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PLANNING AND DEVELOPMENT LAWYERS

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December 10, 2020

DELIVERED ELECTRONICALLY

Community Planning, North York District
North York Civic Centre
5100 Yonge Street, Ground Floor
Toronto, ON M2N 5V7

Attention: Amanda Rocchese, Planning Consultant

RE: Resubmission of the Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control Applications
- Yonge Park Plaza Inc.
- 4050 Yonge Street, City of Toronto
- Application Nos. 20 115845 NNY 08 OZ and 20 115847 NNY 08 SA

We are the solicitors for Yonge Park Plaza Inc., the owner of the lands known municipally as 4050 Yonge Street in the City of Toronto (the “**Site**”). On behalf of our client, we are pleased to resubmit plans and supporting studies in support of the Official Plan Amendment Application, Zoning By-law Amendment Application, and Site Plan Control Application for the Site (“the **revised Development Application**”).

A website was created for the key details and all application documents for the proposed development. The material for the revised Development Application will shortly be posted to this website. The URL for the website is: <https://4050yongestreet.com/>

Revised Development Application

On February 14, 2020 we submitted the original application to the City of Toronto. The Notice of Complete Application was provided on March 3, 2020. Through discussions with City staff and Toronto Region and Conservation Authority (“**TRCA**”) staff, we received feedback and have revised certain aspects of the original application. This resubmission package includes a detailed planning addendum letter to the Planning and Urban Design Rationale provided by Bousfields Inc., and this letter outlines all of the specific changes to the revised Development Application.

We have resolved the technical and policy requests by TRCA. Several meetings and discussions with TRCA took place since February 2020 to receive their feedback and suggestions. An agreement has been reached on the delineation of the Long-Term Stable Top-

of-Slope (the "LTSOS"). The revised Development Application provides a 10 metre buffer area from the LTSOS which will be conveyed to TRCA. In addition, a 3.0 metre maintenance buffer has been secured on private lands, free and clear any built form other than minor projecting balconies. All of the revised reports and drawings implement the agreement reached with TRCA which was confirmed on October 6, 2020. In support of the revised Development Application, a Fluvial Geomorphic and Erosion Rate Assessment Report has been provided, in addition to a revised Natural Heritage Impact Study, a revised Slope Stability Analysis, a revised Ravine Stewardship Plan, and a revised Tree Inventory and Protection Plan.

The Site area has been reduced from 8,320 square metres to 6,145 square metres. Through the reduction in the Site area, the total gross floor area (GFA) has been reduced from 61,412 square metres to 59,404 square metres, and the gross density has been reduced from 4.72 FSI to 4.57 FSI. The net density has increased due to the increase in lands to be conveyed. There has been a shift in some of the GFA between uses and in the revised Development Application there is a greater portion of residential uses. However, a mix of uses is maintained and approximately 40% of the uses are non-residential, consisting of office, hotel, retail, and restaurant uses.

The revised Development Application has kept the same number of storeys as the February 2020 submission. The East Building (closest to Yonge Street) remains at 21 storeys and the West Building remains at 35 storeys. With the changing building footprints and the resulting constraints and shift in uses, there has been minor increases to the heights of both towers. The East Building height has increased by 4.7 metres due to the inclusion of residential uses on the top five levels and the need for greater floor-to-ceiling heights. The West Building height has increased by 1.8 metres to accommodate mechanical and structural requirements. These heights increases are minor, and the updated shadow study by Bousfields (December 2020) demonstrates that the revised Development Application continues to have acceptable impacts.

The revised Development Application maintains its excellent access to public transit through the connection to the TTC's Line 1 York Mills subway station, and the Site's location near the GO Transit York Mills regional bus terminal and TTC bus routes. The revised Development Application continues to support Provincial Policies, the Growth Plan, and transit-oriented development goals advanced by the Province and the City of Toronto. The revised Development Application continues to provide a hotel use on the Site along with other non-residential uses, which are critical for the economic development for the City of Toronto. Bousfields' planning addendum letter notes that their February 2020 Planning Rationale remains relevant and accurate.

