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December 3, 2018

Our File No.: 143277

Without Prejudice

City of Toronto
Legal Services
Metro Hall
26th Floor, 55 John Street
Toronto, ON M5V 3C6

Attention: Sara Amini

Dear Sirs/Mesdames:

**Re: LPAT Case No. PL140705 – 170 Spadina Avenue and 3, 5 and 7 Cameron Street
Without Prejudice Revisions re. Hearing Continuation – January 10, 2019**

As you know, we are solicitors for Queen Spadina Residences Corporation, who is the owner of the property known municipally as 170 Spadina Avenue (the “**Property**”) and the appellant in the above-noted matter. In a decision issued February 6, 2017, the Ontario Municipal Board (as it was then known) directed certain revisions to the proposed redevelopment of the Property.

Our client has worked diligently with City staff to achieve these revisions and appreciates the hard work of City staff in this regard. As a result of these discussions, we are writing on a without prejudice basis to propose revisions to satisfy remaining matters relating to built form.

- **Built Form:** The City does not object to the proposed built form as illustrated on the attached plans and drawings dated November 27, 2018, which includes rear angular plane encroachments and the 8.0 metre ground floor setback.
- **Unit Mix:** Our client agrees to construct a building on the subject site with a unit mix that includes a minimum of 37% two bedroom units and an additional 10% three-bedroom units, as a percentage of the total number of units.
- **Parking:** The City does not object to the proposed vehicular parking ratio of 0.06 visitor vehicular spaces per unit and 0.15 resident vehicular spaces per unit, for a combined ratio of 0.21 vehicular spaces per unit.

Please note that this settlement offer will remain open until the conclusion of the City Council meeting scheduled to commence on December 13, 2018.

Yours truly,

Goodmans LLP

Per: 

David Bronskill

DJB/

encls.

