

30 May 2022

Sent via E-mail ([phc@toronto.ca](mailto: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);*

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- (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, appearing to read "Jshapira", is positioned below the firm name.

Johanna R. Shapira

JRS/tf

c. Client