

# DEVINE PARK LLP

PLANNING AND DEVELOPMENT LAWYERS

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April 13, 2021

## 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 revised certain aspects of the original application. A resubmission was provided on December 10, 2020.

We received memorandums from various City divisions, the TRCA, the TTC, school boards, and utilities. We are pleased to provide this resubmission in responses to those memorandums. Addendum letters have been provided to address all revision requests received. Certain material will be submitted directly to the TRCA as it is in a file format that they are able to access.

Further, Yonge Park Plaza Inc. has retained an accessibility consultant. Marnie Peters, President, Accessibility Simplified, has provided a report that reviews the development application and the City's policies for accessibility and for seniors. The report highlights the current challenges with the existing York Mills TTC station and the benefits of integrating the development, and the development providing an accessible entrance at the Site's location.

### **Materials Enclosed**

In support of the revised Development Application and in accordance with your digital submission requirements please find enclosed the following materials:

1. A Resubmission Form for the Revised Development Application and a Project Data Sheet, dated April 13, 2021;

#### *Plans and Reports provided:*

2. Accessibility Assessment, prepared by Accessibility Simplified, dated April 6, 2021;
3. Architectural Addendum Letter, prepared by IBI Group, dated April 13, 2021;
4. Architectural Drawings (in three PDF files), prepared by IBI Group, dated April 12, 2021;
5. Checklist – Toronto Green Standards Version 3, dated April 13, 2021;
6. Civil Engineering Drawings, prepared by Shaeffers Engineering, dated March 31, 2021;
7. Civil Engineering Addendum Letter, prepared by Shaeffers Engineering, dated March 31, 2021
8. Energy – Response to the Environment and Energy Division Letter – Wall-Roof Assembly and Glass Configurator Datasheet, prepared by Fluent Group Consulting Engineers Inc.;
9. Floodplain Mapping and Cut/Fill Analysis Report, prepared by Shaeffers Engineering, dated March 2021;
10. Functional Servicing and Stormwater Management Report (in two PDFs), prepared by Shaeffers Engineering, dated March 2021;
11. Landscape Addendum Letter, prepared by NAK Design, dated April 6, 2021;
12. Landscape Plans (in two PDF files), prepared by NAK Design, dated March 23, 2021;

13. Natural Heritage Impact Study Addendum Letter, prepared by Savanta, dated April 7, 2021;
14. Ravine Stewardship Plan Drawings Figures 1 to 4, prepared by Kuntz Forestry Consulting Inc., dated March 25, 2021;
15. Ravine Stewardship Plan, prepared by Kuntz Forestry Consulting Inc., dated March 25, 2021;
16. Statistics Template – Toronto Green Standards Version 3.0, prepared by IBI Group, dated April 12, 2021;
17. TRCA Response Letter, prepared by Shaeffers Engineering, dated March 31, 2021;
18. Tree Inventory and Protection Plan Figure 1, prepared by Kuntz Forestry Consulting Inc., dated March 25, 2021;
19. Tree Inventory and Protection Plan, prepared by Kuntz Forestry Consulting Inc., dated March 25, 2021; and
20. Urban Transportation Considerations Report Addendum Letter, prepared by BA Group, dated April 12, 2021.

Please do not hesitate to contact me or my colleague Chris Drew (email: [chris.drew@devinepark.com](mailto: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.