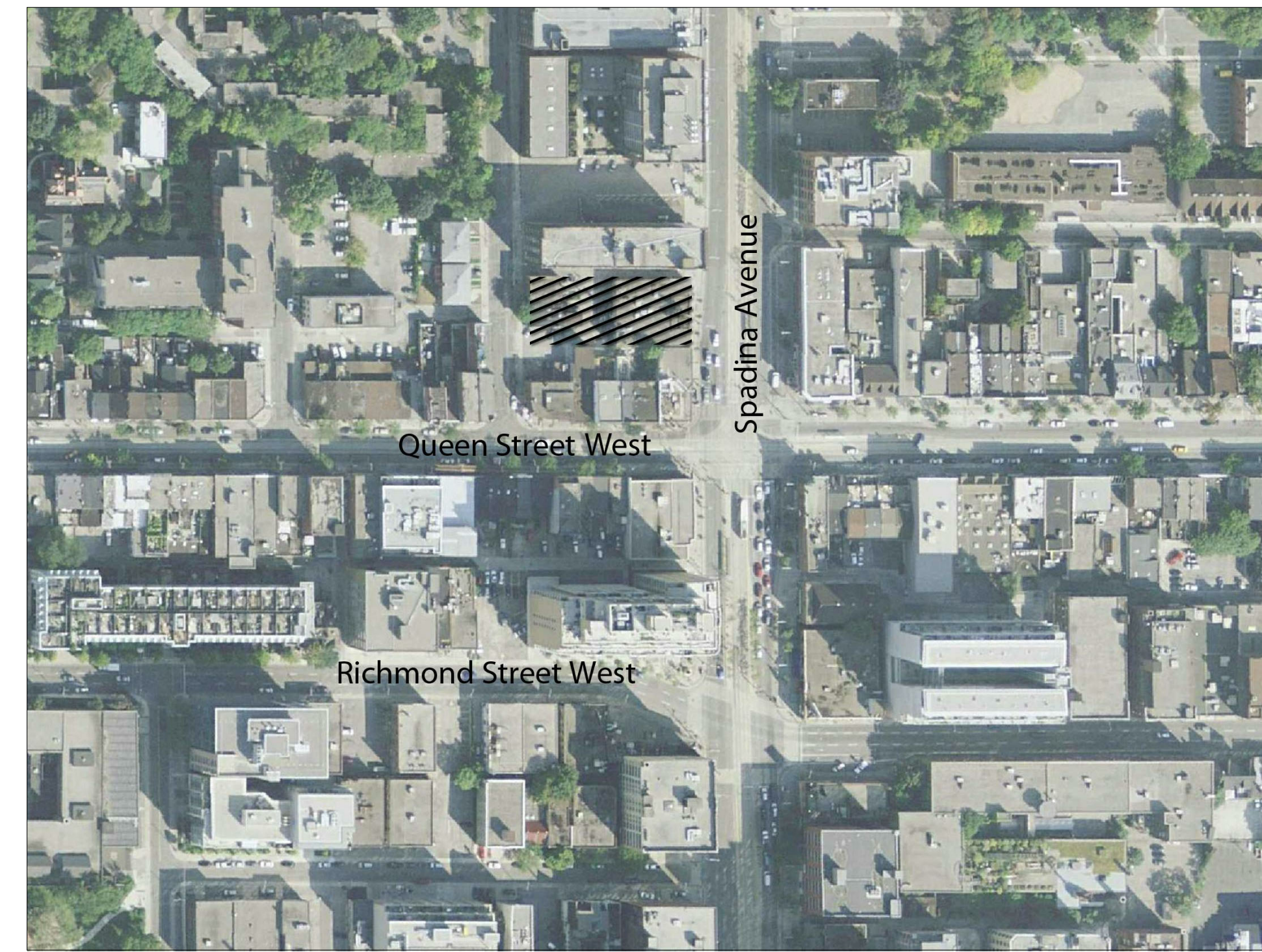
cc: Graig Uens, City Planning
Client

6883742



14096 - 170 SPADINA
2018-11-26

	Floor	GBA/Typ. Floor (sm)	No. Typ. Floors	GBA Gross Building Area (no exclusions)		569-2013 GFA Exempt* (sm)	City-Wide By-Law 569-2013				438-86 GFA Exempt** (sm)	Former By-Law 438-86				Suite Breakdown							Res Saleable Area (sf)	Retail Useable Area (sf)							
				GFA (Res)			GFA (Non-Res)		RGFA			NRGFA		Bach <45sm	1 Bdrrm	1 Bdrrm +Den	2 Bdrrm	2 Bdrrm +Den	3 Bdrrm	TH	Total Suites										
				sm	sf		sm	sf	sm	sf		sm	sf																		
ABOVE GRADE	Mech Penthouse	295.15	1	295.2		147.5	147.6	1,589			143.3	151.9	1,635																		
	12	794	1	794.0		34.8	759.2	8,172			21.7	772.2	8,312			0	2	1	1				4				8				
	11	848	1	848.4		39.2	809.2	8,710			21.7	826.8	8,899				3	1	5				2				11				
	10	902	1	901.7		39.8	861.9	9,277			21.3	880.4	9,476				4	1	5	0			2				12				
	9	955	1	954.8		35.2	919.6	9,899			21.3	933.5	10,048				4	1	6	1			1				13				
	8	1,007	1	1,006.7		35.0	971.7	10,459			21.6	985.1	10,604				4	2	6	1			1				14				
	7	1,163	1	1,162.7		35.3	1,127.4	12,135			21.4	1,141.3	12,285				3	8	6	6			1				18				
	6	1,163	1	1,162.7		35.3	1,127.4	12,135			21.4	1,141.3	12,285				3	8	6	6			1				18				
	5	1,163	1	1,162.7		35.3	1,127.4	12,135			21.4	1,141.3	12,285				3	8	6	6			1				18				
	4	1,164	1	1,164.0		34.9	1,129.1	12,154			21.5	1,142.6	12,298				5	6	6	6			1				18				
	3	1,164	1	1,164.0		34.9	1,129.1	12,154			21.5	1,142.6	12,298				5	6	6	6			1				18				
	2	1,175	1	1,175.0		34.9	1,140.1	12,272			22.0	1,153.0	12,411				1	6	6	6			1				14				
	Mezzanine	943.5	1	943.5		301.1	642.4	6,914			338.9	604.6	6,507																		
	Ground	910.6	1	910.6		173.8	318.3	3,426	418.6	4,506	139.0	353.0	3,800	418.6	4,506									2				2			
BELOW GRADE	P1	1646	1	1,646.0		1,530.9	115.1	1,239	0.0		1415.7	230.3	2,479	0.0	0																
TOTALS							12,325.4	132,671				12,599.7	135,623														0	0			
				Indoor Amenity Deduction			196.8		Indoor Amenity Deduction			196.8																			
				15,291.9			12,128.6		418.6			12,402.9		418.6		0	37	48	59	2	16	2	164								
																0%	23%	29%	36%	1%	10%	1%	99%	% of Suite Type							
GFA USE Breakdown	Site Area 1,764.80 sm						Required Amenity				Provided Amenity				BF 13 9 2 24							Barrier Free Unit Required									
	Total NON-RES GFA 418.59 sm						Indoor Amenity = 196.8 sm (1.2 sm/unit)				207 sm				BF 12 12 4 28							Barrier Free Unit Provided									
	Total RESIDENTIAL 12,128.61 sm						Outdoor Amenity = 344.4 sm (2.1 sm/unit)				345				<i>*10 Units are Proposed Rental Replacement Units - included in the unit number</i>																
Area Totals & FSI	Combined RES & NON-RES Gross Floor Area Totals						12,547.2 by-law 569-2013				12,821.5 by-law 438-86				PARKING																
	Res Floor Space Index						R 6.87 C 0.24				R 7.03 C 0.24				Loading = 1 x Type G loading																
	Floor Space Index (FSI) Res AND Non-Res						7.11				7.27				Visitor = 10 spaces (0.06 ratio)																
												Residents = 26 spaces (0.15 ratio)																			
												Total = 36 spaces (0.21 ratio)																			



