

14 June 2022

Sent by E-mail (councilmeeting@toronto.ca and matt.armstrong@toronto.ca)

Toronto City Council c/o Matt Armstrong
Toronto City Hall
100 Queen St. W.
Toronto, ON M5H 2N2

Dear Members of Council:

Re: Item PH34.10
Ready, Set, Midtown: Zoning Review -
Final Report and Zoning By-law Amendment for Midtown ‘Villages’
1466-1500 Bayview Avenue

We represent Medallion Properties Inc., as agent to the owners of properties municipally known as 1466-1500 Bayview Avenue, and the owners of those properties, being 1500 Bayview Avenue Limited and BHL Properties Ltd. (collectively referred to as “Medallion” in this submission).

On 30 May 2022, on behalf of Medallion Properties Inc., we submitted a letter to the Planning and Housing Committee stating concerns with the draft zoning by-law amendment, in the context of existing development applications for the properties. We enclose a copy of that letter for ease of reference.

Regrettably, to date, the concerns outlined in our letter have not been addressed. As such, we write on behalf of all three entities comprising Medallion to request again that the draft zoning by-law be amended to address the concerns outlined in the letter of 30 May 2022, and specifically that the properties be exempted from the draft zoning by-law amendment to allow the appropriate form of zoning by-law to be determined through the ongoing application process.

Our clients would be please to discuss same with staff.

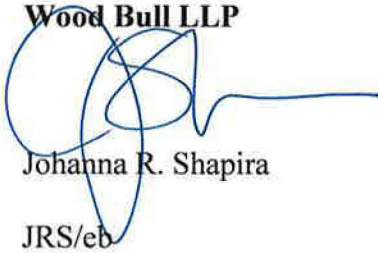
Request Notice

We hereby request to be notified in a timely manner of Council’s decision in accordance with the provisions of the *Planning Act*. All notifications should be provided to the undersigned and to Eugenia Bashura at ebashura@woodbull.ca.

14 June 2022

Yours very truly,

Wood Bull LLP

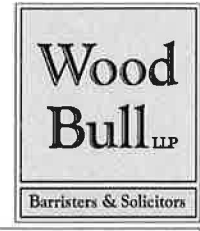


Johanna R. Shapira

JRS/eb

Encls.

- c. Client
Michael Bissett, Bousfields



30 May 2022

Sent via E-mail (phc@toronto.ca)

Planning and Housing Committee
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attn: Nancy Martins

Dear Chair and Members of Committee:

**Re: Item PH34.10 - Ready, Set, Midtown: Zoning Review –
Final Report and Zoning By-law Amendment for Midtown 'Villages'
1466-1500 Bayview Avenue**

We represent the Medallion Properties Inc. (“Medallion”), the owners of the property municipally known as 1466-1500 Bayview Avenue in the City of Toronto (the “Property”). The Property is the subject of two active development applications - Zoning By-law Amendment Application No. 20 210394 NNY 15 OZ and Site Plan Approval Application File No. 20 210395 NNY 15 SA (the “Applications”) – to facilitate the redevelopment of the Property for a mid-rise, purpose-built rental building with retail at grade. The Applications were filed in October 2020 and have been the subject of multiple community consultations and meetings with staff, as well as one formal resubmission.

We write on behalf of Medallion to comment on the above-noted staff report dated 16 May 2022 and the associated draft zoning by-law amendment (the “Draft Villages ZBLA”), which we understand will be considered by the Planning and Housing Committee at its meeting on 31 May 2022.

Submissions

The Draft Villages ZBLA proposes a new site-specific exception (CR 547) which conflicts with the proposed redevelopment of the Property. Site specific exception CR 547 reads as follows:

(547) Exception CR 547

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Regulation 900.11.10(729);

Johanna R. Shapira Direct: (416) 203-5631 jshapira@woodbull.ca



30 May 2022

- (B) *These premises must comply with Regulation 900.11.10(731);*
- (C) *These premises must comply with Regulation 900.11.10(732);*
- (D) *These premises must comply with Regulations 900.11.10(733);*
- (E) *These premises must comply with Regulation 900.11.10(735); and*
- (F) *The required minimum front yard setback is 3.0 metres.*

Prevailing By-laws and Prevailing Sections: (None Apply)

The conflicts include as follows:

900.11.10(547)(F) – Minimum Front Yard Setback

Provision (F) of CR 547 requires a front yard setback of 3.0 metres for the Property. It is understood that the reason for this requirement is to improve and maintain the vibrant local main street character along Bayview Avenue. The Applications contemplate a setback of 0.0 metres, while maintaining a vibrant public realm through improvements to the front yard landscaping and 6-metre-wide sidewalk in front of the Property. Additionally, we note that the proposed 0.0 metre setback facilitates the potential accommodation of a public laneway at the rear of the Property.

900.11.10(732)(A) and (D) – Minimum Main Wall and Entrance Setbacks

The Applications do not comply with (A) of this regulation which requires that up to 7.5 metres in height, at least 75% of the main wall of the building fronting on Bayview Avenue to be 0.0 to 0.5 metres from the required front yard setback. As noted in the last paragraph, the Draft Villages ZBLA requires the Property to have a front yard setback of 3.0 metres. This is inconsistent with the redevelopment proposal for the Property, which does nonetheless maintain a vibrant public realm and 6.0 metre curb-to-building-face setback. The additional 3.0 metre setback would result in a curb-to-building-face setback of 9.0 metres or 30 feet. Provision (D) also requires a pedestrian entrance for non-residential use be located within 5.0 metres of the required setback. The entrance to the proposed retail store is located beyond the front yard setback.

900.11.10(733)(A) – Maximum Size of a Retail Store

This regulation restricts the size of a Retail Store to no greater than 1,200 square metres. Currently, a grocery store known as valu-mart exists on the Property. Medallion proposes to retain a Retail Store of 1,534.89 square metres on the first floor of the proposed redevelopment. We note that the current zoning by-law does not limit the area of a Retail Store.

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For the reasons stated above, we hereby request that the Property be exempted from the Draft Villages ZBLA, which would allow the form of zoning by-law amendment to be determined through the Application process which has been ongoing for almost two years.

Request for Notice

We request notice of any further Community Council, Committee or Council meeting in regard to this matter.

Yours very truly,

Wood Bull LLP

A handwritten signature in blue ink, which appears to read "Jshapira".

Johanna R. Shapira

JRS/tf

c. Client