



September 13, 2019

Project No. 1866

Katrien Darling, Senior Planner  
City Planning – Scarborough District  
Scarborough Civic Centre  
150 Borough Drive, 3<sup>rd</sup> Floor  
Toronto, ON M1P 4N7

Dear Ms. Darling:

**Re: Official Plan Amendment and Rezoning Application  
2993 to 3011 Sheppard Avenue East and 1800 to 1814 Pharmacy Avenue,  
Toronto**

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We are the planning consultants for Sheppard Pharmacy GP Inc with respect to its property at 2993 to 3011 Sheppard Avenue East and 1800 to 1814 Pharmacy Avenue, located on the southwest corner of Sheppard Avenue East and Pharmacy Avenue (“the subject site”). On behalf of our client, we are pleased to submit an Official Plan Amendment and rezoning application to permit a mixed-use development of the subject site.

The requested amendments would support the development of the site with a 21-storey mixed-use building consisting of a 7-storey podium building and a 14-storey tower element (64.65 metres to the top of the roof and 69.65 metres to the top of the mechanical penthouse) located at the northeast portion of the building. The proposal will appropriately intensify an underutilized site and contribute to the continued reurbanization of the intersection and along the Sheppard corridor. The building will improve the streetscape along Sheppard Avenue and Pharmacy Avenue, and will provide an architecturally distinctive building that will be compatible with the existing and planned built form context. The proposed building will contain a total of 29,308 square metres of gross floor area including 433 residential units. The resulting floor space index is approximately 4.45 times the lot area.

In our opinion, as outlined in our Planning Rationale, the proposed development is in keeping with the planning and urban design framework established by the applicable planning documents, specifically the Provincial Policy Statement, the Growth Plan, and the Toronto Official Plan, which promote intensification of underutilized sites within built-up urban areas, particularly in locations that are well served by existing municipal infrastructure, including public transit.

In our opinion, it is appropriate to re-designate the subject site from *Neighbourhoods* to *Apartment Neighbourhoods*. The *Apartment Neighbourhoods* designation being sought through the subject application would be appropriate and desirable given the locational attributes of the site, as well as the planning and urban design benefits associated with reinvestment and intensification along the Sheppard Avenue corridor.

## **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;
- Two copies of the Boundary and Topographical Plan of Survey prepared by Schaeffer Dzaldov Bennett Ltd.;
- Two copies of the Architectural Plans prepared by Kirkor Architects + Planners;
- Two copies of the Concept Site and Landscape Plans prepared by Marton Smith Landscape Architects;
- Two copies of the Tree Preservation Plan prepared by Marton Smith Landscape Architects;
- One digital copy of the Toronto Green Development Standards checklist coordinated by Kirkor Architects + Planners;
- One digital copy of the Draft Official Plan Amendment prepared by Bousfields Inc.;
- One digital copy of the Draft Zoning By-law Amendment to City-wide Zoning By-law No. 569-2013 prepared by Bousfields Inc.;
- One digital copy of the Draft Zoning By-law Amendment to the former City of Scarborough Sullivan Community Zoning By-law No. 10717 prepared by Bousfields Inc.;
- One digital copy of the Planning and Urban Design Rationale Report including the Community Services and Facilities Study as an appendix prepared by Bousfields Inc.;
- One digital copy of The Avenue Segment Study prepared by Bousfields Inc.;
- One digital copy of the Public Consultation Plan prepared by Bousfields Inc.;
- One digital copy of the Arborist Report, prepared by DA White Tree Care;
- One digital copy of the Sun/Shadow Study prepared by Kirkor Architects + Planners;
- One digital copy of the Transportation Report, prepared by NexTrans Consulting Engineers;
- One digital copy of the Hydrogeological Assessment prepared by rcadis Design & Consultancy;
- One digital copy of the Geotechnical Investigation, prepared by Arcadis Design & Consultancy;
- One digital copy of the Functional Servicing Report, prepared Lithos Group Inc.;
- One digital copy of the Preliminary Pedestrian Wind Study, prepared by Rowan Williams Davies & Irwin Inc.;
- One digital copy of the Energy Strategy Report, prepared by Rowan Williams Davies & Irwin Inc.;
- One digital copy of the Phase One Environmental Site Assessment prepared by Arcadis Design & Consultancy;

- One digital copy of the Hydrological Review Summary, prepared by Arcadis Design & Consultancy;
- One digital copy of the Servicing Report Groundwater Summary, prepared Lithos Group Inc.;
- One digital copy of the Building Mass Model prepared by Kirkor Architects + Planners;
- One USB containing a digital copy of the items listed above; and
- One cheque in the amount of \$251,796.45, 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 Ashley Varajão of our office.

Yours very truly,

**Bousfields Inc.**



David Hyunh, MCIP, RPP