2 A101 Context Plan

TOPOGRAPHICAL SURVEY OF
**PART OF PARK LOT 16
 CONCESSION 1, FROM THE BAY
 AND
 LOT 1, REGISTERED PLAN 441
 AND
 PART OF LOT 30, REGISTERED PLAN D-280**
 CITY OF TORONTO
 SCALE 1 : 150
 R. AVIS SURVEYING INC.

METRIC : DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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NOTES AND LEGEND
 BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS Nos. 0201988100 and 0201988101, ARE REFERRED TO THE ONTARIO CO-ORDINATE SYSTEM, MTM ZONE 10, CENTRAL MERIDIAN 79° 30' WEST LONGITUDE, UTM MODIFIED TRANSVERSE MERCATOR PROJECTION NAD 83 (CSRS 89/12).
 HCM # 02019881009 HCM # 02019881010
 N: 463490.204 N: 463400.308
 E: 313162.235 E: 313190.218

DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99988660
 ELEVATIONS ARE GEODETIC ORIGIN AND ARE DERIVED FROM CITY OF TORONTO BENCH MARK No. C1557, ELEVATION 91.250m.

- DENOTES SURVEY MONUMENT FOUND
- D DENOTES SURVEY MONUMENT PLANTED
- SB DENOTES STANDARD IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- WT DENOTES WITNESS
- MEAS DENOTES MEASURED
- N.S.E.W DENOTES NORTH, SOUTH, EAST, WEST
- SET/S DENOTES SET
- P DENOTES REGISTERED PLAN 441
- P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY SPECTRI, VAN NESTRAND & RESON LIMITED DATED AUGUST 11, 2003
- CIS DENOTES CITY OF TORONTO SURVEY DEPARTMENT
- RC DENOTES RABIDEAU & CZERWINSKI, O.L.S.
- WB DENOTES WINDOW WELL
- BO DENOTES BOLLARD
- BP DENOTES BELL POLE
- CB DENOTES CONCRETE CURB
- CC DENOTES CONCRETE CURB CUT
- TC DENOTES CONCRETE CURB TOP
- EHW DENOTES ELECTRICAL HAND WELL
- FI DENOTES FIRE HYDRANT
- GV DENOTES GAS VALVE
- QVK DENOTES GAS VALVE KEY
- HBP DENOTES HYDRO BELL POLE
- HP DENOTES HYDRO POLE
- LS DENOTES LIGHT STANDARD
- MH DENOTES MANHOLE
- MH STM DENOTES STORM WATER MANHOLE
- OH DENOTES OVERHEAD HYDRO WIRES
- HW DENOTES HAND WELL
- TL DENOTES TRAFFIC LIGHT
- NK DENOTES UTILITY POLE
- WV DENOTES WATER VALVE
- WK DENOTES WATER KEY
- PRD DENOTES ON PRODUCTION
- DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER 0.10 metres
- DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER 0.10 metres
- DENOTES SPOT ELEVATION

