

February 22, 2023

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

Dear Ms. Hosale:

**Re: Official Plan Amendment and Zoning By-law Amendment
Application 3rd Submission (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 of the lands municipally known as 2405 Finch Avenue West and 3400 Weston Road (the “subject site”). The subject site is a 3.04-hectare property generally located at the southwest corner of Finch Avenue West and Weston Road and is currently occupied by two residential apartment buildings. On behalf of our client, we are pleased to provide the following submission for Official Plan Amendment and Zoning By-law Amendment.

The most recent submission from February 28, 2022 (the “Second Application”), proposed to add a 30-storey (91.5 metres to the top of mechanical penthouse) building containing 403 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 Second Application proposed a total gross floor area (“GFA”) of approximately 315,590.2 square metres, resulting in a total site density of 2.72 times the area of the lot. A total of 1,612 square metres of amenity space was proposed, providing 806 square metres (2 square metres per unit) of indoor and outdoor amenity, respectively.

Comments regarding the Second Application have been received from various City departments and agencies and have informed the enclosed proposal. This submission proposes the same amenity spaces, number of units, types of units, and overall GFA. Notable changes include relocating access to the garbage area and removing 1 residential parking space to incorporate more soft landscaping coverage and introduce four new privately-owned publicly accessible spaces for a total area of 3,505 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 and Project Data Sheet;
- Comment Response Matrix and TRCA Comment Response Matrix, prepared by all consultants;

- Planning Addendum Letter, prepared by Bousfields Inc., dated February 16, 2023;
- Draft Official Plan Amendment, prepared by Bousfields Inc., dated February 16, 2023;
- Draft Zoning By-law Amendment to City-wide Zoning By-law 569-2013, prepared by Bousfields Inc., dated February 16, 2023;
- Draft Zoning By-law Amendment to Former City of North York Zoning By-law 7625, prepared by Bousfields Inc., dated February 16, 2023;
- Toronto Green Standards Checklist, prepared by IBI Group Architects;
- 3D Building Mass Model, prepared by IBI Group Architects;
- Architectural Plans, prepared by IBI Group Architects (including context plan, statistics, site plan, underground plan, ground floor plan, floor plans, mechanical penthouse floor plan, roof plan, building elevations and building sections), dated February 14, 2023;
- Development Plan, prepared by IBI Group Architects, dated February 14, 2023;
- Landscape Plan (including Soil Volume Plan, prepared by Forrec Ltd., dated February 17, 2023);
- Pedestrian Level Wind Study, prepared by Theakston Environmental, dated January 18, 2023;
- Arborist Report and Tree Protection Plan, prepared by Beacon Environmental Limited, dated January 17, 2023;
- Functional Servicing & Stormwater Management Report, prepared by Husson Engineering, dated February 6, 2023;
- Grading Plan, prepared by Husson Engineering, dated February 3, 2023;
- Servicing Plan, prepared by Husson Engineering, dated February 3, 2023;
- Transportation Impact Study Update, prepared by LEA, dated February 16, 2023;
- Functional Design Review, prepared by LEA, dated February 16, 2023; and

We note that a Methane Study has been requested by Staff, a study is being prepared and will be submitted under a separate cover. Should you have any questions, or wish to discuss further, please do not hesitate to contact undersigned or Lindsay Dale-Harris or Paradise McDaniel from our office. We look forward to working with you on the processing of this application.

Yours very truly,



Anna Wynveen, MCIP, RPP
Bousfields Inc.

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