

PUBLIC ATTACHMENT 1

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April 24, 2020

Via email

City of Toronto
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Attention Marian Prejel, Community Planning

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Victoria Lee Joly
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Committee
Bayview Village Association
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Dear Sirs/Mesdames:

Re:	LPAT Case No.:	PL180148
	LPAT File Nos.:	PL180148, PL180149 and PL180150
	Municipal File No.:	17 208789 NNY 24 OZ
	Property Location:	2901 Bayview Avenue & 630 Sheppard Avenue
	Applicant/Appellant:	bcIMC Realty Corporation
	Revised Plans	

We are the solicitors for bcIMC Realty Corporation (the "Company") in connection with the redevelopment proposal at 2901 Bayview Avenue and 630 Sheppard Avenue (the "Site").

The Company appealed its original applications for Official Plan and Zoning By-law Amendments as filed with the City in July 2017 (the "**Initial Applications**") to the Tribunal in February 2018. The Initial Applications included the development of two towers in the south portion of the Site at heights of 28 and 33 storeys, a tower of 19 storeys in the north portion of the Site along with two 6 storey lower rise buildings and an above ground parkade (the "**Parkade**"). The Initial Application also proposed two public parks having a combined area of

3,038.0 square metres. The overall density contemplated was in the order of 1.88 times the area of the Site.

Since the filing of the Initial Applications, the Company has continued to work to address the technical and built form concerns of the City and the two residents groups which are parties to the proceedings, namely the Bayview-Sheppard Neighbourhood Alliance group (the "BSNA") and the Bayview Village Association (the "BVA"), collectively referred to as the Residents Groups. As well the Company and its representatives have participated in many meaningful meetings including community open houses and working group meetings.

In response to on-going discussions, the Company filed a revised submission with the City on January 24, 2020 which included supporting technical reports (the "**Built Form Proposal**"). The Built Form Proposal included: two south towers of 30 and 29 storeys, one north tower of 20 storeys (which maintained the metric height shown in the Initial Applications), an increase in the amount of proposed parkland to 4,746 square metres, and a reduction in the overall density to 1.72 times the area of the Site. The Built Form Proposal also reflected reduced tower floor plate sizes and included the parkade. The Built Form Proposal is not confidential, although it was filed on a without prejudice basis, and the Built Form Proposal was posted on the City's website.

The Company is now pleased to provide the enclosed plans, dated April 22, 2020, in accordance with the procedural order, (a copy of which was provided on consent of the parties to the Tribunal on September 30, 2020) as the proposed form of development to be presented at the hearing in September 2020 (the "**Revised Proposal**"). The Revised Proposal maintains the general form of development set out in the Built Form Proposal, including: the proposed building heights, 4,746 square metres of parkland and an overall density of 1.72 times the area of the Site. While the north development and parkade remain essentially unchanged, the following design refinements are reflected in the Revised Proposal with respect to the south development:

- Adjustments to building articulation and design of the overall building aesthetic for both towers, podium, and all canopies;
- Continuous wrap around balconies on tower/podium have been removed and replaced with inset balconies/terraces;
- North façade treatment and articulation revised with respect to the relationship with the parkade;
- Building setbacks and setbacks are maintained or increased with updated building articulation; and
- Floor layout adjustments including improvements to the location of amenity spaces.

To assist the Parties in their review of the materials, we also include a chart which compares the form of development reflected in the Initial Submission to that of the Revised Proposal.

We note that the Revised Proposal continues to provide for the construction of the parkade, the location of which requires the relocation of a City sewer easement. While the City has provided its comments with respect to the requirements for its relocation, if the Company is unable to agree on the final conditions to govern the relocation of the sewer easement, it reserves the right to remove the Parkade and thus not require the relocation of a City sewer.

The Revised Proposal is comprised of the following materials:

1. Architectural Drawings for the north development dated April 22, 2020, prepared by Dialog as follows:
 - (a) Cover Page
 - (b) A1.001 – Perspective Views
 - (c) A1.002 – Drawing List
 - (d) A1.003 – Survey
 - (e) A1.004 – All Development Site
 - (f) A1.005A – Overall Site Plan
 - (g) A1.005B – Overall Project Statistics
 - (h) A1.006 – Overall Roof Plan
 - (i) A2.000 – Cover Page – North Site
 - (j) A2.001 – Context Site Plan – North Site
 - (k) A2.002 – Site Plan – North Site
 - (l) A2.003 – Project Statistics – North Site
 - (m) A2.101 to A2.103, A2.201 to A2.207 and A2.301 to A2.304 – Floor Plans – North Site
 - (n) A2.401 to A2.404 – Overall Building Sections
 - (o) A2.501 to A2.503 – Exterior Elevations
 - (p) A2.601 to A2.603 - Views
2. Architectural Drawings for the south development dated April 22, 2020, prepared by Hariri Pontarini Architects as follows
 - (a) A3.00a – Cover Sheet
 - (b) A3.00b – Site Plan
 - (c) A3.00c – Project Statistics
 - (d) A3.001 to A3.016b – Floor Plans
 - (e) A3.017 – Roof Plan
 - (f) A3.018 to A3.020 – Sections

- (g) A3.021 to A3.023 – Elevations
 - (h) A3.024a to A3.025 – Views
 - (i) A3.026 and A3.027 – TTC Connection and Access
3. Architectural Drawings for the parkade dated April 22, 2020, prepared by Dialog as follows:
- (a) A4.000 – Cover Page
 - (b) A4.001 – Context Site Plan
 - (c) A4.002 – Site Plan / Project Statistics
 - (d) A4.101 to A4.105 – Floor Plans
 - (e) A4.301 – Overall Building Sections
 - (f) A4.401 – Exterior Elevations
 - (g) A4.501 – Axonometric Diagram
 - (h) A4.502 - Perspectives
4. Landscape Drawings dated January 22, 2020, prepared by Janet Rosenberg & Studio:
- (a) L002 and L003 – Tree Preservation Plan
 - (b) L100 – Landscape Key Plan
 - (c) L101 – SW Plaza and Parkland
 - (d) L102 – Sheppard St. East Landscape Frontage
 - (e) L103 – East and West of Site Landscape Plans
 - (f) L104 – NE Corner Parkland and Outdoor Retail Promenade
 - (g) L105 – Outdoor Retail Promenade and Bayview Mews Lane
 - (h) L150 – Utilities Plan
 - (i) L400, L401, L402, – Landscape Sections
5. Sun Shadow Study, prepared by Hariri Pontarini Architects, dated April 16, 2020; and
6. Bayview Village – Proposal Comparison Chart.

The above noted materials are available for download from a link which will be sent to the e-mail addresses noted above.

If you encounter difficulty in accessing the material in the link, please contact Jacquelyn Daley of our office at jdaley@mccarthy.ca.

Yours truly,
McCarthy Tétrault LLP
Per:

A handwritten signature in blue ink, appearing to read "Cynthia A. MacDougall". The signature is fluid and cursive, with the first name being the most prominent.

Cynthia A. MacDougall

CAM/sc

c: Tomislav Saric, LPAT Tribunal
Mark Piel, City Solicitor
Aaron Knight, Quadreal