

May 29, 2013

By Mail & Email

Ontario Municipal Board
655 Bay Street, Suite 1500
Toronto, ON M5G 1E5
sandra.chan@ontario.ca

Attention: Sandra Chan, Case Coordinator, Planner

Dear Sirs/Mesdames:

**Re: 245 - 251 College Street, 39 & 40 Glasgow Street, and 255 College Street
Confirmation of proposal for July 2, 2013 rezoning appeal hearing
Inclusion of 255 College Street in rezoning appeal
Board File No. PL120328**

We are writing to all parties and participants in advance of the Ontario Municipal Board hearing, commencing on July 2, 2013 (the "Hearing"), to confirm the details of the revised proposal which our client will be placing before the Board for approval.

Proposal that will be before the Board

The appeal will still concern the rezoning of 245-251 College Street, 39 & 40 Glasgow Street (the "Original Properties"), but will now include the recently acquired property, 255 College Street (the "New Property"), as part of the proposed rezoning. (Collectively the Original Properties and the New Property are referred to herein as the "Subject Properties".)

Our client is still proposing to develop an academic residence on the Subject Properties. The proposed built form is not substantially different than originally appealed to the Board. Some of the features of the revised proposal include;

- A reduction in the proposed height from 80.0 metres to 72.9 metres, which includes a full 25th floor with a south-facing, 2,500 square foot student lounge;
- A mechanical penthouse of a maximum height of 6.0 metres, which will be restricted to 30% of the rooftop area;
- A revised rear treatment, including a series of stepbacks above the fourth, sixth and eighth storeys;

- Increased side yard setbacks to a minimum of 9.4 metres from the tower portion of the proposal;
- Setbacks at 5.5 metres from the east and west lot lines of the Subject Properties at College Street, starting at the 10th floor of the building;
- A 3.0 metre stepback above the podium on College Street; and,
- An architectural delineation of the façade at a height of 45 metres (approximately the 15th floor), but there will be no further setback from College Street at this height.

In addition, through the mediation, our client is prepared to confirm the following matters regarding the proposed use of the Subject Properties:

- the academic residence will include one don suite for every 35 undergraduate beds;
- a minimum of 20% of all beds will have access to private kitchen facilities as part of the units.
- common-use kitchen facilities will be provided on every other floor that contains student units;
- a student lounge will be provided on those floors without common-use kitchen facilities;
- no access of any kind (vehicle, bicycle or pedestrian) will be provided south from the Subject Properties to Glasgow Street;
- as a result of the purchase of the New Property, the amount of indoor residential amenity space shown on the plans has increased; and,
- our client would be prepared to work the parties to determine an appropriate mechanism to secure the use of the proposed building as an academic residence, with such mechanism precluding applications to convert the academic residence to an apartment building (whether condominium or rental).

A full set of revised plans will follow shortly.

Additional notice for the amended rezoning application

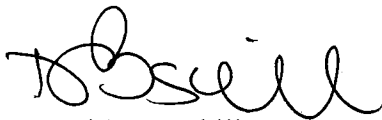
Because we will be asking the Board to consider the New Property as part of our client's rezoning appeal, we will provide additional notice of the upcoming Hearing. The notice will confirm the start date for the Hearing and that the Board will be asked to consider a revised proposal that includes the New Property. This notice will be provided by regular mail tomorrow.

Our client is providing the additional notice out of an abundance of caution. Our client believes that it is fair to assume that the interests of residents near the Subject Properties (and beyond) are already represented by the four ratepayer organizations and the local residents who are parties or participants to the Board proceedings. This is especially true considering that the parties (including the four ratepayer organizations) were aware of the potential inclusion of the New Property and a revised proposal since late March, and there is still more than a month to prepare for the Hearing.

Finally, in our view, the inclusion of the New Property as part of our client's rezoning appeal does not require an additional or expanded notice. An expanded notice is not required because the original notice, which was provided in advance of the first prehearing conference, extended to property owners within approximately 130 metres of the Original Properties. As such, the addition of the New Property to the rezoning appeal does not require a westward or northern expansion of the 120 metre radius from the Subject Properties. The original notice list, therefore, will be used to provide the additional notice described herein.

Yours very truly,

Goodmans LLP



David Bronskill

DJB/NJS

Encl.

cc: City of Toronto, c/o Gary McKay & Sarah O'Connor
Grange Community Association, The Harbord Village Residents Association, The Annex
Residents Corporation, The Huron-Sussex Residents Organization, Jenny Friedland & Julie Lam,
c/o Charles Campbell & Laura Bowman
Bailey & Company, Inc., c/o Calvin Lantz
Martin Zimmerman, c/o Stan Makow
Reina Britstone, c/o Stan Makow
Toronto Public Library, c/o Ed Belke
University of Toronto Students' Union, c/o Farhia Farah
Ursula Buck
Ms. Harry S. Chong
Qun Xue
Anthony D'Arcy
Ms. Chuen Tai Lee
Pearl Quong
Mary-Anne Prodanovic
Rosie Schwartz