

Reply to the Attention of Annik Forristal
Direct Line 416.865.7292
Email Address annik.forristal@mcmillan.ca
Our File No. 232575
Date January 7, 2015

E-MAIL (teycc@toronto.ca; clerk@toronto.ca)

Toronto and East York Community Council
Toronto City Hall
100 Queen Street West, 2nd Floor, West Tower
Toronto, Ontario
M5H 2N2

Attention: Ros Dyers, Secretariat Contact, Toronto and East York Community Council

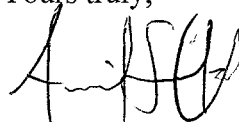
Dear Chair and Members:

**Re: Submissions on behalf of Amexon Development Corporation (“Amexon”)
TE3.34 – 175-191 Dundas Street East and 235 Jarvis Street – Zoning
Amendment Application filed by Dundas Residences Inc.**

We are the solicitors retained on behalf of Amexon, owner of the lands municipally known as 225 Jarvis Street.

Attached for your reference please find a letter dated November 20, 2014 to Mr. Giulio Cescato, author of the Preliminary Report dated September 16, 2014 for the above-referenced matter, wherein we set out Amexon’s serious concerns with respect to the proposed development at 175-191 Dundas Street East and 235 Jarvis Street. Please ensure that our letter of concern regarding the above noted zoning application is available to all Members of the TEYCC.

Yours truly,



Annik Forristal

Attach.

CC: Mr. Giulio Cescato, City Planner
Dundas Residences Inc.
Amexon Holdings Inc.
Gagnon & Law Urban Planners LLP

Reply to the Attention of Mary Flynn-Guglietti
Direct Line 416.865.7256
Email Address mary.flynn@mcmillan.ca
Our File No. 232575
Date November 20, 2014

Sent Via Email to (gcescat@toronto.ca)

City of Toronto
Toronto City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

Attention: Giulio Cescato, City Planner

Dear Sir:

**Re: City of Toronto Planning File No. 14208177 STE 27 OZ
235 Jarvis Street and 175-191 Dundas Street East**

We are the solicitors retained on behalf of Amexon Development Corporation (“**Amexon**”) owners of the lands generally located at the southeast quadrant of Jarvis Street and Dundas Street East and municipally known as 225 Jarvis Street. The property has frontage and access from both Jarvis Street and George Street and measures approximately 0.40 hectares (1.0 acre) in size. The property is currently developed with an 18 storey hotel use, known as the Grand Hotel.

We understand that the owners of the lands municipally known as 235 Jarvis Street and 175-191 Dundas Street East, which lands immediately abut the Amexon property to the north, have submitted an application to the City of Toronto to rezone its lands to permit a 47 storey mixed-use building consisting of a residential gross floor area of 34,365 square metres together with 186 square metres of grade-related retail uses. The development application is on lands that measure approximately 0.11 hectares (0.26 acres). The development proposal will contain a total of 534 dwelling units and 80 underground parking spaces. Our client’s land use planners, Gagnon & Law Urban Planners LLP have attended at the Planning Department to review the application and specifically the plans submitted to best understand the development proposal. After a review of the plans on file we believe it is imperative that we notify the City Planning Department of our client’s grave concerns regarding the application. According kindly accept this letter as notice of our client’s concerns and kindly ensure that we are formally notified regarding any and all meetings regarding this application.

We respectfully submit that the plans submitted indicate a development proposal that is not in keeping with the policies of the City of Toronto Official Plan and specifically do

not and cannot meet the City of Toronto Tall Building Design Guidelines. The development proposal plans do not properly consider the Amexon property as a mixed use re-development site for the purposes of two (2) or more tall buildings. Amexon is a significant developer in the City of Toronto and has plans to file an application in 2015 for a mixed used development consisting of two tall buildings. The proposed redevelopment at 235 Jarvis Street and 175-191 Dundas Street East fails to provide the minimum separation distances recommended in Section 3.2.3 of the City's Tall Building Design Guidelines.

Section 3.2.3 provides that a minimum separation distance of 12.5 metres should be maintained between a proposed tower and the adjacent side/rear property lines. In fact the proposed location of the building tower would be less than 5.5 metres from the south lot line which is totally unacceptable and would negatively impact any future redevelopment potential on the Amexon lands. We also respectfully submit that the construction of tall buildings on sites that are too small to accommodate the minimum tower setbacks as provided in the City's Tall Building Design Guidelines may result in negative impacts on the quality of the public realm, neighbouring properties, the living conditions for building occupants and the overall liveability of the City, all of which is contrary to the policies of the Official Plan.

The development proposal shows separation distances of slightly less than 25 m to the existing Grand Hotel, however those setback dimensions are immaterial as it is our clients intentions to demolish and redevelop the Grand Hotel in the short term as indicated above.

Based on a review of the site and the plans submitted for 235 Jarvis Street and 175-191 Dundas Street East we believe that achieving a tall building tower on the site is simply an overdevelopment on the site when one concludes that the most basic aspects of the City's Tall Building Design Guidelines cannot be met. We strongly suggest that the development proposal be reviewed and that only one tower that can comply with the well accepted minimum setbacks set out in the City Tall Buildings Design Guidelines be considered.

We understand that a public meeting regarding the application has not yet been scheduled and we again ask that we be provided with Notice of any and all meetings related to this application. Should you have any questions or require clarification please do not hesitate to call me.

Yours truly,



Mary Flynn-Guglietti

/sb

cc: The Clerk of the City of Toronto
Dundas Residences Inc.
Amexon Holdings Inc.
Gagnon & Law Urban Planners LLP