



BOUSFIELDS INC.

December 23, 2019

Project No. 19353

Thomas Rees
City Planning - Toronto and East York District
Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Mr. Rees:

**Re: Official Plan Amendment and Rezoning Application
466 - 468 Dovercourt Road, Toronto**

We are the planning consultants for 466DCR Urban Properties Inc. with respect to the property located on the west side of Dovercourt Road, just north of College Street, municipally known as 466-468 Dovercourt Road (the "subject site"). On behalf of our client, we are pleased to submit Official Plan and Zoning By-law Amendment application to permit a mixed-use development of the subject site.

The proposal involves the demolition of the existing 2-storey commercial building and its replacement with a 6-storey mixed-use building containing 30 residential units and having a total residential gross floor area of 2,525.5 square metres (27,184 square feet). The proposal also includes retail/commercial space at grade and below grade having a total non-residential gross floor area of 1,133.0 square metres (12,196 square feet). Recognizing the former use of the building as the Matador Dancehall, the proposal will integrate associative values such as the Matador exterior signage, the wood paneled artist signature wall and the spatial experience of the interior space.

From a built form perspective, the subject site is a contextually appropriate location for a lower mid-rise building given its transitional location between lands fronting onto a designated *Avenue* where there is an emerging pattern of taller mid-rise buildings and lower scaled *Neighbourhoods* properties to the north.

Given the underlying Commercial Residential (CR) zoning of the subject site, the historical use of the property for commercial purposes and the boundaries of abutting *Mixed Use Areas*, it is our opinion that a site-specific Official Plan Amendment to re-designate from *Neighbourhoods* to *Mixed Use Areas* represents good planning.

As outlined in our Planning and Urban Design Rationale report the proposal represents a modest level of intensification of the subject site, consistent with the policy directions articulated in the Provincial Policy Statement 2014 (the "PPS"), and in conformity with A Place to Grow, the Growth

Plan for the Greater Golden Horseshoe 2019 (the “Growth Plan”) and the City of Toronto Official Plan, all of which support intensification on underutilized sites well served by municipal infrastructure and community facilities and services.

Submission Materials

In support of the application, please find enclosed the following materials that were identified on the Planning Application Checklist:

- One copy of the Development Approval Application form, fee schedule, project data sheet and complete application checklist;
- One copy of the Tree Declaration Form;
- One copy of the Draft Official Plan Amendment;
- One copy of the Draft Zoning By-law Amendment to Zoning By-law No. 438-86 of the former City of Toronto;
- One copy of the Draft Zoning By-law Amendment to City-wide Zoning By-law No. 569-2013;
- Two copies of the Boundary and Topographical Plan of Survey, prepared by Speight, Van Nostrand & Gibson Limited, dated November 25, 2019;
- Two copies of the Architectural Plans prepared by AXIA Design Associates, dated December 23, 2019;
- Two copies of the Perspective Drawings prepared by AXIA Design Associates, dated December 23, 2019;
- Two copies of the Concept Site and Landscape Plan prepared by AXIA Design Associates, dated, December 23, 2019;
- One copy of the Toronto Green Development Standards checklist coordinated by AXIA Design Associates, dated December 23, 2019;
- One copy of the Sun/Shadow Study prepared by AXIA Design Associates, dated, December 23, 2019;
- One copy of the Planning Rationale Report, prepared by Bousfields Inc., dated December 20, 2019;
- One copy of the Public Consultation Plan prepared by Bousfields Inc., dated December 2019;
- One copy of the Preliminary Cultural Heritage Evaluation Report, prepared by ERA Architects, dated December 17, 2019;
- One copy of the Noise and Vibration Impact Study, prepared by J.E. Coulter Associates Limited, dated December 17, 2019;
- One copy of the Urban Transportation Considerations Report, prepared by BA Group, dated December 23, 2019;
- One copy of the Phase 1 Environmental Site Assessment, prepared by PGL Environmental Consultants, dated October 2018;
- One copy of the Hydrological Review, prepared by Toronto Inspection Ltd., dated December 23, 2019;

- One copy of the Preliminary Hydrogeological Investigation, prepared by Toronto Inspection Ltd., dated December 23, 2019;
- One copy of the Geotechnical Investigation prepared by Toronto Inspection Ltd., dated December 17, 2019;
- One copy of the Functional Servicing and Stormwater Management Report, prepared Lithos Group Inc., dated December 23, 2019;
- One digital copy of the Building Mass Model prepared by AXIA Design Associates;
- One USB containing a digital copy of the items listed above; and
- One cheque in the amount of \$49,173.78, made payable to the Treasurer of the City of Toronto.

We trust that the foregoing is satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact me or Michelle Tiger of our office.

Yours very truly,

Bousfields Inc.



Louis Tinker, MCIP, RPP

cc: *466DCR Urban Properties Inc, Owner*
Ali Saneinejad, Applicant