



April 27, 2020

John Andreevski, Acting Director, Community Planning  
City of Toronto, City Planning Division  
North York District  
Ground Floor, North York Civic Centre  
5100 Yonge Street  
Toronto ON M2N 5V7

Sent via e-mail to: [John.Andreevski@toronto.ca](mailto:John.Andreevski@toronto.ca)

Dear Mr. Andreevski,

**Re: *Application for Official Plan Amendment and Zoning By-law Amendment  
1 Heron's Hill Way, City of Toronto***

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We are the planning consultants for Paradise Developments Heron's Hill Inc., owner of the above captioned lands, a 6,491 square metres property on the south side of Heron's Hill Way, generally south of Sheppard Avenue East and east of Yorkland Road (the "subject site").

On behalf of our client, we are pleased to submit herewith materials in connection with application for Official Plan Amendment and Zoning By-law Amendment to permit the redevelopment of the vacant east portion of the subject site with a 39-storey mixed-use building while retaining the existing 2-storey office building on the west portion of the subject site. The proposed development also includes the provision of a 550 square metres privately owned publicly accessible open space (POPS) and a new public road through the subject site, in keeping with the ConsumersNext Secondary Plan.

The proposed mixed-use building will contain 292 square metres (3,144 square feet) of office space on the ground level, and 25,951 square metres (279, 343 square feet) of residential gross floor area above. A total of 350 purpose-built rental residential units are proposed. The overall gross floor area on the subject site will be 28,470 square metres, including the existing 2-storey office building (2,227 square metres) and the proposed mixed-use building (26,243 square metres), that will result in a density of 4.38 FSI.

While the proposed redevelopment technically represents a conversion of an employment area designation to a non-employment designation (i.e. Mixed Use Areas) outside of a municipal comprehensive review, as permitted by the 2019 Growth Plan, the redesignation is only for a portion of the subject site. The requested conversion will not remove or discontinue a current functioning employment use as there is no existing building or structure on the east portion of the site subject to the proposed redevelopment. In addition, the proposition of the 2-storey office building on the subject site is part of the

(Monarch/Mattamy Group) development to the north, which shows the subject lands were already contemplated as part of a Mixed Use Area.

It is our opinion that the Toronto Official Plan and subsequent OPA 231 include Employment Areas policies and population forecasts to 2031 that have not been assessed for conformity with the 2019 Growth Plan. As detailed in our Planning and Urban Design Rationale Report, it is our opinion and that of the Applicant's consulting team, that the proposal meets each criterion of the 2019 Growth Plan Employment Areas Conversion Policies. Therefore, it is our opinion that the proposal is appropriate, desirable and represents good planning.

In support of this combined Official Plan Amendment and Zoning By-law Amendment application, we are pleased to enclose herewith the following materials:

- One (1) copy of the signed 2020 Development Application Form, Application Checklist and Combined Mixed-use Fee Schedule 3.3;
- One (1) copy of the Project Data Sheet;
- One (1) cheque in the amount of \$ 238,542.45 payable to the Treasure, City of Toronto;
- One (1) copy of the Planning & Urban Design Rationale including a Community Facilities and Services Study prepared by Bousfields Inc., dated April 3, 2020;
- One (1) copy of the Shadow Study prepared by Bousfields Inc., dated April 2020;
- One (1) copy of the Public Consultation Strategy Report prepared by Bousfields Inc., dated April 2020;
- One (1) copy of the Draft By-law Amendment to North York Zoning By-law No. 7625;
- One (1) copy of the Draft By-law Amendment to City of Toronto Zoning By-law No. 569-2013;
- One (1) copy of the Draft Official Plan Amendment;
- One (1) copy of the Architectural Plans and Drawings including TGS Statistics prepared by G+C Architects, dated March 17, 2020;
- One (1) copy of the Plan of Survey & Topographic Survey prepared by R. Avis Surveying Inc., dated January 3, 2018;
- One (1) copy of the Landscape Plan prepared by SBK Landscape Architecture Ltd., dated April 2020;
- One (1) copy of the Existing Tree Inventory and Preservation Plan prepared by SBK Landscape Architecture Ltd., dated April 2020;
- One (1) copy of the Arborist Report prepared by SBK Landscape Architecture Ltd., dated April 2020;
- One (1) copy of the Economic Benefits Study prepared by UrbanMetrics Inc., dated April 3, 2020;
- One (1) copy of the Land Use Compatibility Study prepared by SLR Consulting (Canada) Ltd., dated April 2020;

- One (1) copy of the Functional Servicing & Stormwater Management Report prepared by Counterpoint Engineering, dated April 3, 2020;
- One (1) copy of the Hydrogeological Assessment prepared by Soil Engineers Ltd., dated April 2020;
- One (1) copy of the Hydrological Review Summary prepared by Soil Engineers Ltd., signed April 1, 2020;
- One (1) copy of the Geotechnical Investigation prepared by Soil Engineers Ltd., dated April 2020;
- One (1) copy of the Pedestrian Level Wind Study prepared by Gradient Wind Engineers & Scientists, dated April 3, 2020;
- One (1) copy of the Urban Transportation Considerations prepared by BA Group, dated April 2020;
- One (1) copy of the Phase One Environmental Site Assessment prepared by Soil Engineers Ltd., dated September 18, 2019;
- One (1) copy of the Phase Two Environmental Site Assessment prepared by Soil Engineers Ltd., dated December 23, 2019;
- One (1) copy of the USB containing a digital copy of the above noted materials.

We trust the foregoing materials to be satisfactory and in order, however, should you require any further information please do not hesitate to contact myself or David Charezenko of our office.

Yours very truly,  
**Bousfields Inc.**



Tony Volpentesta, MCIP, RPP

cc. *Mr. Brandon DiLollo, Paradise Developments*  
*Mr. Ron Baruch, Paradise Developments*  
*Mr. David Bronskill, Goodmans LLP*