

October 8, 2020

City of Toronto
Community Planning,
North York District
North York Civic Centre
5100 Yonge Street
Toronto, ON M2N 5V7

**Re: Official Plan and Zoning By-Law Amendment Application and
Rental Housing Demolition and Conversion Application
824 Sheppard Avenue West and 177-181 Cocksfield Avenue**

We are the planning consultants for ACLP – Sheppard Avenue GP Inc. (the “owners”) with respect to the property municipally known as 824 Sheppard Avenue West and 177-181 Cocksfield Avenue (the “subject site”). On behalf of our client, we are pleased to submit an Official Plan amendment, Zoning by-law amendment and Rental Housing Demolition and Conversion application to permit a mixed-use development on the subject site.

The proposal contemplates the development of the subject site with an architecturally distinctive 14-storey (47.9 metres including mechanical penthouse) mixed-use rental building fronting onto Sheppard Avenue West and a 6-storey (21.1 metres) building fronting Cocksfield Avenue, connected by a 3-storey podium. The proposal contains a total gross floor area of 19,483 square metres, including 15,872 square metres of residential gross floor area, 462 square metres of retail gross floor area, and a proposed daycare use with a total gross floor area of 360 square metres, resulting in an overall density of 4.0 FSI. A total of 270 residential rental units are proposed including 30 bachelor units (11%), 162 one-bedroom and one-bedroom plus den units (60%), 62 two-bedroom and two bedroom plus den units (23%) and 16 three-bedroom units (6%). Of the 270 units proposed, 54 units (20%) will be affordable rental units.

Submission Materials

In support of the application, please find enclosed the following digital materials that were identified on the Planning Application Checklist prepared following the Pre-application Consultation Meeting on June 5, 2020:

- One (1) copy of the Development Approval Application Form;
- One (1) copy of the Development Fee Schedule;

- One (1) copy of the Project Data Sheet;
- One (1) copy of the Rental Housing Demolition and Conversion Declaration of Use and Screening Form;
- One (1) copy of the Rental Housing Demolition and Conversion Application Form;
- One (1) copy of the Pre Application Checklist;
- One (1) copy of the Draft Zoning By-law Amendment to Zoning By-law No. 7625 of the former City of North York prepared by Bousfields Inc.;
- One (1) copy of the Draft Zoning By-law Amendment to City-wide Zoning By-law No. 569-2013 prepared by Bousfields Inc.;
- One (1) copy of the draft Official Plan Amendment prepared by Bousfields Inc.;
- One (1) copy of the Planning and Urban Design Rationale, prepared by Bousfields Inc., dated October 2020;
- One (1) copy of the Housing Issues Report, prepared by Bousfields Inc., dated October 2020;
- One (1) copy of the Community Services and Facilities Study, prepared by Bousfields Inc., dated October 2020;
- One (1) copy of the Public Consultation Strategy Report, prepared by Bousfields Inc., dated October 2020;
- One (1) copy of the Residential Rent Rolls;
- One (1) copy of the Survey, prepared by Aksan Piller Corporation Ltd, dated June 5, 2020;
- One (1) copy of the Architectural Plans and Sun and Shadow Study, prepared by Chamberlain Architect Services Limited, dated September 30, 2020;
- One (1) copy of the Massing Model, prepared by Chamberlain Architect Services Limited, dated September 30, 2020;
- One digital copy of the Toronto Green Development Standards Checklist and Statistics coordinated by Chamberlain Architect Services Limited, dated September 30, 2020;
- One (1) copy of the Landscape Concept Plan prepared by Adesso Design Inc., dated October 6, 2020;
- One (1) copy of the Tree Preservation Plan prepared by Adesso Design Inc., dated October 6, 2020;
- One (1) copy of the Functional Servicing and Stormwater Management Report, prepared by Odan Detech Consulting Engineers, dated October 6, 2020;
- One (1) copy of the Geotechnical & Hydrogeological Investigation, prepared by GEMTEC Consulting Engineers, dated October 7, 2020;

- One (1) copy of the Pedestrian Wind Assessment, prepared by RWDI, dated September 24, 2020;
- One (1) copy of the Waste Management Plan, prepared by R.J. Burnside & Associates Limited, dated October 2020;
- One (1) copy of the Transportation Study, prepared by R.J. Burnside & Associates Limited, dated October 2020;

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.



Tyler Grinyer, MCIP, RPP

cc: *Spencer Shafran spencer@almegaco.ca, Owner*