

February 28, 2022

Henry Tang
Senior Planner, Community Planning
Etobicoke York District
2 Civic Centre Court
Etobicoke, ON M9C 5A3

Dear Mr. Tang:

**Re: Official Plan Amendment and Zoning By-law Amendment
Application Resubmission (20 183834 WET 07 OZ)
3400 Weston Road and 2405 Finch Avenue West
Medallion Realty Holdings**

We are the planning consultants for Medallion Realty Holdings (the “owner”) with respect to a 3.04-hectare property located generally at the southwest corner of Finch Avenue West and Weston Road, municipally known as 2405 Finch Avenue West and 3400 Weston Road (the “subject site”). The subject site is currently occupied by two residential apartment buildings.

On August 21, 2020, on behalf of our client, we filed an Official Plan Amendment and Zoning By-law Amendment application for the subject site (the “Original Application”). The Original Application proposed to add a new 36-storey (107.38 metres to the top of mechanical penthouse) building containing 480 new rental dwelling units and 565 square metres of daycare space, while retaining the two existing buildings including all 517 existing rental housing units. The Original Application proposed a total gross floor area (“GFA”) of approximately 35,660 square metres, resulting in a total site density of 2.85 times the area of the lot.

Following the submission of the Original Application, comments from various City departments and agencies were received. Staff hosted a Community Consultation Meeting (“CCM”) with the ward Councillor on June 23, 2021. A working group meeting with community members was held on November 2, 2021. In response to the comments received from staff and the public, the proposal has been revised (the “Revised Proposal”) as follows:

- The height has been reduced to 30 storeys (91.48 metres to top of mechanical penthouse);
- The total GFA has been reduced to 31,590 square metres;
- The density has decreased to 2.72 FSI;
- The total unit count has decreased to 403 units;
- The unit mix has been revised to double the amount of 3-bedroom units, providing 10% 3-bedroom units and 32% 2-bedroom units; and
- The total amount of landscaped open space on the subject site has increased from 14,393 square metres to 15,041 square metres.



Other design revisions have been incorporated as identified in the submitted Comment Response Matrix and associated plans.

In support of the Revised Proposal, we are pleased to provide the following materials in digital form:

- Resubmission Form;
- Project Data Sheet;
- Comment Response Matrix, prepared by all consultants;
- Planning Addendum Letter, prepared by Bousfields Inc., dated February 28, 2022;
- Draft Official Plan Amendment, prepared by Bousfields Inc., dated February 11, 2022;
- Draft Zoning By-law Amendment to City-wide Zoning By-law 569-2013, prepared by Bousfields Inc., dated February 11, 2022;
- Draft Zoning By-law Amendment to Former City of North York Zoning By-law 7625, prepared by Bousfields Inc., dated February 11, 2022;
- 3D Building Mass Model, prepared by IBI Group Architects;
- Architectural Plans, prepared by IBI Group Architects (including the context plan, statistics, TGS statistics, site plan, development plan, underground plan, ground floor plan, floor plans, mechanical penthouse floor plan, roof plan, building elevations and building sections), dated January 31, 2021;
- Shadow Study, prepared by IBI Group Architects, dated October 25, 2021;
- Development Plan, prepared by IBI Group Architects, dated January 31, 2022;
- Landscape Plans, prepared by Forrec Ltd., dated January 12, 2022;
- Wind Study Addendum, prepared by Theakston Environmental, dated December 1, 2021;
- Arborist Report, prepared by Beacon Environmental Limited, dated December 2021;
- Natural Heritage Impact Study, prepared Beacon Environmental, dated December 2021;
- Stage 1 Archaeological Resource Assessment Report, prepared by ASI, dated November 30, 2021;
- Functional Servicing & Stormwater Management Report, prepared by Husson Engineering, dated January 2022;
- Grading Plan, prepared by Husson Engineering, dated January 20, 2022;
- Servicing Plan, prepared by Husson Engineering, dated January 20, 2022;
- Updated Transportation Impact Study Memo, prepared by LEA, dated February 23, 2022;
- Geohydrology Assessment prepared by McClymont and Rak Engineers Inc., dated November 2021;
- Hydrological Review Form, prepared by McClymont and Rak Engineers Inc., dated November 25, 2021; and
- Updated Geotechnical Investigation Report prepared by McClymont and Rak Engineers Inc., dated November 2021.

Should you have any questions, or wish to discuss further, please do not hesitate to contact undersigned or Lindsay Dale-Harris or Hailey McWilliam of our office. We look



forward to working with you on the processing of this application.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Caitlin Allan', with a long, horizontal flourish extending to the right.

Caitlin Allan, MCIP, RPP

Bousfields Inc.

cc *Luka Kot, Medallion Realty Holdings*
Gianni Ria, IBI Group