



BOUSFIELDS INC.

November 23, 2022

Project No. 1866

Via Digital Delivery

Sophie Knowles, Planner
Community Planning, Scarborough District
Scarborough Civic Centre
150 Borough Drive, 3rd Floor
Toronto, ON M1P 4N7

Re: 2993-3011 Sheppard Avenue East and 1800-1814 Pharmacy Avenue Site Plan Approval Submission

As you are aware, we are the planning consultants for 2993-3011 Sheppard Avenue Inc; 1800-1814 Pharmacy Avenue Inc., the registered owner (the “owner”) of the properties municipally known as 2993 to 3011 Sheppard Avenue East and 1800 to 1814 Pharmacy Avenue (the “subject site”). The subject site is located at the southwest corner of Sheppard Avenue East and Pharmacy Avenue and is currently occupied by two multi-unit commercial plazas.

In September 2019, Bousfields submitted an Official Plan Amendment and rezoning application on behalf of the Owner to permit the redevelopment of the subject site with a 21-storey mixed-use building (the “proposal”). Following comments from City staff and agencies, a resubmission was made in September 2020 to support a 23-storey mixed-use building. A third OPA and ZBA resubmission and a new Site Plan Control application (22 137043 ESC 22 SA) was made to the City on April 13, 2022, and April 14, 2022, respectively. The purpose of the OPA and ZBA resubmission was to respond to additional comments provided by various City departments.

Since the April 2022 resubmission, further changes have been made to address additional comments provided by City staff on the revised proposal. On behalf of the owner, we are pleased to submit plans and supporting studies in support of the Official Plan and Rezoning application to permit the development of a 22-storey mixed-use building.

Revised Proposal

The proposal, as revised, maintains the previously submitted 22-storey design and has an overall height of 68.65 metres (73.15 metres including the mechanical penthouse) consisting of a 7-storey U-shaped podium building with frontage along Sheppard Avenue and Pharmacy Avenue, as well as a 15-storey slender tower element located at the northeast portion of the podium addressing the intersection. The proposed building has a total of 410 units and a total gross floor area of approximately 28,364 square metres, which is made up of approximately 26,766

square metres of residential gross floor area and approximately 1,597 square metres of non-residential gross floor area. The resulting density is 4.31 FSI.

Key changes to the revised proposal include a decrease in the total number of vehicular parking and bicycle parking spaces provided (389 to 260 vehicle parking spaces and 321 to 317 bicycle parking spaces). The decrease in vehicular parking spaces is a result of the passing of by-law 89-2022 which no longer requires a minimum number of parking spots. Vehicular and bicycle parking continue to be provided at-grade and within two levels of an underground garage. An additional Type 'C' loading space has been included in the revised proposal to allow for commercial deliveries.

Submission Materials

In support of the revised proposal, we enclose the following materials as part of this resubmission:

- 1) A completed City of Toronto Resubmission Form;
- 2) A completed *Project Data Sheet*;
- 3) Architectural Drawings, dated October 17, 2022, prepared by Kirkor Architects + Planners, as follows:
 - a) Drawing No. dA0.0 – Cover Sheet;
 - b) Drawing No. dA1.1 – Context and Site Statistics;
 - c) Drawing No. dA1.2 – Site Plan;
 - d) Drawing Nos. dA2.1 to dA2.8 – Floor Plans;
 - e) Drawing Nos. dA4.1 to dA4.7 – Elevations;
 - f) Drawing No. dA5.1 to dA5.2 – Building Sections;
 - g) Drawing No. dA6.1 – Perspectives; and
 - h) Drawing Nos. dA7.1 to dA7.3 – Sun and Shadow Study;
- 4) Landscape Drawings dated November 11, 2022, prepared by Marton Smith Landscape Architects., as follows:
 - a) Drawing No. L1-01 – Tree Survey & Preservation Plan;
 - b) Drawing No. L2-01 – Landscape & Planting Plan;
 - c) Drawing No. L2-02 – Composite Utility Plan;
 - d) Drawing No. L3-01 – Soil Volume Plan;
 - e) Drawing No. L4-01 – Green Roof & Roof Amenity Concept Plan;
 - f) Drawing No. LD-01 – Landscape Details;
- 5) Civil Engineering Drawings, dated November 14, 2022, prepared by Lithos Group Inc., as follows:

- a) Drawing No. SG-01 – Site Grading Plan;
 - b) Drawing No. SS-01 – Site Servicing Plan;
 - c) Drawing No. PU-01 – Public Utilities Plan;
- 6) Functional Servicing Report, dated November 2022, prepared by Lithos Group Inc.;
 - 7) Servicing Report Groundwater Summary, dated November 14, 2022, prepared by Lithos Group Inc.;
 - 8) Geotechnical Engineering Report, dated November 1, 2022, prepared by Grounded Engineering;
 - 9) Hydrogeological Assessment, dated November 7, 2022, prepared by Arcadis Canada Inc.;
 - 10) Hydrogeological Review Summary, dated November 7, 2022, prepared by Arcadis Canada Inc.;
 - 11) Peak Flow Rate Letter, dated November 7, 2022, prepared by Arcadis Canada Inc.;
 - 12) Transportation Impact Study – Addendum Letter, dated November 14, 2022, prepared by NexTrans Consulting Engineers;
 - 13) Draft Zoning By-law Amendment to City-wide Zoning By-law No. 569-2013, prepared by Bousfields Inc, dated November 18, 2022; and
 - 14) Comment Matrix Table providing responses to all circulation comments received.

We trust the enclosed materials are satisfactory for your purposes at this time. Should you have any questions, or require clarification or further information with respect to the above, please do not hesitate to contact the undersigned or Alexis Beale of our office.

Yours very truly,

Bousfields Inc.



David Huynh, MCIP, RPP

cc: *Adam Rubinoff/Ashley Herman, Sheppard Pharmacy GP Inc.
Miles Cope, Cope Project Management Corp.*