., dated September 3, 2021;
- *Architectural Plans* (including, Context Plan, Site Statistics, Site Plan, Underground Garage Plans, Floor Plans, Roof Plan, Site and Building Elevations and Site and Building Sections) prepared by CEBRA Architecture Inc. and Kasian Architecture, dated September 3, 2021;
- *Computer Generated Building Mass Model*, prepared by CEBRA Architecture Inc. and Kasian Architecture, dated September 3, 2021;
- *Project Vision Package*, prepared by CEBRA Architecture Inc., dated September 2021;
- *Landscape Plans* (including Tree Removal & Preservation Plan, Landscape Plan, Soil Volume Plan and Details) prepared by The Planning Partnership, dated August 25, 2021;
- *Arborist Report* prepared by The Planning Partnership, dated August 25, 2021;
- *Energy Strategy Report*, prepared by RWDI, dated August 26, 2021;
- *Noise & Vibration Feasibility Study*, prepared by RWDI, dated August 26, 2021;

- *Pedestrian Wind Comfort Assessment*, prepared by RWDI, dated August 26, 2021;
- *Land Use Compatibility/Mitigation Study*, prepared by RWDI, dated August 26, 2021;
- *Urban Transportation Considerations Report*, prepared by BA Consulting Group Ltd., dated September 2021;
- *Natural Heritage Impact Study*, prepared by WSP, dated August 26, 2021;
- *Stormwater Management Report*, prepared by WSP, dated August 26, 2021;
- *Functional Servicing Report*, prepared by WSP, dated August 26, 2021;
- *Hydrogeological Investigation – Phase 1*, prepared by WSP, dated August 24, 2021;
- *Preliminary Geotechnical and Environmental Design Report*, prepared by WSP, dated August 31, 2021;
- *Flood Hazard Analysis*, prepared by WSP, dated August 27, 2021;
- *Phase One Environmental Site Assessment*, prepared by Peritus Environmental Consultants Inc., dated September 2, 2021;

We trust that the foregoing is satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact the undersigned or Ryan Doherty of our office.

Yours truly,

Bousfields Inc.



David Huynh, MCIP, RPP

cc. Jeff Schnitter, 21 Broadview Avenue Inc.;
Zack Bradley, 21 Broadview Avenue Inc.;