



July 23<sup>rd</sup>, 2020

Mr. Mathew Zentner  
Community Planning, Toronto and East York District  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario, M5H 2N2

Dear Mr. Zentner,

**Re: Official Plan and Zoning By-law Amendment Application  
506-516 Church Street, Toronto, ON**

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We are the planning consultants to Graywood CM GP Inc. with respect to its property at 506-516 Church Street, located on the east side of Church Street, between Maitland Street and Alexander Street (“the subject site”). On behalf of our client, we are pleased to submit an Official Plan Amendment and Rezoning application to permit the mixed-use redevelopment of the subject site.

The application would support the redevelopment of the subject site with a 15-storey mixed-use building containing 173 dwelling units and 1,072 square metres of commercial space (the “proposal”). It would have a total gross floor area of 13,780 square metres resulting in a density of 8.08 times the area of the lot. The proposed building mass responds to the context of its block, adjacent built form and policy direction for this part of the Downtown. The proposal includes a 3-storey street wall along Church Street, compatible with the prevailing character along Church Street, and will include the partial retention of the existing heritage building at 508-510 Church Street.

From a land use perspective, the proposal contributes to the achievement of policy directions supporting intensification and infill on underutilized sites within the built-up urban area, particularly in locations which are well-served by municipal infrastructure, including public transit.

From an urban design perspective, the proposed building height and massing fits harmoniously within its existing and planned context. In our opinion, the design conforms to the built form policies of the Official Plan and implements the intent of the emerging policy direction contained in Site and Area Specific Policy 382, as implemented by OPA 183. The proposal is in keeping with the North Downtown Yonge Urban Design Guidelines and maintains and enhances the character of the Church Street Village Area. In particular, the proposed mixed-use building is appropriately scaled to frame Church Street with good proportions and will provide for an appropriate transition from the low-to-mid-rise nature of Church Street to the taller *Apartment Neighbourhoods* area to the west.

In support of the application(s), please find enclosed digital copies of the following items for your review and consideration:

- Executed Development Application form, Fee Schedule, Project Data Sheet and Pre-application checklist;
- Covering Letter, dated July 22, 2020, prepared by Bousfields Inc.;
- Draft Zoning By-law Amendment to the former City of Toronto By-law 438-86, prepared by Bousfields Inc.;
- Draft Zoning By-law Amendment to the City of Toronto By-law 569-2013, prepared by Bousfields Inc.;
- Draft Official Plan Amendment, prepared by Bousfields Inc.;
- Planning and Urban Design Rationale Report and Complete Community Assessment, dated July 2020, prepared by Bousfields Inc.;
- Boundary and Topographic Survey, dated October 6, 2019, prepared by KRCMAR Surveyors Ltd.;
- Architectural Plans (Statistics, Site Plan & Context Plan, Parking Plans, Floor Plans, Roof Plan, Elevations, Sections, Renderings) and 3D computer generated massing model, dated July 6, 2020, prepared by Diamond Schmitt Architects,
- Landscape Plans, dated July 16, 2020, prepared by the MBTW Group.,
- Complete Toronto Green Standard Checklist (Version 3.0);
- Sun/Shadow Study, dated July 8, 2020, prepared by Diamond Schmitt Architects;
- Arborist Report, Tree Preservation Plan and Tree Inventory Survey, prepared by GreenPrint Consulting Arborists, dated April 1, 2020;
- Functional Servicing and Stormwater Management Report, dated July 21, 2020, prepared by Counterpoint Engineering;
- Energy Strategy Report and Calculations, prepared by EQ Building Performance Inc., dated July 16, 2020;
- Due Diligence Phase I Environmental Site Assessment, prepared by EXP Services Inc., dated September 26, 2019;
- Due Diligence Phase II Environmental Site Assessment, prepared by EXP Services Inc., dated July 7, 2020;
- Preliminary Geotechnical Investigation, prepared by EXP Services Inc., dated June 6, 2020;
- Heritage Impact Assessment, prepared by ERA Architects Inc., dated July 16, 2020;
- Hydrogeological Investigation, prepared by EXP Services Inc., dated July 20, 2020;
- Noise and Vibration Feasibility Study, prepared by HGC Engineering, dated July 7, 2020;
- Public Consultation Strategy Report, prepared by Bousfields Inc., dated July 2020;

- Traffic Impact and Traffic Operations Assessment Report, prepared by BA Group, dated July 16, 2020; and
- Preliminary Pedestrian Level Wind Study, prepared by Theakston Environmental dated, July 9, 2020.

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

Yours very truly,  
**Bousfields Inc.**



Louis Tinker, Partner  
MCIP, RPP

cc. *Ms. Christine Yee, Graywood CM CP Inc.*  
*Mr. Joe Hoffman, Goodmans LLP*