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Our file: G354-03

September 18, 2019

DELIVERED BY EMAIL

(Elisabeth.SilvaStewart@toronto.ca, Allison.Reid@toronto.ca)

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City of Toronto
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Allison Reid – Senior Urban Designer
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Dear Elisabeth and Allison:

**RE: LPAT Case No. PL170954
Municipal File No. 16 271597 WET 13 OZ
35, 41-63, 65 and 95 High Park Avenue and 66 and 102-116 Pacific Avenue
Circulation of Revisions to Proposal**

The purpose of this letter is to formally submit revised plans to the City of Toronto for the above-noted applications and appeals. The revised proposal set out here will form the basis of the Local Planning Appeal Tribunal hearing scheduled to commence on January 27, 2020.

Revisions to Redevelopment Proposal

The revisions to the redevelopment proposal provided here are directed toward addressing issues raised by the City in these proceedings.

As further detailed in the attached memoranda, these revisions include the following:

1. Changes to Site Plan and Built Form

The four proposed new buildings have been revised as follows:

Building	Previous Proposal	Revised Proposal
A	High Rise Tower, 39 storeys (117.5 m) 4-storey podium Large retail space (1,310 m ²) Floorplate of 810 m ²	High Rise Tower, 35 storeys (102.4 m) 3-5 storey podium Retail space replaced with residential, bike parking area, back of house and loading space; small retail area retained (500 m ²) Reduced floorplate of 750 m ² Increased separation distances
B	High Rise Tower, 29 storeys	Mid-Rise Building, 11 storeys with 3- storey podium Increased separation distances (generally)
C	High Rise Tower, 34 storeys (97.9 m)	High Rise Tower, 30 storeys (87 m) with 3-storey podium Shifted to northeast, with adjusted separation distances
D	Mid-Rise Building, 8 storeys	Low-Rise Building, 4-storeys Adjusted separation distances

2. Changes in Unit Count and Mix

The previous proposal provided a total of 1995 units (964 retained, 1031 proposed) and a proposed gross floor area of 81,474 m² of new construction. The revised proposal includes 1760 units (968 retained and 792 proposed) and a proposed gross floor area of 59,905 m² of new construction.

Additionally, four fewer units will be demolished as a result of revisions to the proposal.

3. Removal of Retail Component

The large retail component in Building A has been removed, with a small retail space proposed within existing Official Plan permissions. Accordingly, no Official Plan Amendment is required, and this part of the application and appeal will be withdrawn at the hearing.

4. Changes to Landscape and Parkland Dedication

Approximately 727 m² of parkland dedication area is now proposed on the southern part of the site, immediately adjacent to the existing green space and the proposed City park. Additionally, given the 23,829 m² reduction in new gross construction area, more of the existing landscape is retained and additional new landscaping is proposed.

Additional changes to landscaping, including reductions to proposed tree removal, reduction to hardscape and increase in softscape, are further detailed in the attached Landscape Architects memorandum.

5. Reduction in Below-Grade Floors

The below-grade parking levels beneath Tower A have been reduced from five to four. The previously shown central underground bike parking area has been relocated and redistributed across the site, above and below grade.

With respect to Item 4 above, please note that the proposed parkland dedication is based on the net development area, as calculated and shown on Drawing A104 in the attached architectural drawing set. This parkland dedication comprises 5% of the net development area, and is in accordance with the amendments to Section 42 of the *Planning Act* set out in the *More Homes, More Choice Act*, 2019, S.O. 2019, c. 9, otherwise known as Bill 108.

Attached Materials

The following are attached in support of the revised proposal:

1. Full Revised Architectural Drawings prepared by Zeidler Architecture Inc. and dated September 16, 2019 (drawings A000 through A500);
2. Memorandum (#A002) outlining Revisions to the Development Proposal prepared by Zeidler Architecture Inc. and dated September 16, 2019;
3. Revised Landscape Drawings prepared by PMA Landscape Architects and dated September 17, 2019, as follows:
 - a. Landscape Diagrams (L0);
 - b. Landscape Plan (L1);

- c. Coloured Landscape Plan (L2); and
4. Memorandum outlining changes to landscaping prepared by PMA Landscape Architects and dated September 17, 2019.

