



May 10, 2019

Paul Johnson  
Community Planning  
City Planning Division  
Toronto City Hall, East Tower, 18<sup>th</sup> Floor  
100 Queen Street  
Toronto, ON  
M5H 2N2

Dear: Mr. Johnson

**RE: Application for Zoning By-law Amendment  
409 Huron Street, Toronto**

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We are the planning consultants for 2667349 Ontario Corporation (The Impressions Group), the owners of the property municipally known as 409 Huron Street (the "subject site"). On behalf of our client, we are please to submit an application to amend the former City of Toronto Zoning By-law 438-86 with respect to a 1,090 square metre site that is currently vacant, located on the north side of east side of Huron Street, South of Bloor Street West.

The proposed amendments would facilitate the development of a low-rise apartment building with a height of four storeys (15.89 metres, excluding mechanical penthouse). The proposal includes a total of 90 residential condominium units which are intended to support student rental housing.

The supporting Planning & Urban Design Rationale report concludes that the proposed development is in keeping with the applicable planning and urban design framework established by the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the City of Toronto Official Plan, as well as the applicable urban design guidelines. The application is further supported by the required technical reports.

In support of the Official Plan and Zoning By-law Amendment application, and in accordance with the requirements set out in the Complete Application Checklist, please find enclosed for your review the following material:

- One (1) copy of the executed Development Application Forms, Rental Demolition Form, Rental Housing Screening Form, Fee Schedule, Planning Application Checklist, and Project Data Sheet;
- Two (2) copies of the Architectural Plans prepared by SvN Architects (including the context plan, ground floor plan, underground garage plan, floor plans, site and building elevations, and site and building sections);
- Two (2) copies of the Plan of Survey prepared by Mandarin Surveyors Limited;
- Two (2) copies of the Tree Preservation Plan prepared by Kuntz Forestry;
- Two (2) copies of the Tree Inventory and Preservation Plan Report prepared by Kuntz Forestry;
- Two (2) copies of the Toronto Green Standards Checklist;
- Two (2) copies of the Planning and Urban Design Rationale prepared by Bousfields Inc.;
- Two (2) copies of the Public Consultation Report prepared by Bousfields Inc.;
- Two (2) copies of the Energy Modeling Analysis Report prepared by S&I Ideas Inc.;
- Two (2) copies of the Draft Zoning By-law Amendment to Former City of Toronto By-law 438-86;
- Two (2) copies of the Landscape Plan prepared by Janet Rosenberg & Studio;
- Two (2) copies of the Heritage Impact Assessment prepared by ERA Architects Inc.;
- Two (2) copies of the Traffic Impact, Parking, and Loading Study prepared by Trans-Plan;
- Two (2) copies of the Grading Plan prepared by Cole Engineering;
- Two (2) copies of the Servicing Plan prepared by Cole Engineering;
- Two (2) copies of the Public Utilities Plan prepared by Cole Engineering;
- Two (2) copies of the Functional Servicing & Stormwater Management Report prepared by Cole Engineering;
- Two (2) copies of the Geotechnical Investigation prepared by Edward Wong & Associates Inc.;
- Two (2) copies of the Hydrogeological Investigation prepared by Edward Wong & Associates Inc.;
- One cheque in the amount of \$62,530.23, made payable to the Treasurer, City of Toronto for the Zoning By-Law Amendment Application fee;
- One cheque in the amount of \$18,404.00 payable to the Treasurer, City of Toronto for the Rental Housing Demolition & Conversion fee; and
- One (1) USB with all of the above-noted materials.

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 Alejandra Padron of our office.

Yours very truly,

**Bousfields Inc.**



David Huynh,  
Partner