

December 17, 2020

Luisa Galli, Planner
City of Toronto Planning
Community Planning – Etobicoke York District
2 Civic Centre Court
Toronto, ON M9C 5A3

Dear Ms. Galli:

**Re: *Submission of Official Plan Amendment and Zoning By-law
Amendment Application
2345 Finch Avenue West and 3415-3499 Weston Road, City of
Toronto
M3415 Weston Road Limited and 2345 Finch Avenue Limited***

Bousfields Inc. (“Bousfields”) are the planning consultants for 3415 Weston Road Limited and 2345 Finch Avenue Limited (“the owners”), with respect to their lands located in the southeast quadrant of the intersection of Finch Avenue West and Weston Road, north of Zappacosta Drive, municipally known as 2345 Finch Avenue West and 3415-3499 Weston Road (“the subject site”).

The owners are filing an Official Plan Amendment and Zoning By-law Amendment application to develop the subject site with five new rental residential buildings ranging in heights from 20 to 55 storeys, supported by at-grade retail and centered around a comprehensive network of high-quality landscaping, new open space and parkland. The proposal will include approximately 2,240 new market rental residential units and 1,200 square metres of retail gross floor area (“GFA”), resulting in a density of 6.43 times the gross site area. The proposal represents the final phases of a larger, multi-phase redevelopment of the lands at the southeast quadrant of Finch Avenue West and Weston Road.

The proposal takes advantage of the remarkable opportunity for intensification offered at this intersection, in the heart of Emery Village. It will result in the addition of a significant number of new rental housing units to the area, which will contribute to the achievement of numerous policy objectives that promote a range of housing choices within built-up urban areas, particularly in locations well-served by municipal infrastructure, including public transit. In this respect, the subject site is immediately adjacent to the future Emery Station on the under-construction Finch West LRT which is anticipated to be completed by 2023. Intensification of the subject site will help to increase ridership to support the public investment that has been made in the LRT infrastructure. The proposal creates an enhanced public realm and will establish a neighbourhood gathering place at the centre of the

subject site, with over 0.6 hectares of open space that will be thoughtfully designed to serve a range of community users.

As outlined in the filed Planning and Urban Design Rationale Report, it is our opinion that the proposed development of the subject site is supportive of numerous policy directions articulated in the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the City of Toronto Official Plan. An amendment is required to the Emery Village Secondary Plan, adopted nearly 20 years ago, to allow increased height and density. This amendment is appropriate given the size and configuration of the subject site, its relationship to existing uses and proximity to the future Emery LRT station.

In support of the Official Plan Amendment and Zoning By-law Amendment application, and in accordance with the checklist provided by the City of Toronto, please find enclosed the following digital material:

- One (1) copy of the submission form with fee schedules and Project Data Sheet;
- One (1) copy of the Draft Official Plan Amendment prepared by Bousfields (December 15, 2020);
- One (1) copy of the Draft Amendment to the City of Toronto Zoning By-law No. 569-2013, prepared by Bousfields Inc. (December 15, 2020);
- One (1) copy of the Draft Amendment to the former City of North York Zoning By-law No. 7625, prepared by Bousfields (December 15, 2020);
- One (1) copy of the Boundary and Topographical Survey prepared by KRCMAR (October 27, 2006);
- One (1) copy of the Site Grading Plan prepared by Husson (December 8, 2019);
- One (1) copy of the Architectural Plans prepared by IBI Group (December 4, 2020);
- One (1) copy of the 3D Massing Model prepared by IBI Group (December 4, 2020);
- One (1) copy of the Concept Landscape Plan prepared by FORREC (June 30, 2020);
- One (1) copy of the Planning Rationale prepared by Bousfields (December 16, 2020);
- One (1) copy of the Community Services and Facilities Study prepared by Bousfields (December 16, 2020) (as attachment to the Planning Rationale);
- One (1) copy of the Sun/Shadow Study prepared by IBI Group (December 4, 2020);
- One (1) copy of the Public Consultation Strategy Report prepared by Bousfields (December 17, 2020);

- One (1) copy of the Toronto Green Standard checklist prepared by IBI Group (December 15, 2020);
- One (1) copy of the Transportation Impact Study prepared by LEA Consulting (December 17, 2020);
- One (1) copy of the Arborist Report and Tree Preservation Plan prepared by Beacon (December 17, 2020);
- One (1) copy of the Noise Impact Study prepared by Valcoustics (December 10, 2020);
- One (1) copy of the Air Quality Study prepared by Valcoustics (December 15, 2020);
- One (1) copy of the Wind Study prepared by Theakston (December 10, 2020);
- One (1) copy of the Energy Strategy prepared by EVNA (December 9, 2020);
- One (1) copy of the Geotechnical Study for Block 3 prepared by WSP (November 25, 2020);
- One (1) copy of the Geotechnical Study for Block 4 prepared by WSP (December 4, 2020);
- One (1) copy of the Hydrogeological Study for Block 3 prepared by WSP (December 16, 2020);
- One (1) copy of the Hydrogeological Study for Block 4 prepared by WSP (December 16, 2020);
- One (1) copy of the Hydrogeological Review Summary form for Block 3 prepared by WSP (December 16, 2020);
- One (1) copy of the Hydrogeological Review Summary form for Block 4 prepared by WSP (December 16, 2020);
- One (1) copy of the Functional Servicing and Stormwater Management Report prepared by Husson (December 9, 2020);
- One (1) copy of the Site Servicing Plan prepared by Husson (December 8, 2019);
- One (1) copy of the Archeological Assessment Stage 1 (ASI, February 1, 2016); and
- One (1) copy of the registration of the Archeological Assessment Stage 1 (Ministry of Tourism, Culture and Sport, February 25, 2016).

We trust that the foregoing is satisfactory for your purposes. Should you require any additional information or clarification, please do not hesitate to contact me or Lindsay Dale-Harris at (416) 947-9744.

Yours truly,

Bousfields Inc.



Caitlin Allan, MCIP RPP

cc. *Luka Kot, 3415 Weston Road Limited and 2345 Finch Avenue Limited*