Further Supporting Materials and LPAT Appeal

Please note that the supporting reports and materials will be provided by no later than September 30, 2019, including revised zoning by-law amendments.

The revised proposal provided set out here, with the supporting material to follow, will form the basis of our appeal to the LPAT, and will be the requested proposal for which we are seeking zoning by-law amendment approval.

In the event that these changes satisfactorily address any of the City's issues as set out in the Issues List attached to the LPAT's approved Procedural Order, we would appreciate receiving notice of which Issues may be removed at your earliest convenience.

Should you require further information or have any questions/concerns about the above and attached, please do not hesitate to contact me at your earliest convenience.

Yours very truly,

Devine Park LLP



Jason Park
JIP/AGF

Attachments

- cc. Gabe Szobel, City Legal
- Ray Kallio, City Legal
- Laura Bisset, City Legal
- Marc Hardiejowski, City Legal
- Adrian Frank, Devine Park LLP
- 1213763 Ontario Inc. (c/o GWL Realty Advisors)

Date Issued: September 16th, 2019
Project Name: **High Park Village**
To: Jason Park
Devine Park LLP
250 Yonge Street, Suite 2302
Toronto, Ontario M5B 2L7
Project Number: 15-1-026

Memorandum

MEMO #A002

Title: High Park Village – 35, 41-63, 65 and 95 High Park Avenue and 66 and 102-116 Pacific Avenue

Revisions to the development proposal

The purpose of this memo is to highlight the important differences between the current development proposal and the original proposal submitted in December 2016.

The primary differences between the current development and the previously submitted proposal are as follows:

- 1) **TOWER A, HIGH-RISE** – located on the west side of the site, on High Park Avenue, between the 65 High Park and the 35 High Park buildings; the building is composed of a 3- to 5-storey podium and a 35-storey tower:
 - Separation distances to Tower A were previously 27.0m from the 66 Pacific building and 25.0m from the 35 High Park building. Tower A has now been shifted north-west, and the separation distances are now 34.5m from 35 High Park and 33.6m from 66 Pacific. The northern portion of the podium has been shortened and the new setback distance between it and the 65 High Park building is now 15.0m (previously 7.8m).
 - An overall 1,506.00m² have been removed from the east side of the podium, which results in a more compact building, while at the same time a larger portion of the existing landscape is retained.
 - The southern part of the podium has also been shortened and the podium setback from Tower A to 35 High Park has increased from 21.1m to 25.8m.
 - The 1,310.00m² retail space on the ground floor has been reconfigured and replaced with residential units, bike parking area (previously completely in the basement), back of house and loading space. A small portion of the retail, with an area less than 500.00m², has been retained on the south-west corner of the building.
 - The tower floor plate area has been reduced from 810.00m² to 750.00m²

- As a consequence of removing the retail, an additional storey has been added to the podium residential resulting in a 5-storey podium that generally matches the height of the previously proposed 4-storey podium.
 - The overall height has been reduced from 39 to 35 storeys (from 117.5m to 102.4m).
- 2) **MID-RISE B, MID-RISE** – located on the west side of the site, on High Park Avenue, between the 95 High Park and the 65 High Park buildings; the building is composed of a 3-storey podium and an 11-storey mid-rise building:
- Separation distances were previously 18.0m from the 95 High Park building and 23.0m from the 65 High Park building respectively. The width of the Mid-rise B has been reduced and the separation distances are now 20.0m from 95 High Park and 25.0m from 65 High Park.
 - The height of the building has been significantly reduced from 29 storeys to 11 storeys.
 - The north edge of the mid-rise has been extended towards the north. The 25.0m separation distance to Tower C has been maintained.
 - The podium setback to 65 High Park has been reduced from 18.5m to 16.3m.
- 3) **TOWER C, HIGH-RISE** – located on the eastern edge of the site on Pacific Avenue, between the 299 Glenlake and the 65 High Park buildings; the building is composed of a 3-storey podium and a 30-storey tower:
- Tower C has been shifted to the north-east.
 - Separation distances to Tower C were previously 30.0m from the 299 Glenlake building and 25.0m from the 65 High Park building. The separation distances are now 27.0m from 299 Glenlake, 27.0m from 65 High Park and 6.0m from the east property line.
 - The 3-storey podium is setback 3.0m from the Pacific Ave. property line and 22.0m from 65 High Park
 - The height of the tower has been reduced from 34 storeys to 30 storeys (from 97.9m to 87.00m)
- 4) **LOW-RISE D, LOW RISE** – located on the south-east side of the site, on Pacific Avenue:
- The 8-storey mid-rise building has been replaced with a 4-storey low-rise building
 - Separation distances to Mid-rise D were previously 15.0m from the 66 Pacific building, 30.0m from the 35 High Park building, 2.5m from the south property line and 5.0m from the Pacific Ave. property line. The new separation distances are 15.0m from 66 Pacific, 15.0m from 35 High Park, 9.9m from the south property line (or 5.5m from the proposed parkland dedication area) and 6.0m from the Pacific Ave. property line.

