



# BOUSFIELDS INC.

April 9, 2021

Project No. 2003

## **Via Digital Delivery**

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

Dear Mr. Zentner:

***Re: Rezoning and OPA Resubmission (File No. 20 172161 STE 13 OZ)  
Site Plan Approval Submission  
506 to 516 Church Street, Toronto***

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As you are aware, we are the planning consultants for Graywood CM GP Inc. ("Graywood") with respect to the property municipally known as 506-516 Church Street, located on the west side of Church Street, between Maitland Street and Alexander Street ("the subject site").

In July 2020, we submitted a rezoning and official plan amendment application to permit the redevelopment of a 15-storey mixed-use building. Since the time of our initial application, we have received comments through City Planning from various departments and agencies. The application materials have been refined in response, as outlined in the accompanying comment matrix and supporting materials.

## **Enclosures**

On behalf of Graywood, we are pleased to submit the enclosed revised materials in support of the rezoning and official plan amendment resubmission and the new Site Plan Approval application. The comment response matrix included in this resubmission package provides responses to all circulation comments received on the rezoning and official plan amendment application.

In support of the SPA application and rezoning resubmission, please find enclosed digital copies of the following materials:

1. A completed City of Toronto Development Approval Resubmission Form for the rezoning and OPA application;
2. A completed City of Toronto Development Approval Submission Form and Fee Schedule for the Site Plan Control application;

3. A completed *Project Data Sheet*;
4. Boundary and Topographic Survey, dated October 6, 2019, prepared by KRCMAR;
5. Architectural Drawings, dated April 9, 2021, prepared by Diamond Schmitt Architects, as follows:
  - (a) Drawing No. A000 – Cover Page;
  - (b) Drawing No. A001 – Site Plan;
  - (c) Drawing No. A002 – Context Plan + Stats;
  - (d) Drawing No. A003 – Block Plan;
  - (e) Drawing No. A004 – Site Survey;
  - (f) Drawing No. A005 – 3D Views;
  - (g) Drawings Nos. A099-A100 – Parking Plans;
  - (h) Drawing Nos. A101-A115 – Floor Plans;
  - (i) Drawing No. A116 – Mechanical Penthouse Plan;
  - (j) Drawing No. A117 – Roof Plan;
  - (k) Drawing Nos. A301-A304 – Elevations;
  - (l) Drawing Nos. A321-A322 – 1:50 Coloured Elevations; and
  - (m) Drawing Nos. A401-A405 – Sections;
6. 3D Massing Model SketchUp File, prepared by Diamond Schmitt Architects;
7. Sun and Shadow Study, prepared by Diamond Schmitt Architects;
8. Landscape Drawings dated April 9, 2021, prepared by The MBTW Group, as follows:
  - (a) Drawing No. L1-a – Ground Level Landscape Plan;
  - (b) Drawing No. L1-b – Level 2 Amenity Terrace Landscape Plan;
  - (c) Drawing No. L1-c – Level 4 Amenity Terrace Landscape Plan;
  - (d) Drawing No. L1-d – Levels 7-15 Private Terraces;
  - (e) Drawing No. L1-e – Level 14 Dog Run, MPH and Roof Level Landscape Plans;
  - (f) Drawing No. L2 – Green Roof Plan;
  - (g) Drawing No. L3-a – Level 2 Amenity Planting Plan;
  - (h) Drawing No. L3-b – Level 4 Amenity Planting Plan;
  - (i) Drawing No. LD-1 – Typical Landscape Details; and
  - (j) Drawing No. LD-2 – City Standard Details;

9. A completed *Toronto Green Standards Version 3.0 Checklist & Statistics Template*;
10. Planning and Urban Design Addendum Letter, dated April 9, 2021, prepared by Bousfields Inc.;
11. Draft Zoning By-law Amendments (to By-laws 569-2013 and 438-86) dated April 9, 2021, prepared by Bousfields Inc.;
12. Draft Official Plan Amendment, dated April 9, 2021, prepared by Bousfields Inc.;
13. Public Consultation Strategy Report Addendum, dated April 2021, prepared by Bousfields Inc.;
14. Arborist Report & Tree Preservation Plan, dated April 1, 2020, prepared by Greenprint Consulting Arborists;
15. Construction Management Plan, dated March 19, 2021, prepared by BA Consulting Group Ltd.;
16. Transportation Study Update and Response to City Comments, dated April 9, 2021, prepared by BA Consulting Group Ltd.;
17. Engineering Plans, dated April 7, 2021, prepared by Counterpoint Engineering; as follows:
  - (a) Drawing No. G-1 – Site Grading Plans;
  - (b) Drawing No. S-1 – Public Utilities and Site Servicing Plan; and
  - (c) Drawing No. ESC – Erosion and Sediment Control Plan;
18. Functional Servicing and Stormwater Management Implementation Report and Servicing Report Groundwater Summary, dated April 7, 2021, prepared by Counterpoint Engineering;
19. Hydrogeological Investigation, dated March 30, 2021, prepared by EXP Services Inc.;
20. Hydrogeological Review Summary Form, dated April 9, 2021, prepared by EXP Services Inc.;
21. Energy Modelling Report, dated March 25, 2021, prepared by EQ Building Performance Inc.;

22. Second Addendum to Heritage Impact Statement, dated April 9 2021, prepared by ERA Architects
23. Addendum to Noise and Vibration Feasibility Study, dated April 6, 2021, prepared by HGC Engineering Ltd.;
24. Pedestrian Level Wind Study, dated March 26, 2021, prepared by Theakston Environmental; and
25. A compiled Comment Response Matrix dated April 9, 2021.

We trust the enclosed materials are satisfactory for your purposes at this time. Should you have any questions or require clarification or further information with respect to the above, please do not hesitate to contact the undersigned or Alexis Beale of our office at 416-947-9744.

Yours very truly,  
**Bousfields Inc.**



Louis Tinker, MCIP, RPP

cc *Christine Yee, Graywood CM GP Inc.*