In addition to the planning addendum letter, the civil engineering consultant and the landscape consultant have provided addendum letters to detail the changes to their drawings and reports. The letter from Schaeffers Consulting Engineers outlines the responses to the Development Engineering letter dated May 1, 2020 which was provided in response to the Zoning By-law Application and the Site Plan Control Application.

Materials Enclosed

In support of the revised Development Application and in accordance with your digital submission requirements, please find enclosed, via the Toronto Building Upload Link, the following materials:

1. A Resubmission Form for the Revised Development Application and a Project Data Sheet, dated December 9, 2020;

Plans and Reports provided:

2. 3D Building Mass Model, prepared by IBI Group (digital only);
3. Architectural Drawings (in two PDF files), prepared by IBI Group, dated January 29, 2020;
4. Checklist – Toronto Green Standards Version 3, prepared by IBI Group, dated December 8, 2020;
5. Civil engineering drawings, prepared by Shaeffers Engineering, dated December 7, 2020;
6. Civil engineering drawings, revised Functional Servicing and Stormwater Management Report, and Sanitary Capacity Analysis Report cover letter, prepared by Shaeffers Engineering, dated December 7, 2020;
7. Draft Official Plan Amendment text, prepared by Bousfields Inc.;
8. Draft Zoning By-law Amendment text for City of Toronto Zoning By-law No. 569-2013, as amended, and Draft Zoning By-law Amendment text for former City of North York Zoning By-law No. 7625, as amended, prepared by Bousfields Inc.;
9. Energy – Proposed Model Inputs report, prepared by Fluent Group Consulting Engineers, dated November 25, 2020;
10. Energy – Toronto Green Standards Savings for the condominium, prepared by Fluent Group Consulting Engineers, dated November 25, 2020;
11. Energy – Toronto Green Standards Savings for the hotel, prepared by Fluent Group Consulting Engineers, dated November 25, 2020;
12. Fluvial Geomorphic and Erosion Rate Assessment Report, prepared by Water's Edge, dated August 17, 2020;

13. Functional Servicing and Stormwater Management Report, prepared by Shaeffers Engineering, dated December 2020;
14. Landscape Plans, prepared by NAK Design, dated December 10, 2020;
15. Landscape Plans cover letter, prepared by NAK Design, dated December 8, 2020;
16. Natural Heritage Impact Study, prepared by Savanta, dated December 2020;
17. Noise and Vibration Study, prepared by HGC Engineering, dated December 2, 2020;
18. Pedestrian Level Wind Study, prepared by The Boundary Layer Wind Tunnel Laboratory, dated December 2020;
19. Planning Rationale and Urban Design Justification Report Addendum Letter, prepared by Bousfields Inc., dated December 9, 2020;
20. Ravine Stewardship Plan Drawings Figures 1 to 4, prepared by Kuntz Forestry Consulting Inc., dated December 7, 2020;
21. Ravine Stewardship Plan, prepared by Kuntz Forestry Consulting Inc., dated December 7, 2020;
22. Sanitary Capacity Analysis Report, prepared by Shaeffers Engineering, dated November 2020;
23. Shadow Study, prepared by Bousfields Inc., dated December 2020;
24. Slope Stability Analysis, prepared by EXP Services Inc., dated December 8, 2020;
25. Statistics Template – Toronto Green Standards Version 3.0, prepared by IBI Group, dated December 8, 2020;
26. Tree Inventory and Protection Plan Figure 1, prepared by Kuntz Forestry Consulting Inc., dated December 7, 2020;
27. Tree Inventory and Protection Plan, prepared by Kuntz Forestry Consulting Inc., dated December 7, 2020; and
28. Urban Transportation Considerations Report - Memorandum, prepared by BA Group, dated December 10, 2020.

Please do not hesitate to contact me or my colleague Chris Drew (email: chris.drew@devinepark.com; phone: 416-645-4583) should you require anything further to process this revised Development Application.

Yours very truly,
Devine Park LLP



Patrick Devine
PJD/MAC/CJD/sf

cc: Cathie Ferguson, Senior Planner, City of Toronto
Ben DiRaimo, Senior Planner, City of Toronto
TRCA
Yonge Park Plaza Inc.
Bousfields Inc.