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

November 29, 2018

Attention: Ms. Ellen Penner, Solicitor

Dear Ms. Ellen,

**RE: 2795 BATHURST STREET
REZONING APPLICATION NO.: 15 152614 NNY 16 OZ**

Please find the attached drawings which address the changes requested in the Nov 16 2018 response email, in addition to all negotiated changes from the Mediation Tribunal in Sept 4 2018.

A) PLANNING COMMENTS RECEIVED WITHOUT PREJUDICE NOVEMBER 16, 2018

City's Comment:

1. All balconies and window openings at the north property line between the ground and fifth floors must be deleted or setback a minimum of 3 metres from the property line to ensure they are not obstructed or too close to any future development on the lands to the north;
2. All window openings at the south property line between the ground and 4th floors must be deleted to ensure they are not obstructed or too close to any future addition to the building to the south;

IBI's Response to item 1 & 2:

A review of the development potential of the north and south sides of the building have been produced. Any overlap with potential future built form has resulted in a deletion of the balconies. Both north and south developments cannot exceed 4 storeys. All windows are proposed to be secondary windows with window sprinklers. These could then be converted to full spandrel in the event of those future developments proceeding.

City Comment:

3. Please provide a redevelopment model of the property to the north demonstrating its development potential. If development to the north can exceed 5 storeys, then any proposed window openings and balconies at the north property line must be deleted or setback a minimum of 3 metres from the property line and/or redesigned to the City's satisfaction;

IBI's Response to item 3:

A review of the development potential of the north and south sides of the building have been produced. Any overlap with potential future built form has resulted in a deletion of the balconies. Both north and south developments cannot exceed 4 storeys. Refer to Supplemental Architectural Drawings A24 & A 25 "Potential Development of the North Property".

City's Comment:

4. On the south elevation above the 4th floor, please increase the balcony depth to 1.8 metres and their length to 25 % of the overall south elevation length;
5. On the north elevation, on the levels where it has been deemed appropriate based on the redevelopment potential model, please increase the balcony depth to 1.8 metres and their length to 25% of the overall elevation length;

IBI's Response to items 4 & 5:

Balconies noted at 1.8m. Refer to Architectural Drawings A8-A13 Floorplans. Also refer to Architectural Drawing A26 & A27 North & South Balcony Calculation

City's Comment:

6. Please provide the size of units;

IBI's Response:

This is still being verified through marketing.

City's Comment:

7. 5 accessible parking spaces are to be provided

IBI's Response:

A minimum of five (5) accessible parking spaces with the appropriate dimensions have been provided. Architectural Drawings A3 – P1 Parking Plan, A4 – P2 Parking Plan & A5 – P3 Parking Plan.

City's Comment:

8. Submission of draft Zoning by-law amendments are required;

IBI's Response:

Draft Zoning by-law amendments are provided.

City's Comment:

9. Submissions of a Rental Housing and Conversion Declaration of Use Screening Form is required.

IBI's Response:

Form has been completed and executed.

B) TRANSPORTATION COMMENTS**City's Comment:**

- 1.1 b) Please provide additional separation between the proposed site driveway and the existing laneway. The proposed access must have a 5.0m curb radius contained entirely on its site and the two curb cuts must be separated by a median.

IBI's Response:

The proposed access has a 5.0m curb radius contained entirely on its site and the two curb cuts are separated by a median. Refer to Architectural Drawing A1 and A2.

City's Comment:

- 1.1 c) To meet the Toronto Green Standards, please provide three (3) roughed-in conduits for electric vehicles

IBI's Response:

Three rough in conduits have been added for electric vehicles. Refer to Architectural Drawings A3 – P1 Parking Plan.

City's Comment:

- 1.1 d) To meet the City's accessibility guidelines, please provide a minimum of five (5) accessible parking spaces with the appropriate dimensions.

IBI's Response:

A minimum of five (5) accessible parking spaces with the appropriate dimensions have been provided. Refer to Architectural Drawings A3 – P1 Parking Plan, A4 – P2 Parking Plan & A5 – P3 Parking Plan.

**C) OFFICIAL PLAN/ZONING BY-LAW AMENDMENT CONDITIONS
COMMENTS****City's Comment:**

1. **Provide** parking in accordance with the following minimum requirements:

Residential Use

- Bachelor Units (up to 45m²): 0.7 spaces per unit;
- Bachelor Units (more than 45m²): 1.0 spaces per unit
- 1-Bedroom Units: 0.8spaces per unit;
- 2-Bedroom Units: 0.9 space per unit;
- 3+ Bedroom Units: 1.1spaces per unit
- Visitor Spaces: 0.15spaces per unit;

Retail Use

- 1.0 spaces per 100 m² of Gross Floor Area;

IBI's Response:

Parking Rates will comply as shown. Refer to Architectural Drawing A1 Siteplan.

City's Comment:

2. The on-site parking is **subject** to the following maximum requirements:

Residential Use

- Bachelor Units (up to 45m²): 1.0 spaces per unit;
- Bachelor Units (more than 45m²): 1.3 spaces per unit;
- 1-Bedroom Units: 1.2spaces per unit;
- 2-Bedroom Units: 1.3 space per unit
- 3+ Bedroom Units: 1.6 space per unit

Retail Use

- 4.0 spaces per 100 m2 of Gross Floor Area;

IBI's Response:

Parking Rates will comply as shown.

City's Comment:

3. Provide a minimum of one Type G loading space with the following dimensions: 13.0m in length, 4.0m in width, and 6.1m of vertical clearance.

IBI's Response:

Will comply. Refer to Architectural Drawing A2 Ground floor plan.

Should you require any further information or assistance, please do not hesitate to contact us.

Yours very truly,

IBI GROUP ARCHITECTS (CANADA) INC.

A handwritten signature in black ink, appearing to read 'H. Burstyn'.

Henry Burstyn B.TECH, M.ARCH, OAA, MRAIC
Director | Sr. Practice Lead, Architecture

Cc: File