

June 9, 2020

**via Digital Delivery**

City of Toronto  
Community Planning – North York District  
North York Civic Centre  
5100 Yonge Street  
Toronto, ON, M2N 5V7

**Attn: Seanna Kerr, Senior Planner**

Dear Ms. Kerr,

**Re: *Official Plan and Zoning By-law Amendment Application &  
Rental Housing Demolition and Conversion Application  
284-290 Lawrence Avenue West & 1507-1545 Avenue Road (Ward 8)***

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We are the planning consultants to First Capital REIT (“First Capital”), agents to First Capital Holdings (Ontario) Corporation, owners of the properties municipally known as 284-290 Lawrence Avenue West and 1507-1545 Avenue Road (the “subject site”).

On behalf of our client, we are pleased to submit the enclosed Official Plan and Zoning By-law Amendment, and Rental Housing Demolition and Conversion applications to permit the comprehensive redevelopment of the subject site with a 13-storey mid-rise building, a 10-storey mid-rise building, a publicly accessible open space adjacent to the Douglas Greenbelt lands, and a publicly accessible private road. The development program contemplates the introduction of 455 residential dwelling units and 4,680 square metres of retail and service commercial space.

In support of these applications, we have prepared the enclosed Planning & Urban Design Rationale report, which concludes that the proposed redevelopment is consistent with the 2020 Provincial Policy Statement, conforms with the 2019 Growth Plan and the City of Toronto Official Plan, and has appropriate regard for the relevant urban design guidelines. In our opinion, the proposal represents good planning and urban design, and has been planned to efficiently use land and infrastructure through a suitable mix of uses, built forms, densities, and publicly accessible spaces, that will appropriately urbanize an underutilized site.

The following submission deliverables have been prepared to comply with the required list of drawings and reports identified on the enclosed Planning Application Checklist

provided by Community Planning on October 29, 2019, following our pre-application meetings held on June 4, 2019 and October 9, 2019. In our opinion, the enclosed application is completed, and satisfies Official Plan Policy 5.5(2) with respect to the submission of a complete application in accordance with Schedule 3. It is also our opinion that the enclosed plans, drawings, reports and studies have been prepared to a level of detail prescribed s.16 and s.34 of the *Planning Act*.

In support of the applications, please find enclosed the following materials for your review and consideration:

1. A completed Development Approval Application Form for the Official Plan and Zoning By-law Amendment application, including Fee Schedule 3.3;
2. A completed Rental Housing Demolition & Conversion Declaration of Use and Screening Form;
3. A completed Rental Housing Demolition & Conversion Application Form;
4. A completed Project Data Sheet;
5. The Planning Application Checklist provided by Community Planning staff;
6. A Planning & Urban Design Rationale Report, including Housing Issues Report and Community Services & Facilities Study, dated June 2020, prepared by Bousfields Inc.;
7. A Draft Official Plan Amendment dated June 3, 2020, prepared by Bousfields Inc.;
8. A Draft Zoning By-law Amendment to the City-wide Zoning By-law 569-2013 dated June 3, 2020, prepared by Bousfields Inc.;
9. A Public Consultation Strategy Report dated June 2020, prepared by Bousfields Inc.;
10. A Topographic Plan of Survey dated March 4, 2019, prepared by Schaeffer Dzaldov Bennett Ltd;
11. Architectural Plans dated March 30, 2020, prepared by Turner Fleischer Architects Inc.;
12. A Block Concept Plan dated March 30, 2020, prepared by Turner Fleischer Architects Inc.;
13. A 3D Digital Massing Model, prepared by Turner Fleischer Architects Inc.;
14. A Sun/Shadow Study dated March 30, 2020, prepared by Turner Fleischer Architects Inc.;
15. Landscape Plans dated March 13, 2020, prepared dtah;

16. A Scoped Natural Heritage Impact Study dated March 2020, prepared Dillon Consulting;
17. A Tree Inventory & Arborist Report dated March 2020, prepared Dillon Consulting;
18. A Tree Inventory Plan dated March 6, 2020, prepared Dillon Consulting;
19. An Urban Transportation Considerations Report dated April 2020, prepared by BA Consulting Group Ltd.;
20. A Functional Servicing & Stormwater Management Report dated March 13, 2020, prepared by The Odan-Detech Group Inc.;
21. A completed Servicing Report Groundwater Summary Form dated March 13, 2020, prepared by The Odan-Detech Group Inc.;
22. A digital copy of the Civil Engineering Drawings (including the Functional Servicing Plan and Grading Plan) dated March 13, 2020, prepared by The Odan-Detech Group Inc.;
23. A Geotechnical Investigation dated October 10, 2019, prepared by Golder Associates Ltd.;
24. A Slope Stability Report dated March 23, 2020, prepared by Golder Associates Ltd.;
25. A Hydrogeological Investigation dated November 4, 2019, prepared by Golder Associates Ltd.;
26. A completed Hydrological Review Summary Form dated November 6, 2019, prepared by Golder Associates Ltd.;
27. A Phase I Environmental Site Assessment dated November 12, 2019, prepared by Trinity Consultants Ontario Inc.;
28. A Stage 1 Archeological Assessment dated December 13, 2019, prepared by A.M. Archeological Associates;
29. A Pedestrian Level Wind Study dated March 24, 2020, prepared by Rowan Williams Davies & Irwin Inc. (RWDI);
30. A Noise & Vibration Feasibility Assessment dated March 18, 2020, prepared by Rowan Williams Davies & Irwin Inc. (RWDI);
31. An Energy Strategy Report dated March 20, 2020, prepared by Rowan Williams Davies & Irwin Inc. (RWDI);
32. A completed copy of the Toronto Green Standards Version 3 Checklist; and,
33. A completed copy of the Toronto Green Standards Version 3 Statistics Template.

Should you have any questions, please do not hesitate to contact the undersigned at 416-947-9744.

Yours truly,  
**Bousfields Inc.**



Joshua Butcher, Urban Planner  
Associate



Michael Bissett, MCIP RPP  
Partner



Allison Chewter  
Senior Planner