5) **LANDSCAPE AND OPEN SPACE AREAS:**

- Approximately 727.00m² of parkland dedication area is proposed on the southern part of the site immediately adjacent to the existing green space.
- One new curb cut on Pacific Ave. has been removed from the proposed site plan, while the one previously located north of Tower C, has now been shifted to the south. The existing quantity of curb cuts on High Park Ave. have been maintained in similar locations
- The new gross construction area is reduced by **23,829.00m²** from the previous submission resulting in an increased retention of existing landscape, and more generous areas of new landscaping.

6) **BELOW GRADE**

- The number of below grade floors have been reduced from 5 to 4 beneath Tower A. The rest of the parking garage, both existing and proposed, remains at 2 levels below grade.
- The previously shown central underground bike parking area, located under the midrise building, has been relocated and redistributed across the site, above and below grade.

7) **UNITS AND GFA**

- The previous proposal had a total of 1995 units (964 retained and 1031 proposed) and a proposed gross floor area of 81,474.00m² of new construction, while the new proposal counts a total of 1760 units (968 retained and 792 proposed) and a proposed gross floor area of 59,905.00m² of new construction.

Attn:	Jason Park Devine Park LLP 250 Yonge Street, Suite 2302 Toronto, Ontario M5B 2L7	Date:	Sept. 17, 2019
		Project No.:	15035
		No. of Pages:	1
Project:	High Park Village		
File No.:	16 271597 WET 13 OZ and 16 271601 WE RH		

Please find below memorandum outlining changes to the landscape in the re-zoning submission of High Park Village, to be read in conjunction with drawings issued September 17, 2019.

1. Tree Planting

Estimated Tree Removal and Planting (refer to Arborist report)

	Original Submission	New Submission
Total Trees Removed	143	130
Due to required slab re-waterproofing	91	93
Due to sidewalk widening	5	5
Due to development	47	32

New Native Trees proposed – 183 total. Note the new submission takes into consideration new soil requirements from the City of Toronto.

153 Large canopy

30 Small canopy

93 total unencumbered trees, creating canopy that will last through future re-waterproofing

2. Streetscape and Street Edges of Development:

In comparison to the original submission, the edges of the development have now been designed as open park-like typology (where possible, with the addition of necessary tree planting). Similar to the original submission, where planting is intensified it will be representative of the Black Oak Savanna including open grasslands, edge conditions, and forest plantings. Rather than propose extensive mowed lawn, the development proposes an approach of integrating ecology into residential development, acting as an extension and a representation of the unique natural heritage of High Park (ie the rare Black Oak Savanna). The open space pattern in the neighbourhood represents an abundance of open, mowed lawn (not drought resistant or sustainable); the development proposes regular intervals of passive lawn with some areas of more densely planted trees and groundcover that both respects the existing typologies and proposes new types of parkland ecologies.



The existing streetscape will be extended along the development with a widened sidewalk to 2.1 meters.

3. Hardscape/Softscape balance

Total Hardscape – 8225 (new) vs 12643 (original) = 4418m² less hardscape

Total Softscape – 11648 (new) vs 7030 (original) = 4618m² more softscape

Additionally, approximately 727m² of parkland dedication is proposed along the southern edge of site, adjacent to the proposed TTC lands park.

Sincerely,

A handwritten signature in black ink, appearing to read 'JKBains', is positioned above the printed name.

Jasmeen Bains