



December 21, 2022

Project No. 2225

Elisabeth Silva Stewart  
Acting Manager  
Community Planning, Etobicoke York District  
3<sup>rd</sup> Floor, 2 Civic Centre Court  
Toronto, ON M9C 5AC

**Re: Zoning By-law Amendment and Site Plan Approval Applications  
2634, 2636, 2640, 2642, and 2564 Eglinton Avenue West and 1856 and  
1856A Keele Street**

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We are the planning consultants for Fora Developments with respect to the properties municipally known as 2634, 2636, 2640, 2642, and 2564 Eglinton Avenue West and 1856 and 1856A Keele Street in the City of Toronto (the “subject site”). On behalf of our client, we are pleased to submit Zoning By-law Amendment and Site Plan Approval applications to permit the redevelopment of the subject site with a mixed use building immediately adjacent to the future Keele LRT Station (currently under construction).

The development applications would permit a 33-storey mixed use building with height of 106.1 metres (112.1 inclusive of the mechanical penthouse), containing 370 dwelling units, 324 square metres of non-residential space, 63 parking spaces and 434 bicycle parking spaces within three levels of underground parking. The total proposed gross floor area is 22,529 square metres, resulting in a density of 16.7 times the area of the lot.

As detailed in our Planning and Urban Design Rationale, it is our opinion that the proposal is appropriate and desirable and that the requested amendment should be approved. The proposed development is further supported by the technical reports listed below.

In support of this application, please find enclosed digital copies of the following materials:

1. Development Approval Application Form (including fee schedule) and Project Data Sheet;
2. Cover Letter, prepared by Bousfields Inc., dated December 21, 2022;
3. Development Application Checklist;

4. Architectural Plans (including Context Plan, Site Plan, Underground Garage Plans, Floor Plans, Roof Plans, Site and Building Elevations and Sections, Renderings), prepared by gh3\* Architects, dated December 8, 2022;
5. Simplified Graphics, prepared by gh3\* Architects, dated December 9, 2022;
6. Sun/Shadow Study, prepared by gh3\* Architects, dated December 8, 2022;
7. Sun/Shadow Analysis Checklist, prepared by gh3\* Architects, dated December 21, 2022;
8. Computer-Generated Building Mass Model, prepared by gh3\* Architects;
9. Toronto Green Standards Statistics and Checklist, prepared by EQ Building Performance;
10. Boundary and topographical survey, prepared by KRCMAR, dated April 22, 2022;
11. Landscape Drawing Set (includes Overall Landscape Plan, Landscape and Planting Plans for L4, Tree Protection Plan, Landscape Roof Plan and Lighting Plans), prepared by gh3\* Architects, dated December 8, 2022;
12. Arborist Report, prepared by Central Tree Care Ltd.;
13. Tree Protection Plan, prepared by Central Tree Care Ltd.;
14. Planning and Urban Design Rationale Report, prepared by Bousfields Inc., dated December 2022;
15. Housing Issues Report, prepared by Bousfields Inc., dated December 2022;
16. Community Services & Facilities Study, prepared by Bousfields Inc., dated December 2022;
17. Public Consultation Strategy Report, prepared by Bousfields Inc., dated December 2022;
18. Block Context Plan, prepared by Bousfields Inc., dated December 2022;
19. Draft Zoning By-law Amendments (to By-laws Nos. 569-2013 and 1-83), prepared by Bousfields Inc.;
20. Pedestrian Wind Study, prepared by SLR Consulting (Canada) Ltd., dated December 19, 2022;
21. Pedestrian Level Wind Study Checklist (Template A), prepared by SLR Consulting (Canada) Ltd., dated December 19, 2022;
22. Environmental Noise and Vibration Assessment, prepared by SLR Consulting (Canada) Ltd., dated December 15, 2022;
23. Energy Modelling Report, prepared by EQ Building Performance, dated December 16, 2022;
24. Energy Strategy Report, prepared by EQ Building Performance, dated October 31, 2022;
25. Thermal Bridging Package, prepared by EQ Building Performance, dated November 15, 2022;
26. Urban Transportation Considerations Report, prepared by BA Group, dated December 2022;

27. Construction Management Plan prepared by BA Group, dated November 2, 2022;
28. Functional Servicing and Stormwater Management Report, prepared by Arcadis IBI Group, dated December 20, 2022;
29. Civil Drawings (including public utilities plan), prepared by Arcadis IBI Group, dated December 8, 2022;
30. Hydrogeological Report, prepared by Groundwater Environmental Management Services, dated December 19, 2022;
31. Hydrological Review Summary, prepared by Groundwater Environmental Management Services, dated December 19, 2022;
32. Cultural Heritage Evaluation Report, prepared by ERA Architects Inc., dated December 19, 2022;
33. Phase One Environmental Site Assessment, prepared by Terrapex Environmental Ltd., dated November 2, 2022;
34. Preliminary Geotechnical Investigation Report, prepared by Terrapex Environmental Ltd., dated November 3, 2022;
35. Contaminated Site Assessment, prepared by Terrapex Environmental Ltd., dated December 20, 2022; and
36. Electromagnetic Interference Survey and Management Plan, prepared by Brosz Technical Services, dated September 13, 2022.

We trust that the enclosed materials are satisfactory for the purposes of the requested Zoning By-law Amendment and Site Plan Approval applications. However, should you require additional information, or wish to discuss further, please do not hesitate to contact the undersigned, Andrea Vetere or Daniel Rende of our office.

Yours very truly,

**Bousfields Inc.**



David Morse, MCIP, RPP

*cc: Elsa Fancello, EVP Development, Fora Developments*