

**Via Digital Delivery**

May 6, 2025

Liliana da Silva, Planner  
Community Planning, North District  
North York Civic Centre  
5100 Yonge Street  
North York ON M2N 5V7

Dear Ms. da Silva,

**Re:    *Application for Official Plan and Zoning By-law Amendment*  
      *2343 - 2363 Eglinton Avenue West, Toronto***

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We are planning consultants to 1764174 Ontario Inc. with respect to its 0.46-hectare site located on the south side of Eglinton Avenue West, approximately 140 metres east of Caledonia Station on the Eglinton Crosstown and the GO Barrie Line (the “subject site”). The subject site is currently occupied with a one-storey commercial building oriented at the northeast corner of the subject site and a large surface parking lot located to the rear of the subject site. On behalf of our client, we are pleased to submit herewith materials in connection with an application for a Zoning By-law Amendment (“ZBA”) to facilitate the redevelopment of the subject site with a tall mixed use, transit oriented building.

The proposed development consists of a mixed use/residential building with an overall height of 43-storeys (133.5 metres, including a 5.0-metre mechanical penthouse) inclusive of a 6-storey (20.1 metres) base building. The base building extends to 12-storeys (39.3 metres) along the easterly frontage of the subject site. In its totality, the building will contain approximately 45,963 square metres of gross floor area (“GFA”), including 45,963 square metres of residential GFA, 878 square metres of non-residential GFA and 638 residential units, resulting in a density of 10.5 FSI.

As outlined in the enclosed Planning and Urban Design Rationale report, it is our opinion that proposed redevelopment of the subject site, which is designated *Mixed Use Areas* in the City of Toronto Official Plan, is supported by the planning and urban design framework established by the applicable planning documents, specifically the Provincial Planning Statement, and the City of Toronto Official Plan, all of which support intensification on underutilized sites with access to municipal infrastructure and higher-order transit, and specifically within Major Transit Station Areas as outlined by the Province and delineated by the City of Toronto.

The proposal represents an opportunity to redevelop an underutilized site that is located within 150 metre walking distance to higher order transit with a mixed use transit-oriented development,

while achieving multiple City building objectives outlined in the Provincial Planning Statement and the City of Toronto Official Plan.

### **Submission Materials**

In support of the proposed ZBA application, we are pleased to enclose herewith the following digital materials identified on the Planning Application Checklist dated January 15, 2025, received from City Staff:

1. A completed and signed 2025 Development Application Form;
2. A completed Project Data Sheet;
3. A completed Fee Schedule;
4. Pre-Application Consultation Checklist dated March 26, 2025;
5. Architectural Plans prepared by RAW Design Inc., dated April 8, 2025, including:
  - A001 – Context Plan & Project Stats
  - A002 – 3D Renders
  - A003 – Massing Views
  - A100 – Site Plan
  - A101 – P2 Parking Plan
  - A102 – P1 Parking Plan
  - A201 – 1<sup>st</sup> Floor Plan
  - A202 – 2<sup>nd</sup> Floor Plan
  - A203 – 3<sup>rd</sup> to 6<sup>th</sup> Floor Plan
  - A207 – 7<sup>th</sup> Floor Plan
  - A208 – 8<sup>th</sup> to 12<sup>th</sup> Floor Plan
  - A213 – 13<sup>th</sup> Floor Plan
  - A243 – 14<sup>th</sup> to 43<sup>rd</sup> Floor Plan
  - A244 – Mech PH Floor Plan

- A245 – Roof Plan
  - A401 – Building Elevation – North & South
  - A402 – Building Elevation – East & West
  - A501-A502 – Building Section
6. Simplified Graphics prepared by RAW Design Inc.;
  7. Computer Generated Mass Model prepared by RAW Design Inc.;
  8. Plan of Survey prepared by KRCMAR Surveyors Ltd., dated August 8, 2023;
  9. Sun/Shadow Study prepared by RAW Design Inc., dated December 18, 2024;
  10. Sun/Shadow Study Cover Letter prepared by RAW Design Inc., dated April 3, 2025;
  11. Sun/Shadow Analysis Checklist prepared by RAW Design Inc., dated April 3, 2025;
  12. Landscape Plans prepared by Studio TLA, dated March 17, 2025, including:
    - LS.100 – Landscape Plan
    - LV.101 – Soil Volume Plan
    - LU.101 – Composite Utility Plan
    - LD.100-LD.101 – Landscape Sections
    - LD.200-LD203 – Landscape Details
    - SC-1-SC-3 – Soil Cell Layout
  13. Tree Inventory and Preservation Plan Report prepared by Kuntz Forestry Consulting Inc., dated April 4, 2025;
  14. Tree Inventory and Preservation Plan prepared by Kuntz Forestry Consulting Inc., dated April 4, 2025;
  15. Toronto Green Standards Checklist V4;
  16. Toronto Green Standards Statistics V4;
  17. 3D Views prepared by Bousfields Inc.;
  18. Planning & Urban Design Rationale prepared by Bousfields Inc., dated April 2025;

19. Block Context Plan prepared by Bousfields Inc., dated April 2025;
20. Public Consultation Strategy Report prepared by Bousfields Inc., dated May 2025;
21. Draft Zoning By-law Amendment to City of Toronto Zoning By-law No. 569-2013, prepared by Bousfields Inc.;
22. Energy Strategy Report prepared by Inviro Engineered Systems Ltd., dated March 26, 2025;
23. Functional Servicing & Stormwater Management Report prepared by Counterpoint Engineering Inc., dated March 14, 2025;
24. Conceptual Servicing Plan prepared by Counterpoint Engineering Inc., dated March 14, 2025;
25. Conceptual Grading Plan prepared by Counterpoint Engineering Inc., dated March 14, 2025;
26. Servicing Report Groundwater Summary Form prepared by Counterpoint Engineering Inc., dated March 14, 2025;
27. Pedestrian Wind Study prepared by SLR Consulting Ltd., dated March 26, 2025;
28. Pedestrian Level Wind Study Template A prepared by SLR Consulting Ltd. dated March 26, 2025;
29. Hydrogeological Report prepared by Groundwater Environmental Management Services Inc., dated February 4, 2025;
30. Hydrological Review Summary Form prepared by Groundwater Environmental Management Services Inc.;
31. Geotechnical Investigation Report prepared by Groundwater Environmental Management Services Inc., dated December 18, 2024;
32. Transportation Impact Study prepared by BA Group, dated March 2025 (2 parts);
33. Methane Gas Study prepared by SLR Consulting Ltd., dated March 24, 2025;
34. Environmental Noise & Vibration Assessment prepared by SLR Consulting Ltd., dated March 26, 2025;
35. Compatibility Mitigation Study and Air Quality, Odour and Dust Study prepared by SLR Consulting Ltd., dated March 26, 2025;

36. Archaeological Assessment prepared by Archaeological Services Inc., dated November 29, 2023; and

37. A copy of this Cover Letter.

We trust that the foregoing is satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact the undersigned or Himanshu Katyal of our office at 416-524-9392 or at [hkatyal@bousfields.ca](mailto:hkatyal@bousfields.ca).

Yours very truly,  
**Bousfields Inc.**



Tony Volpentesta RPP, MCIP  
Partner

cc. 1764174 Ontario Inc.