



BOUSFIELDS INC.

Project No. 11119

October 9, 2019

Eno Rebecca Udoh-Orok
Community Planning, North York District
North York Civic Centre
5100 Yonge Street, Main Floor
Toronto, Ontario M2N 5V7

Dear: Ms. Udoh-Orok

**RE: 50 – 52 Neptune Drive
File No. 09 200486 NNY 15 OZ**

We are the planning consultants for 2135335 Ontario Inc. and 2145072 Ontario Inc. (Dash Developments), the owners of the property municipally known as 50 – 52 Neptune Drive (the “subject site”). On behalf of our client, we are pleased to resubmit materials in support of an ongoing LPAT appeal of a rezoning application to permit a residential apartment building on the subject site.

By way of background, the original application was submitted to the City on December 28, 2009 to permit the redevelopment of the subject site. In December 2012, our client appealed the rezoning application due to Council’s failure to make a decision on the application within the allotted 120 days, as set out in the *Planning Act*. Subsequently, our client and the City reached a settlement and a hearing took place on November 5, 2013. The Board approved in principle a revised scheme for a 10-storey building (with mechanical and amenity penthouse).

Since then, the applicant has revisited the approved scheme with the City to make some modifications and adjustments. Through those discussions, a revised scheme has generally been accepted by City staff. In this regard, the new scheme continues to contemplate a 10-storey residential building (with mechanical and amenity penthouse) with slight modification to the massing and a minor increase of the overall height from 30.4 metres to 33.09 metres.

This letter concludes that, with the revised massing changes, the proposed development continues to be appropriate from the perspectives of land use policy, urban form and design.

In support of the Zoning By-law Amendment application resubmission please find enclosed for your review the following material:

- One (1) copy of the executed Resubmission Application Form, and Project Data Sheet;
- Two (2) copies of the Architectural Plans prepared by Giovanni A. Tassone Architects (including the context plan, site plan, floor plans, site and building elevations, and site and building sections);
- Two (2) copies of the Traffic Impact Brief Letter, prepared by LEA Consulting Ltd.;
- Two (2) copies of the Draft Zoning By-law Amendment to former City of North York Zoning By-law No. 7625, prepared by Bousfields Inc.;
- Two (2) copies of the Draft Zoning By-law Amendment to Former City of Toronto By-law 569-2013 prepared by Bousfields Inc.; 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.

Yours very truly,

Bousfields Inc.



David Huynh,
Partner