



Project No.: 16224

March 11, 2019

Barry Brooks, Senior Planner
City of Toronto, City Planning Division
Community Planning – Midtown Section
Toronto City Hall, 18th 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
17 279303 STE 20 OZ***

As you are aware, we are the planning consultant for 300 Bloor Street West LP, who is 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 resubmit plans and supporting studies in support of Rezoning application number *17 279303 STE 20 OZ*.

The resubmitted plans and supporting studies are an update to the proposal reflected in the June 22, 2018 Preliminary Staff Report adopted by Toronto and East York Community Council’s (TEYCC) at its July 4, 2018 meeting.

In support of the revised proposal, we are pleased to submit the following materials:

- One (1) copy of the Development Approval Resubmission Form prepared by Bousfields Inc.;
- One (1) complete Project Data Sheet, prepared by KPMB Architects;
- One (1) copy of the Comment Response Matrix prepared by Collecdev on March 11, 2019
- Two (2) copies of the Architectural Drawings, including a boundary and topographical survey, below-grade garage plans, floor plans, site plans,

building elevations, building sections, as well as renderings prepared by KPMB Architects on March 6, 2019;

- Two (2) copies of the revised Heritage Impact Assessment, prepared by ERA Architects on March 6, 2019;
- One (1) copy of the Landscape Layout Plan prepared by Forrec on March 6, 2019;
- One (1) copy of the Shadow Impact Study, prepared by KPMB Architects on March 8, 2019;
- One (1) copy of the Toronto Green Standards Checklist, prepared by Forrec in March 2019;
- One (1) copy of the Zoning By-law Amendments, prepared by Bousfields Inc. on March 11, 2019;
- One (1) copy of the Planning Rationale and Community Services and Facilities Study Addendum Letter, prepared by Bousfields Inc. on March 11, 2019;
- One (1) copy of the Pedestrian Wind Assessment, prepared by Novus Environmental on March 7, 2019;
- One (1) copy of the Proposed Multi-Use Development Update and Transportation Response to City Comments, prepared by BA Group on March 6, 2019;
- One (1) copy of the Functional Servicing and Stormwater Management Report, Cross Sections, General Notes and Details, Erosion Control Plan and Site Grading Plan prepared by Cole Engineering Group Ltd. in March 2019;
- One (1) copy of the Arborist Report, prepared by Central Tree Care Ltd. on November 2, 2018;
- One (1) copy of the Environmental Noise and Vibration Report, prepared by Aerocoustics Engineering Ltd. on February 25, 2019; and
- One (1) USB key containing a digital copy of the Computer-Generated Building Massing Model, prepared by KPMB Architects on March 6, 2019, 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, Associate, of our office.

Sincerely,

Bousfields Inc.



Louis Tinker, MCIP, RPP

*cc: Maurice Wager, 300 Bloor Street West LP
Kim Kovar, Aird & Berlis*