

July 5, 2021

Francis Kwashie
Senior Planner
Community Planning, Scarborough District
150 Borough Drive, 4th Floor
Toronto, Ontario
M1P 4N7

**Re: Official Plan Amendment, Rezoning and Draft Plan of Subdivision
Applications
683-685 Warden Avenue**

We are the planning consultants to Choice Properties Limited Partnership, owners of the lands municipally known as 683-685 Warden Avenue (“the subject site”), located on the east side of Warden Avenue, approximately 500 metres south of St. Clair Avenue.

On behalf of our client, we are pleased to submit the above-referenced applications to permit the redevelopment of a vacant site with a vibrant, transit-oriented development that will make use of the existing higher-order transit services in proximity to the site. Overall, the proposed development would contain a total of 1,519 dwelling units, include a mix of one-, two- and three-bedroom units. The proposal will include 121,003 square metres of gross floor area (“GFA”), comprised of 120,010 square metres of residential gross floor area, 993 square metres of retail gross floor area, an overall floor space index of 4.6 times the area of the lot. The proposed buildings will have heights ranging from 13-36-storeys, with street-related base elements.

The Proposal requires an amendment to the Scarborough Employment Zoning By-law No. 24892 (Oak Ridge) to rezone the site from its current Industrial (M) Zoning to a more appropriate site-specific Commercial Residential Mixed-Use Zoning to permit the proposed development. The City of Toronto Zoning By-law 569-2013 will also be amended to include a site-specific amendment to permit the proposal. In addition a proposed amendment to the Secondary Plan is being submitted as an update to the Warden Secondary Plan (adopted in 2005 and approved by the OMB in 2009), to permit the proposed transit-supportive development on the subject site. Finally, a Draft Plan of Subdivision is also being submitted concurrently to convey the new public road and 0-24 hectare public park.

In support of the above-noted applications, please find enclosed the following materials:

- One (1) copy of the signed Development Application Form;

- One (1) copy of the Fee Schedule;
- One (1) copy of the Project Data Sheet;
- One (1) copy of the Planning & Urban Design Rationale Report, including the Community Services and Facilities Study (Appendix A), prepared by Bousfields Inc. (dated June 2021);
- One (1) copy of the Public Consultation Strategy Report, prepared by Bousfields Inc. (dated June 2021);
- One (1) copy of the Block Context Plan, prepared by Bousfields Inc. (dated June 2021);
- One (1) copy of the Official Plan Amendment to the City of Toronto Official Plan, prepared by Bousfields Inc.;
- One (1) copy of the Draft Zoning By-law Amendment to former City of Scarborough Employment Districts Zoning By-law No. 24982 (Oakridge Employment District), as amended by By-law No. 951-2005, prepared by Bousfields Inc.;
- One (1) copy of the Draft Zoning By-law Amendment to the City-wide Zoning By-law 569-2013, prepared by Bousfields Inc.;
- One (1) copy of the Draft Plan of Subdivision, prepared by Bousfields Inc. (dated June 28, 2021);
- One (1) copy of the Plan of Survey prepared by Speight, Van Nostrand & Gibson Limited;
- One (1) copy of the Architectural Drawings (including Site Statistics, Context Plan, Site/Roof Plan, Floor Plans, Underground Plans, Elevations and Sections), prepared by Turner Fleischer Architect Inc. (dated June 28, 2021);
- One (1) copy of the Sun/Shadow Study, prepared by Turner Fleischer Architect Inc. (dated June 28, 2021), included as part of the Architectural Set;
- One (1) digital copy of the computer-generated building mass model, prepared by Turner Fleischer Architect Inc.;
- One (1) copy of the Toronto Green Standards Checklist and Statistics Template;
- One (1) copy of the Environmental Impact Study, prepared by Golder Associates Ltd. (June 28, 2021);
- One (1) copy of the Energy Strategy Report, prepared by Pratus Group (dated June 28, 2021);
- One (1) copy of the Electromagnetic Field and Stray Current Study, prepared by C-Intech (dated April 29, 2021);
- One (1) copy of the Landscape Plans, prepared by dtah (dated June 28, 2021);
- One (1) copy of the Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc. (dated May 10, 2021);

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- One (1) copy of the Transportation Impact Study, prepared by BA Group (dated June 28, 2021);
- One (1) copy of the Functional Servicing and Stormwater Management Report, prepared by Counterpoint Engineering Inc. (dated June 28, 2021);
- One (1) copy of the Servicing Report Groundwater Summary Review Form, prepared by Counterpoint Engineering Inc. (dated June 28, 2021);
- One (1) copy of the Engineering Drawings (including Grading Plan, Servicing Plan, Post-Development Storm and Sanitary Drainage Plans), prepared by Counterpoint Engineering Inc. (dated June 28, 2021);
- One (1) copy of the Compatibility and Mitigation Study (including Noise and Vibration Assessments), prepared by SLR Consulting (Canada) Ltd. (dated June 28, 2021);
- One (1) copy of the Geotechnical Exploration, prepared by Golder Associates Ltd. (dated June 28, 2021);
- One (1) copy of the Hydrogeological Investigation, prepared by Golder Associates Ltd. (dated June 28, 2021);
- One (1) copy of the Hydrological Review Form, prepared by Golder Associates Ltd. (dated June 28, 2021);
- One (1) copy of the Phase One Environmental Site Assessment, prepared by Golder Associates Ltd. (dated June 28, 2021);
- One (1) copy of the Phase Two Environmental Site Assessment, prepared by Golder Associates Ltd. (dated June 28, 2021);
- One (1) copy of the Pedestrian Wind Assessment, prepared by SLR Consulting (Canada) Ltd. (dated June 28, 2021);

We trust that the foregoing provides you the information necessary to evaluate this development proposal. However, should you require additional information, or wish to discuss the application further, please do not hesitate to contact the undersigned or Katie Hickey at our office.

Yours very truly,



Michael Bissett, MCIP, RPP
Bousfields Inc.