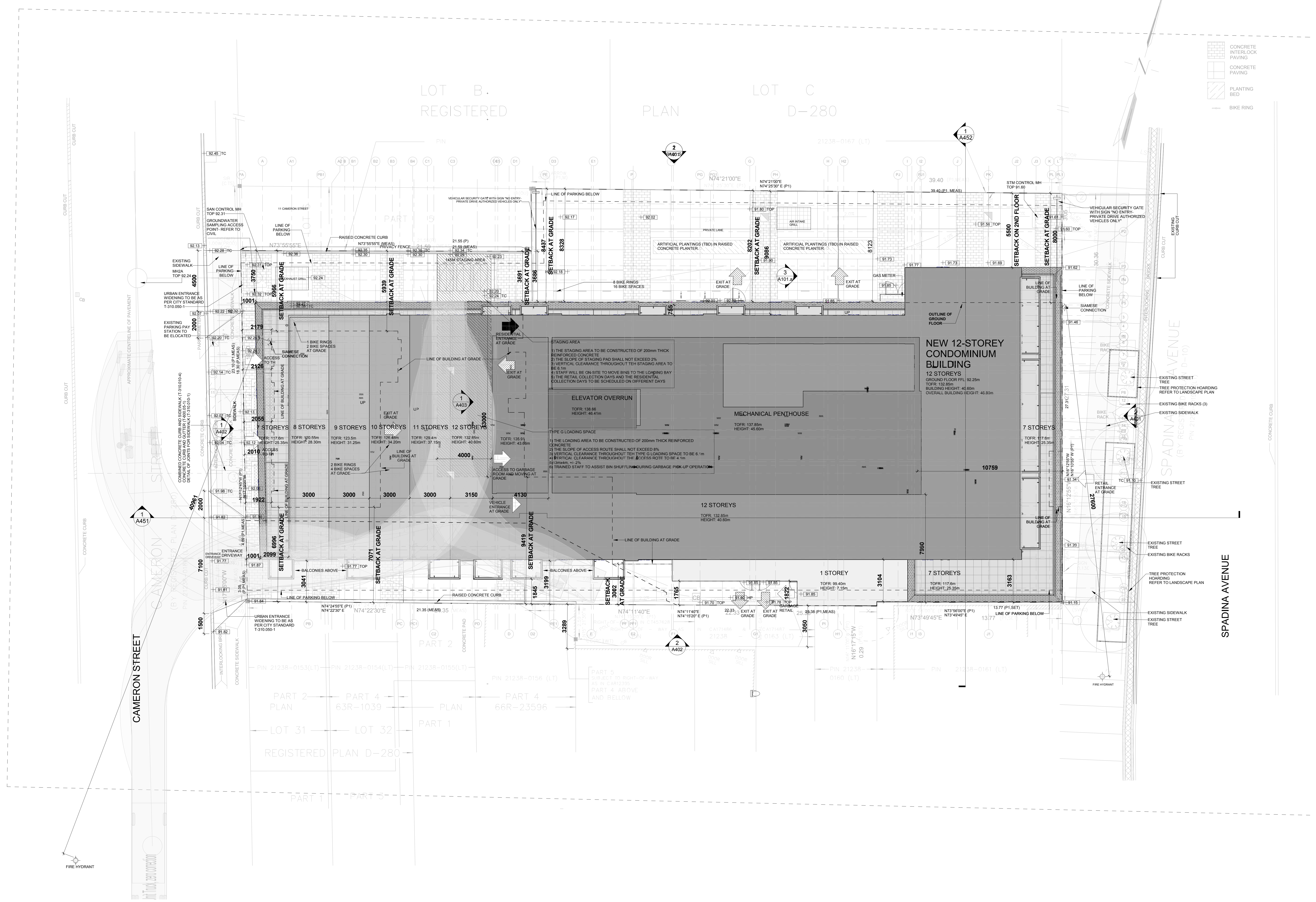
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT,
 THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 11th DAY OF JANUARY, 2012

JANUARY 12, 2012
 DATE
 GREGG C. M. LO
 Ontario Land Surveyor

R. AVIS SURVEYING INC.
 SUITE 203
 235 YORKLAND BOULEVARD
 TORONTO, ONTARIO
 M2J 4Y8
 TEL: (416) 490-8352 FAX: (416) 491-6206
 EMAIL: office@avisurveying.com

