



# BOUSFIELDS INC.

Project No.: 16224

December 27, 2017

Barry Brooks, Senior Planner  
City of Toronto, City Planning Division  
Community Planning – Midtown Section  
Toronto City Hall, 18<sup>th</sup> Floor East  
100 Queen Street West  
Toronto, Ontario, M5H 2N2

Dear Mr. Brooks,

**Re:   *Application for Zoning By-law Amendment*  
      *300 Bloor Street West and 478 Huron Street*  
      *300 Bloor Street West LP, on behalf of the Bloor Street United Church***

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We are the planning consultant for the 300 Bloor Street West LP, who are acting on behalf of the Bloor Street United Church, the owner and operator of the property municipally known as 300 Bloor Street West and 478 Huron Street in City of Toronto (the “subject site”).

On behalf of our client, we are pleased to submit plans and studies in support of an application for Rezoning to allow for the retention of the majority of the existing Bloor Street United Church and the entirety of the Pidgeon House while permitting the redevelopment of the site for a truly mixed-use building containing office, retail/café, place of worship, community and residential uses. The proposed 38-storey high-rise building would contribute to the continuing revitalization of the Bloor Street corridor while preserving and enhancing existing significant heritage resources, in one of the most transit-supportive locations in the City of Toronto.

In support of this application, we are pleased to submit the following materials:

- One (1) complete and signed set of application forms, including the Development Approval Form, Planning Application Checklist, and Development Approval Fee Schedule, prepared by Bousfields Inc.;
- One (1) complete Project Data Sheet, prepared by KPMB Architects;

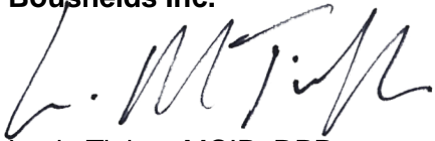
- Seven (7) copies of the Architectural Drawings, including a boundary and topographical survey, above-grade garage plans, context plan, floor plans, site and building elevations, as well as site and building sections, prepared by KPMB Architects on December 21, 2017;
- Seven (7) copies of the Concept Site and Landscape Plan prepared by Scott Torrance Landscape Architect on December 22, 2017;
- Two (2) copies of the Shadow Impact Study, prepared by KPMB Architects on December 15, 2017;
- Two (2) copies of the Toronto Green Standards Checklist, prepared by KPMB Architects on December 21, 2017;
- Two (2) copies of the Zoning By-law Amendments, prepared by Bousfields Inc. on December 22, 2017;
- Two (2) copies of the Planning Rationale and Community Services and Facilities Study, prepared by Bousfields Inc. on December 22, 2017;
- Two (2) copies of the Pedestrian Wind Assessment, prepared by Novus Environmental on December 14, 2017;
- Two (2) copies of the Energy Strategy Report, prepared by Footprint on December 11, 2017;
- Two (2) copies of the Public Consultation Strategy, prepared by Strategy Corp on December 4, 2017;
- Two (2) copies of the Heritage Impact Assessment, prepared by ERA Architects on December 21, 2017;
- Two (2) copies of the Proposed Multi-Use Development Transportation Considerations, prepared by BA Group on December 21, 2017;
- Two (2) copies of the Geotechnical Study and Hydrogeological Review, prepared by WSP Canada Inc. on December 15, 2017;
- Two (2) copies of the Functional Servicing and Stormwater Management Report and Functional Servicing and Stormwater Management drawings, prepared by Cole Engineering Group Ltd. in December 2017;

- Two (2) copies of the Arborist Report, prepared by Central Tree Care Ltd. on December 13, 2017;
- Two (2) copies of the Environmental Noise and Vibration Report, prepared by Aerocoustics Engineering Ltd. on December 14, 2017;
- One (1) Cheque of \$283,969.55 to cover the Zoning By-law Amendment application fee; and
- One (1) USB key containing a digital copy of the Computer-Generated Building Massing Model, prepared by KPMB Architects on December 18, 2017, as well as each of the aforementioned application materials.

We trust that the enclosed and supporting material will be found to be built and satisfactory. If you require any additional information or clarification, please do not hesitate to contact me at 416-947-9744 or Mike Dror, Senior Planner, of our office.

Sincerely,

**Bousfields Inc.**



Louis Tinker, MCIP, RPP

*cc: client*