

February 16, 2018

George Pantazis, Planner  
City of Toronto, City Planning Division  
Community Planning, Toronto and East York District  
City Hall, 100 Queen Street West – 18<sup>th</sup> floor  
Toronto, Ontario M5H 2N2

Dear Mr. Pantazis,

**Re: Official Plan Amendment and Rezoning Application  
954, 956, 958 Broadview Avenue and 72 Chester Hill Road**

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We are the planning consultants for Estonian House in Toronto Limited, the owner of the properties municipally known as 954, 956, and 958 Broadview Avenue and 72 Chester Hill Road (the “subject site”) in the City of Toronto. On behalf of our client, we are pleased to submit the plans and applicable fees in support of an Official Plan Amendment to allow for the future development on the subject site.

The subject site is irregular in shape and has frontage on Broadview Avenue, a Minor Arterial, and Chester Hill Road. The subject site incorporates four (4) properties and is currently occupied by:

- Estonian House, a 4-storey commercial building with heritage designation (958 Broadview Avenue);
- a 2-storey duplex dwelling (954 and 956 Broadview Avenue); and
- a 2-storey detached dwelling (72 Chester Hill Road).

The application contemplates an 18-storey seniors’ residence, incorporating the original heritage designated schoolhouse. The total gross floor area proposed is approximately 21,664 square metres, resulting in a floor space index of 4.57. Both vehicular and bicycle parking will be provided on site, as well as indoor amenity space. The required rezoning and site plan applications will be submitted at a later date.

In support of the application, please find enclosed herewith the following submission materials:

1. One (1) complete Development Application Form and Project Data Sheet;
2. Seven (7) sets of the Proposed Schematic Site Plan and Site Statistics, dated February 15, 2018, prepared by Montgomery Sisam Architects;

3. Two (2) copies of the draft Official Plan Amendment, prepared by Bousfields Inc.;
4. One (1) cheque in the amount of \$55,706.80; and
5. One (1) DVD of the above noted digital materials, including this covering letter.

We trust that the foregoing is satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact me or Tyler Grinyer of our office at 416-947-9744.

Yours very truly,  
**Bousfields Inc.**



Peter F. Smith, MCIP, RPP

Cc: David Kalm/Rob Deutschmann, Estonian House in Toronto Limited  
Rudiger Hanel, Revera Inc.  
Calvin Lantz, Stikeman Elliot  
Santiago Kunzle, Montgomery Sisam Architects Inc.