CHECKED BY : G.L. O.L.S.
 CALCULATED BY : SR PROJECT No. : 2712-3
 DRAWN BY : SR/GN/PR DRAWING No. : 2712-31-DWG

3 A101 Survey Information



1 A101 SITE PLAN SCALE: 1:100

- CONCRETE INTERLOCK PAVING
- CONCRETE PAVING
- PLANTING BED
- BIKE RING

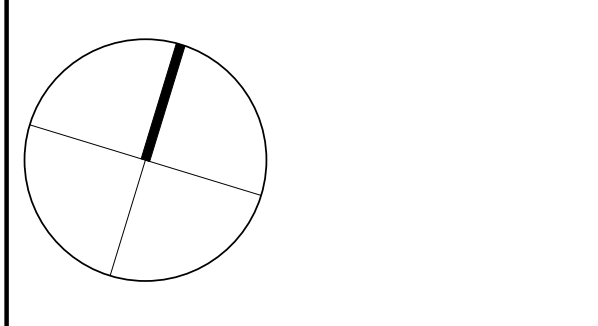
- PROPERTY LINE
- LINE OF UNDERGROUND GARAGE BELOW
- MAIN BUILDING ENTRANCE
- BUILDING ENTRANCE (SECONDARY)
- EXIT
- VEHICLE/LOADING ENTRANCE/EXIT
- FIRE HYDRANT
- SIAMSE CONNECTION
- MANHOLE COVER
- AREA DRAIN
- CATCH BASIN
- EXISTING LIGHT
- FINISH FLOOR ELEVATION
- EXISTING ELEVATION
- PROPOSED ELEVATION
- TOP OF ROOF
- BUILDING ENVELOPE
- FIRE ACCESS ROUTE HEAVY DUTY PAVING ASSEMBLY TO BE DESIGNED TO MEET THE LONGEST PERIOD BY FIRE FIGHTING EQUIPMENT

Date	No.	Description
2018-10-18	SPA-Resubmission	ISSUE RECORD

Date	No.	Description
2018-10-18	SPA-Resubmission	ISSUE RECORD

2018-10-18 SPA-Resubmission

ISSUE RECORD



Quadrangle

Quadrangle Architects Limited
 201 King Street West, Suite 201 Toronto, ON M5V 3H5
 416 598 1240 www.quadrangle.ca

170 Spadina, 1-7 Cameron Street

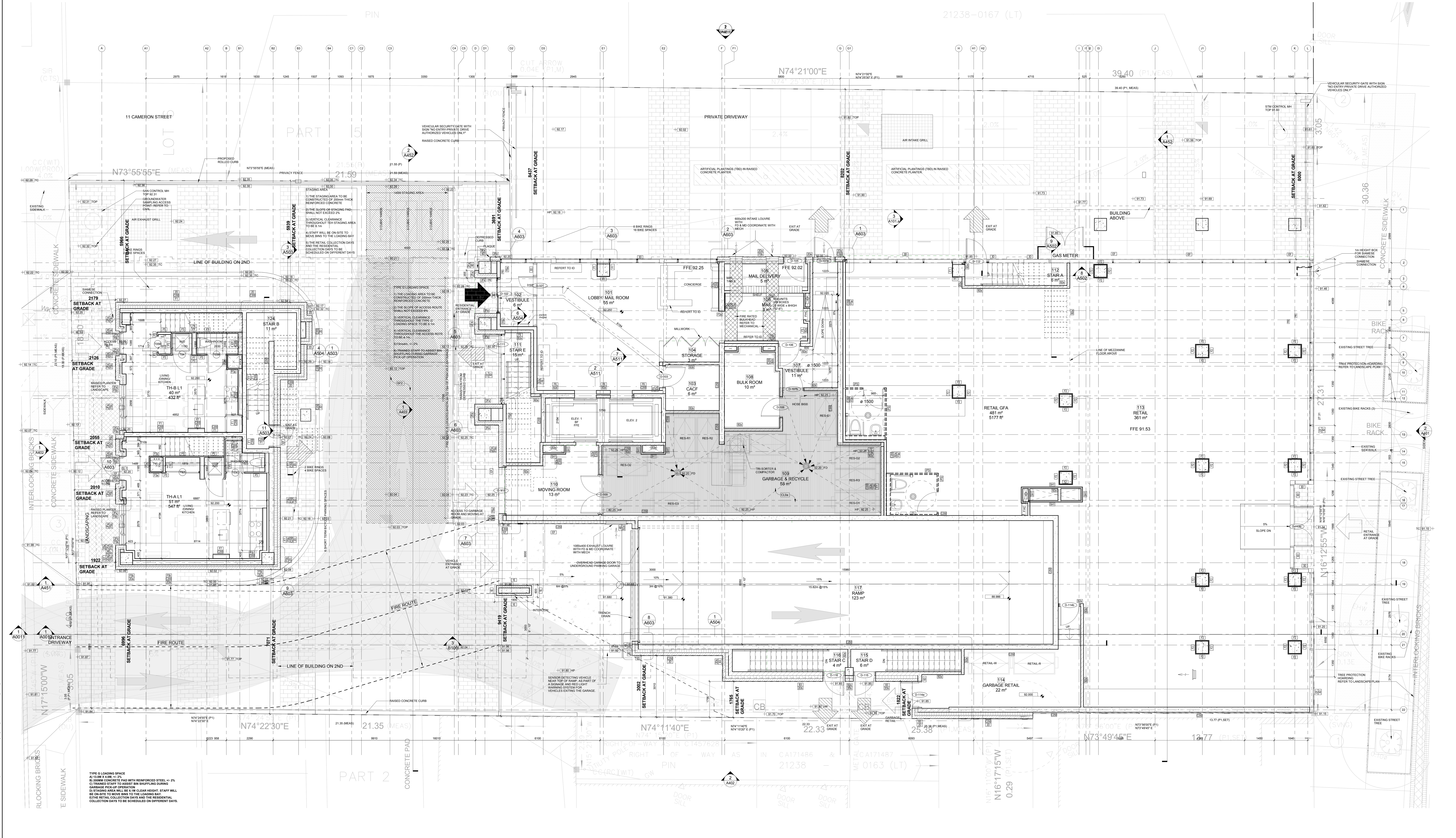
Toronto, ON
 for Queen Spadina Residences Corp.

