



August 27, 2021

Emily Rossini, Senior Planner  
City Planning – Etobicoke York District, South Section  
2 Civic Centre Court  
Toronto, Ontario M9C 5A3

Dear Ms. Rossini,

**Re: Rezoning Application  
56-60 Fieldway Road, City of Toronto**

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As you are aware, we are planning consultants for Stowe Holdings Limited with respect to its 1.723-hectare (4.26-acre) property within Etobicoke Centre, located at 56, 58 and 60 Fieldway Road, on the north side of Fieldway Road, east of Kipling Avenue (the “subject site”). On behalf of our client, we are pleased to submit the enclosed rezoning application to permit a mixed-use development on the subject site.

This submission is the result of a comprehensive and robust Pre-Application Consultation process that took place with City Staff. This process started with a Pre-Application Consultation meeting on May 4, 2021, and included subsequent consultation meetings with City Planning, Urban Design, Transportation and Engineering Staff on May 18, 2021, and City Planning and Urban Design Staff on June 15, 2021. We are grateful for City Staff’s time and input throughout this collaborative process, have been encouraged by the feedback received to date, and believe that we have a stronger development proposal before you today because of these efforts.

The proposed Zoning By-law Amendment for the subject site allows for its redevelopment into a mixed-use community comprised of a wide range and mix of residential units, new office and childcare uses, a new public park, two pedestrian POPS pathway connections and large outdoor open spaces and landscaped areas that will serve the existing and future residents of the area. The proposed redevelopment is made up of one 10-storey mid-rise building (35.6 metres) and three tall buildings, 22, 32 and 35 storeys (72.8 metres, 103.8 metres, 113.1 metres, respectively).

The proposal introduces a total of 1,149 new residential units in a mix of studio, one-, two- and three-bedroom units (including grade related units), as well as indoor and outdoor amenity areas within each building. The proposal also includes a total of 935 square metres of office space, as well as 432 square metres of childcare space. The

total gross floor area of the development is 91,397 square metres, resulting in an overall density of 5.3 FSI.

As outlined in the Planning and Urban Design Rationale, it is our opinion that the proposed redevelopment of these *Mixed Use Areas* lands within the Etobicoke *Urban Growth Centre* is supported by the planning and urban design framework established by the applicable planning documents, specifically the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the City of Toronto Official Plan and the Etobicoke Centre Secondary Plan, all of which support intensification on underutilized sites with access to municipal infrastructure and higher-order transit.

The proposed development also represents an opportunity to reimagine the subject site in a manner that is consistent with and will contribute to the future heart of Etobicoke Centre, including Create TO's proposed Bloor-Kipling (Six Points) development and the new Etobicoke Civic Centre.

As outlined in our Public Consultation Strategy Report, the owner and the project team are committed to ongoing engagement with local stakeholders and the broader public regarding the proposed development. Accordingly, the project team will soon be launching a website ([www.56-60fieldway.ca](http://www.56-60fieldway.ca)) to inform interested parties about the proposal and communicate with the public throughout the development application review process.

### **Submission Materials**

In support of the application, please find enclosed the following materials in digital PDF form, as identified on the Planning Application Checklist received from staff following the Pre-Application Consultation meeting held on May 4, 2021.

- Covering Letter;
- Development Approval Application Form;
- Rezoning Fee Schedule;
- Project Data Sheet;
- Planning Application Checklist;
- Boundary and Topographical Survey, prepared by Schaeffer Dzaldov Bennett Ltd., dated November 12, 2020;
- Architectural Plans, prepared by TACT Architecture, dated August 23, 2021;
- Shadow Study, prepared by TACT Architecture, dated August 23, 2021;
- Conceptual 3D Massing Model, prepared by TACT Architecture;
- Toronto Green Standards Checklist, prepared by TACT Architecture, dated August 5, 2021;

- Landscape Plan, prepared by Janet Rosenberg and Studio, dated August 5, 2021;
- Park Concept Plan, prepared by Janet Rosenberg and Studio, dated August 5, 2021;
- Soil Volume Plan, prepared by Janet Rosenberg and Studio, dated August 5, 2021;
- Arborist Report and Tree Protection and Removal Plan, prepared by Cohen and Master, dated May 13, 2021;
- Planning and Urban Design Rationale, prepared by Bousfields Inc., dated August 2021;
- Draft Etobicoke Zoning Code By-Law Zoning By-law Amendment, prepared by Bousfields Inc.;
- Public Consultation Strategy Report, prepared by Bousfields Inc., dated August, 2021;
- Phase One Environmental Site Assessments (56-60 Fieldway), prepared by Terraprobe, dated June 21, 2021;
- Phase Two Environmental Site Assessments (56-60 Fieldway), prepared by Terraprobe, dated June 28, 2021;
- Geotechnical Investigation Report, prepared by Terraprobe, dated May 25, 2021;
- Hydrological Review and Summary Report and City of Toronto Hydrological Review Summary Report, prepared by Terraprobe, dated August 25, 2021;
- Electromagnetic Frequency Management Plan, prepared by WSP, dated June 30, 2021;
- Rail Spur Assessment, prepared by HATCH, dated June 22, 2021;
- Noise and Vibration Impact Study, prepared by RWDI, dated July 27, 2021;
- Air Quality Assessment, prepared by RWDI, dated August 25, 2021;
- Pedestrian Wind Assessment, prepared by RWDI, dated July 13, 2021;
- Energy Strategy Study Report, prepared by PURPOSE, dated July 29, 2021;
- Functional Servicing and Stormwater Management Report, and Site Servicing Plan and Site Grading Plan, prepared by Counterpoint Engineering, dated July 28, 2021; and
- Traffic Impact Study, prepared by BA Group, dated August 19, 2021.

Please note that while a Community Services and Facilities Study (CS&F) was identified on the Planning Application Checklist as a requirement, we subsequently confirmed with the City of Toronto's Planning Strategic Initiatives and Policy Analysis (SIPA) division that a scoped CS&F will be satisfactory for this application. A scoped study has been prepared and included in the Planning and Urban Design Rationale.

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,

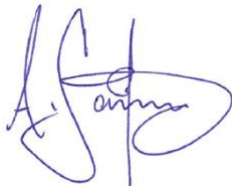
**Bousfields Inc.**



Peter F. Smith, MCIP, RPP



Tyler Grinyer, MCIP, RPP



Alex Savanyu, MCIP, RPP

cc: *Stowe Holdings Limited*  
*Mountsfield Properties Inc.*