

September 9, 2022

Via Digital Delivery

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

Attn: David Driedger, Senior Planner

Dear Mr. Driedger,

**Re: *Submission for a Zoning By-law Amendment Application
835, 837 and 839 Yonge Street***

As you are aware, we are planning consultants for Canadian Tire Real Estate Limited with respect to its 1.09-hectare site located at the northeast intersection of Church Street and Yonge Street, and municipally known as 835, 837 and 839 Yonge Street in the City of Toronto (the “subject site”). On behalf of our client, we are pleased to submit the enclosed Zoning By-law Amendment application to permit a mixed-use development on the subject site.

The subject site is located in Toronto’s Bloor-Yorkville/North Midtown area and is currently developed with a commercial retail store (Canadian Tire Department Store and Auto Service Centre) and a gas station. The rezoning application allows for the redevelopment of the subject site into a mixed-use community comprised of a range and mix of residential units, retail uses and open space area at the southwest corner of the site.

The proposed redevelopment consists of a mixed-use building, consisting of two towers with overall heights of 41 storeys (142 metres) and 49 storeys (166 metres), inclusive of a 10-storey podium element. The proposal introduces a total of 950 residential units in a mix of one-, two- and three-bedroom units, as well as indoor and outdoor amenity areas. The proposal also includes approximately 14,627 square metres of retail space which is intended to be used as a Canadian Tire store. Overall, the development includes a total gross floor area of 91,152 square metres, resulting in a density of approximately 8.8 FSI.

As outlined in the Planning and Urban Design Rationale, it is our opinion that the proposed redevelopment of the subject site, which is located in the *Downtown* and is designated

Mixed Use Areas in the City of Toronto Official Plan and *Mixed Use Areas 2* in the Downtown Secondary Plan is supported by the planning and urban design framework established by the applicable planning documents, specifically the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the City of Toronto Official Plan and the Downtown Secondary Plan, all of which support intensification within urban growth centres and on underutilized sites with access to municipal infrastructure and higher-order transit.

Submission Materials

In support of the application, please find enclosed the following materials in digital PDF form, as identified on the Planning Application Checklist received from staff following the Pre-Application Consultation meeting held on August 6, 2021.

1. Signed Development Application Form;
2. Rezoning Fee Schedule;
3. Project Data Sheet;
4. Planning Application Checklist;
5. Toronto Green Standard Checklist, prepared by various consultants;
6. Boundary and Topographic Survey dated November 30, 1999, prepared by Speight, Van Nostrand and Gibson Limited;
7. Planning and Urban Design Rationale dated August 2022, prepared by Bousfields Inc.;
8. Draft Zoning By-law Amendment for By-law No. 438-86, dated August 15, 2022, prepared by Bousfields Inc.;
9. Draft Zoning By-law Amendment for By-law No. 569-2013, dated August 15, 2022, prepared by Bousfields Inc.;
10. Public Consultation Strategy Report dated August 15, 2022, prepared by Bousfields Inc.;
11. Architectural Plans, including Block Context Plan and Sun/Shadow Study dated August 15, 2022, prepared by Adamson Associates Architects;
12. Sun/Shadow Analysis Terms of Reference Checklist dated August 15, 2022, prepared by Adamson Associates Architects;
13. Simplified Site Plan and Building Elevations dated August 15, 2022, prepared by Adamson Associates Architects;
14. Conceptual 3D Massing Model, prepared by Adamson Associates Architects;
15. Landscape Concept Plan dated August 15, 2022, prepared by Ronkoudys Landscape Architects;
16. Tree Preservation Plan dated August 15, 2022, prepared by Ronkoudys Landscape Architects;
17. Tree Assessment Report dated August 2022, prepared by Ronkoudys Landscape Architects;

18. Arborist Report for Development Applications Form dated August 15, 2022, prepared by Ronkoudys Landscape Architects;
19. Functional Servicing and Stormwater Management Report dated August 15, 2022, prepared by Greystone Engineering Inc.;
20. Noise and Vibration Impact Study dated August 2022, prepared by Aercoustics;
21. Energy Strategy Report dated August 15, 2022, prepared by footprint;
22. Pedestrian Level Wind Study dated September 1, 2022, prepared by Gradient Wind Engineers and Scientists;
23. Filled-in Pedestrian Level Wind Study Template A for Complete Application Evaluation dated September 1, 2022, prepared by Gradient Wind Engineers and Scientists;
24. Preliminary Geotechnical Report dated August 19, 2022 prepared by Golder Associates Ltd.;
25. Hydrological Investigation Report dated 19, 2022 prepared by Golder Associates Ltd.;
26. Limited Phase Two Environmental Site Assessment dated March 1, 2022, prepared by Parsons;
27. Stage One Archeological Assessment dated August 15, 2022, prepared by A.M. Archeological Associates;
28. Heritage Impact Statement dated August 15, 2022, prepared by ERA Architects;
29. Urban Transportation Consideration Report dated August 2022, prepared by BA Group; and
30. A copy of this Covering Letter.

Please note that while a Community Services and Facilities Study (CS&F) was identified on the Planning Application Checklist as a requirement, we subsequently confirmed with the City of Toronto's Planning Strategic Initiatives and Policy Analysis (SIPA) division that a scoped CS&F will be satisfactory for this application. A scoped study has been prepared and included in the Planning and Urban Design Rationale. In addition, the required Complete Community Assessment is included as an appendix in the Planning and Urban Design Rationale.

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.

Yours very truly,
Bousfields Inc.



Tyler Grinyer, MCIP, RPP