14096 As indicated CO SSC
 PROJECT SCALE KNTM REVIEWED

Site Plan

A101

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for verifying all work and dimensions and any errors or omissions are the responsibility of the Contractor and shall be corrected prior to construction.



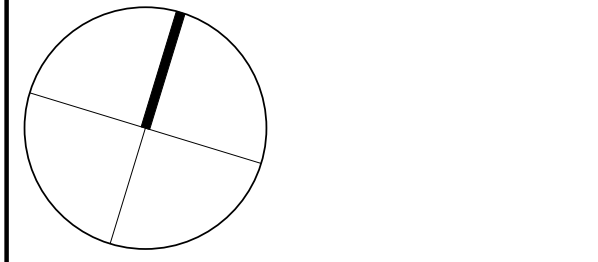
Ceilings Legend

[Symbol]	Suspended Acoustic Ceiling, Entry, Mechanical Penthouse, Garage Floors
[Symbol]	Suspended Acoustic Ceiling, Atrium
[Symbol]	Suspended Acoustic Ceiling, Moving Room, Retail Garage
[Symbol]	Dropped Ceiling, Entrance

Date: No. Description

REVISION RECORD

2018-10-18 SPA-Resubmission
ISSUE RECORD



Quadrangle
Quadrangle Architects Limited
301 King Street West, Suite 101 Toronto, ON M5V 3H5
1-416-598-1240 www.quadrangle.ca

170 Spadina, 1-7 Cameron Street
Toronto, ON
for Queen Spadina Residences Corp.

14096 As indicated KN SSC
PROJECT SCALE DRAWN REVIEWED

Ground Floor Plan

A201

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1 WEST ELEVATION (CAMERON STREET)
SCALE: 1: 100



2 SOUTH ELEVATION
SCALE: 1: 100

- LEGEND**
- V01- VISION GLASS - RESIDENTIAL
 - V02- VISION GLASS - RESIDENTIAL - BIRD FRIENDLY
 - V03- VISION GLASS - RETAIL
 - V04- VISION GLASS - RETAIL - BIRD FRIENDLY
 - GL2- TOP HAT METAL PANEL DARK GREY
 - GL1- GLASS RAILING - CLEAR
 - GL2- GLASS RAILING - BIRD FRIENDLY
 - PC1- BRICK EMBEDDED IN PRECAST - RED
 - PC2- BRICK EMBEDDED IN PRECAST - DARK GREY
 - PC3- ARCHITECTURAL CONCRETE PRECAST PANEL - WHITE
 - MT1- MULLIONS, LOUVERS, WINDOW FLASHING, RAINSCREEN - DARK GREY
 - MT2- METAL PANEL RAINSCREEN CLADDING - COPPER
 - MT3- METAL PANEL / RAINSCREEN CLADDING - DARK GREY
 - MT4- METAL PANEL CEILING - COPPER
 - ST1- GRANITE STONE TILES
 - LV1- ARCHITECTURAL LOUVER
 - PF - EIFS - DARK GREY

