



MICHAEL GOLDBERG, MCIP, RPP

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April 24, 2023

Kirk Hatcher, Senior Planner
City Planning – Toronto and East York District
100 Queen St W
Toronto, ON
M5H 2N2

Dear Mr. Hatcher:

**RE: Zoning By-law Amendment (ZBA) and Site Plan Approval (SPA) Application
1437 – 1455 Queen Street West, City of Toronto
Jameson Plaza Ltd**

We are the planning consultants for Jameson Plaza Ltd., the owners of the lands located on the south side of Queen Street West, west of Jameson Avenue municipally known as 1437 – 1455 Queen Street West, in the City of Toronto (the “subject site”). The proposal is to construct a new 12-storey mixed use building on the subject site.

The subject site is a rectangular property that has a total area of approximately 3,209 sq. m (0.79 acres) with a frontage of approximately 84.8 metres on Queen Street and a depth of approximately 37.79 metres. The subject site is an assembly of three (3) lots, currently occupied by 1, 2 and 3-storey commercial buildings.

The application proposes to demolish the existing buildings and construct a new 12-storey mixed use building containing 249 dwelling units. The proposed redevelopment consists of 17,576 sq. m total gross floor area (GFA), which results in a total Floor Space Index (FSI) of 5.48 pursuant to GFA calculations under By-law 569-2013.

The subject site is identified in the City of Toronto Official Plan (City OP) as being along an *Avenue*, on Map 2 – Urban Structure, and is designated on Map 18 – Land Use Plan as *Mixed Use Areas*. The *Mixed Use Areas* designation permits a broad range of commercial, residential and institutional uses in single purpose or multi-purpose buildings.

The site is zoned Residential (R3) by the Former City of Toronto Zoning Bylaw 438-86 and zoned Commercial Residential (CR) by the City-Wide Zoning Bylaw 569-2013. An amendment to the zoning by-law is required to permit the proposed development.

We are pleased to file the attached electronic plans and studies in support of the Zoning By-law Amendment and Site Plan Approval Applications for the subject site:

1. City of Toronto Development Application Form;
2. Site Plan Control Fee Schedule

3. Zoning By-law Amendment Application Fee Schedule
4. Planning Application Checklist;
5. Project Data Sheet;
6. Draft Zoning By-law Amendment (ZBs), amending By-law 569-2013;
7. Boundary and Topographic Survey, prepared by Schaeffer Dzaldov Purcell Ltd., dated March 9, 2023;
8. Architectural Plans, prepared by RAW Design., dated April 21, 2023:
 - a) Cover Page, Drawing A000;
 - b) Project and TGS Stats, Drawing A001;
 - c) Site Plan, Drawing A100;
 - d) Parking Level P1, Drawing A101;
 - e) Ground Floor Plan, Drawing A201;
 - f) Level 2 Floor Plan, Drawing A202;
 - g) Level 3 Floor Plan, Drawing A203;
 - h) Level 4 Floor Plan, Drawing A204;
 - i) Level 5 Floor Plan, Drawing A205;
 - j) Level 6 -8 Floor Plan, Drawing A206;
 - k) Level 9 Floor Plan, Drawing A209;
 - l) Level 10 Floor Plan, Drawing A210;
 - m) Level 11 Floor Plan, Drawing A211;
 - n) Level 12 Floor Plan, Drawing A211;
 - o) Mechanical Penthouse Floor Plan, Drawing A213;
 - p) Roof Plan, Drawing A214;
 - q) Building Elevations - North & South, Drawing A201;
 - r) Building Elevations - East & West, Drawing A201;
 - s) Bird Friendly Building Elevations, Drawing A410;
 - t) 1-50 Rendered Elevation, Drawing A411;
 - u) Building Sections – North & South, Drawing A501;
 - v) Building Sections – East & West, Drawing A502;
9. Sun Shadow Study, Sun Shadow Study 3D Model, Cover Letter, and Checklist, prepared by Goldberg Group and RAW Designs;, dated April 24, 2023;
10. Simplified Report Graphics, prepared by RAW Design;
11. 3D Building Massing Model, prepared by RAW Designs;

12. Toronto Green Standards Checklists and Statistics, coordinated by RAW Design;
13. Landscape Plans, including Landscape Plan, Public Utilities Plan, Planting Plan, Soil Volume Plan, Landscape Plan Details and Amenity Plan, prepared by Studio TLA, dated April 21, 2023;
14. Civil Engineering Plans including General Site Servicing, Site Grading, Cross Sections & Details, SWM Tank Sections & Details and Erosion and Sediment Control Plan, prepared by R.V. Anderson Associates Limited, dated April 19, 2023;
15. The following reports/studies:
 - a) Planning Report, prepared by Goldberg Group, dated April 2023;
 - b) Public Consultation Strategy Report, prepared by Goldberg Group, dated April 2023;
 - c) Block Context Study, prepared by Goldberg Group, dated April 2023;
 - d) Community Services and Facilities Study, prepared by Goldberg Group, dated April 2023;
 - e) Arborist and Tree Preservation Report, prepared by Kuntz Forestry Consulting Inc., dated April 24, 2023;
 - f) Archeological Assessment, prepared ASI, dated February 23, 2023;
 - g) Functional Servicing and Stormwater Management Report, prepared by R.V. Anderson Associates Limited, dated April 19, 2023;
 - h) Servicing Report Groundwater Summary Form, prepared by R.V. Anderson Associates Limited, dated April 19, 2023;
 - i) Manufactured Treatment Device Summary Form, prepared by Globe Performance Solutions, dated June 15, 2020;
 - j) Urban Forest/ECS QLA Memo, prepared by R.V. Anderson Associates Limited, dated April 17, 2023;
 - k) Geotechnical Engineering Report, prepared by Grounded Engineering, dated March 27, 2023;
 - l) Hydrogeological Review Report and Hydrological Review Summary Form, prepared by Grounded Engineering, dated March 27, 2023;
 - m) Transportation Impact Study, prepared by LEA, dated April 2023;
 - n) Energy Modeling Services, prepared by EQ Building Performance, dated March 17, 2023;
 - o) Heritage Impact Assessment, prepared by ERA Architects, dated April 21, 2023;
 - p) Noise and Vibration Assessment, prepared Gradient Wind Engineering & Scientists, dated April 20, 2023;
 - q) Pedestrian Level Wind Study, prepared by Gradient Wind Engineering & Scientists, dated April 20, 2023;
 - r) Phase 1 Environmental Site Assessment, prepared by Grounded Engineering, dated March 27, 2023;

We would appreciate if you would circulate this submission at your earliest opportunity and we look forward to receiving confirmation that the applications are complete. If you have any questions or require additional information, please do not hesitate to contact Michelle Tiger at ext. 2102 or the undesigned at ext. 2100.

Yours truly,

GOLDBERG GROUP

A handwritten signature in blue ink, appearing to read 'Michael Goldberg', is written over a faint, light blue rectangular stamp or watermark.

Michael Goldberg MCIP, RPP
Principal

cc. Jameson Plaza Ltd