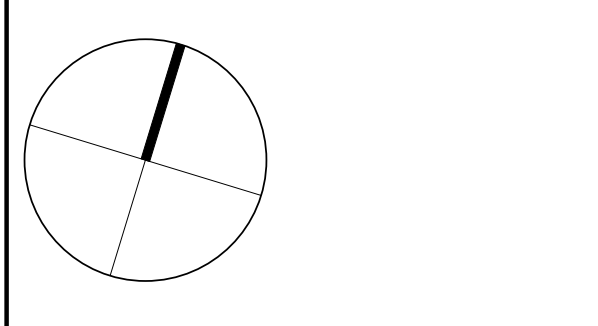
A MINIMUM OF 50% OF ALL EXTERIOR GLAZING WITHIN THE FIRST 10M OF THE BUILDING ABOVE GRADE AND FIRST 4M OF GLAZING ABOVE THE FEATURE NEAR THE ROOFTOP VEGETATION WILL BE TREATED AS BIRD FRIENDLY GLAZING.

Date	No.	Description
2018-10-18	SPA-Resubmission	ISSUE RECORD

ISSUE RECORD

2018-10-18 SPA-Resubmission

ISSUE RECORD



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170 Spadina, 1-7 Cameron Street

Toronto, ON

for Queen Spadina Residences Corp.

14096 As indicated LGJ SSC
PROJECT SCALE DRAWN REVIEWED

West & South Elevations

A402

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C:\Users\p1\Documents\Projects\170 Spadina\170 Spadina_A402.dwg, 1/1/2018 10:00:00 AM, 1/1/2018 10:00:00 AM, 1/1/2018 10:00:00 AM

2018-10-18 10:00:00 AM



1 WEST ELEVATION (CAMERON STREET)
SCALE: 1: 100

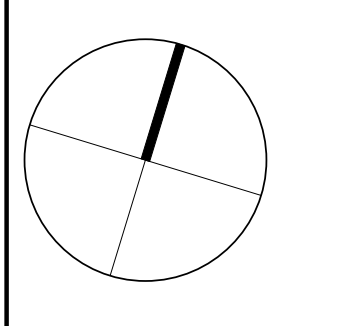


2 SOUTH ELEVATION
SCALE: 1: 100

- LEGEND:**
- V01- VISION GLASS - RESIDENTIAL
 - V02- VISION GLASS - RESIDENTIAL - BIRD FRIENDLY
 - V03- VISION GLASS - RETAIL
 - V04- VISION GLASS - RETAIL - BIRD FRIENDLY
 - GL1- TOP HAT METAL PANEL DARK GREY
 - GL2- GLASS RAILING - CLEAR
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 - PC1- BRICK EMBEDDED IN PRECAST - RED
 - PC2- BRICK EMBEDDED IN PRECAST - DARK GREY
 - PC3- ARCHITECTURAL CONCRETE PRECAST PANEL - WHITE
 - MT1- MULLIONS, LOUVERS, WINDOW FLASHING, RAILINGS - DARK GREY
 - MT2- METAL PANEL, RAINSCREEN CLADDING - COPPER
 - MT3- METAL PANEL / RAINSCREEN CLADDING - DARK GREY
 - MT4- METAL PANEL CEILING - COPPER
 - ST1- GRANITE STONE TILES
 - LV1- ARCHITECTURAL LOUVER
 - PF - EIFS - DARK GREY

A MINIMUM OF 80% OF ALL EXTERIOR GLAZING WITHIN THE FIRST 10M OF THE BUILDING ABOVE GRADE AND FIRST 4M OF GLAZING ABOVE THE FEATURE NEAR THE ROOFTOP VEGETATION WILL BE TREATED AS BIRD FRIENDLY GLAZING.

Date	No.	Description
2018-10-18	SPA-Resubmission	ISSUE RECORD



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170 Spadina, 1-7 Cameron Street
Toronto, ON

for
Queen Spadina Residences
Corp.

14096 As indicated LGJ SSC
PROJECT SCALE DRAWN REVIEWED

West & South Elevations

A402

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