

April 8, 2013

Our File No.: 11-2529

Via Email

Etobicoke York Community Council
Etobicoke Civic Centre
Main Floor, 399 The West Mall
Toronto, ON M9C 2Y2

Attention: Rosemary MacKenzie, Secretariat

Dear Sirs/Mesdames:

**Re: EY23.3 – Request for Direction Report
1990 Bloor Street West and 26 Parkview Gardens**

We are solicitors for NDI (1990 Bloor Street West) Inc., the owners of the properties known municipally as 1990 Bloor Street West and 26 Parkview Gardens in the City of Toronto (the “Subject Property”). We are writing to request that Etobicoke York Community Council (“EYCC”) defer consideration of this matter until City staff have had an opportunity to review and report on our client’s revised proposal.

On March 28, 2012, our client submitted a rezoning application in respect of the Subject Property to permit a 12-storey mixed-use residential and retail building. However, as a result of staff comments and responses generated from working group sessions in the summer and fall of 2012, by letter dated March 28, 2013, our client provided a revised proposal to the City for consideration. A rendering of the revised proposal is attached, for your convenience, which shows the proximity of the Subject Property to the TTC station and the existing apartment building to the east (across Parkview Gardens).

We have reviewed the request for direction report prepared by City staff and believe that many of the concerns identified in the staff report have been addressed through the revised submission. In particular:

- The building has been reduced to a height of 11 storeys, with 108 units (down from 131), including the full 24 replacement rental units that exist on the Subject Property.
- The building’s gross floor area has been reduced to an FSI of 7.70 and 9,226 square metres (down from an FSI of 8.52 and 10,213 square metres, respectively).

- The west setback has increased to 1.3 metres for the full height of the building to provide a minimum of 5.0 metres building to building setback from 2000 Bloor Street West.
- A “green” or “ivy” wall is also proposed along the west wall of the building. Further details respecting materials and design will be secured through the site plan approval process.
- The first floor is setback 1.4 metres from the sidewalk to align with the building at 2000 Bloor Street West and widen the sidewalk fronting Bloor Street West.
- The outdoor amenity on the 2nd floor has been relocated from the west side to the north east corner of the building. The previous outdoor amenity space has been converted to an inaccessible rooftop garden.
- The floor plate of the 9th floor has been increased slightly towards Parkview Gardens, but the floor plate of the 10th floor has been reduced and provides a 3.6 metre setback.
- The proposed building materials and palette has been revised to lighter treatments to be more reflective of the surrounding area.
- The parking ratios have been adjusted to reflect the comments of staff in their memorandum dated May 2012. While the calculation of required parking broken down by unit type has changed the total supply of parking spaces, plus the provision for a car-share program, has remained unchanged.
- Previously, our client submitted a detailed queuing analysis to the City for review, which demonstrates that there will be no unacceptable vehicle queuing.
- As noted above, the revised proposal continues to include the replacement of all existing residential rental units. The details of this replacement have been provided as part of the original rezoning application, but the revised proposal does reduce the amount of north-facing units and an increase in the amount of units on the east and west sides, as requested by City staff. All units are now bundled in a minimum of 6 units per block. The overall rental area has increased to 1,226 square metres (or 120% more gross floor area for rental units than exists on the Subject Property today).

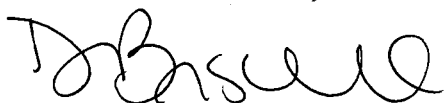
Our client believes that the revised proposal responds to many of the concerns raised by City staff in the request for direction report, including staff concerns regarding the built form relationship with 2000 Bloor Street West, setbacks from the street edge, amenity space, parking and queuing, shadows and massing. Further, the reduced gross floor area now means the proposal no longer meets the threshold for a Section 37 contribution.

We understand that a future report will be prepared for the next EYCC meeting regarding the revised proposal. We submit that a deferral of this matter is appropriate until that report comes forward.

Please also accept this correspondence as our client's request for notice of any decision regarding this matter.

Yours very truly,

Goodmans LLP

A handwritten signature in black ink, appearing to read 'D. Bronskill', written in a cursive style.

David Bronskill

DJB/

cc: Client/Consultants

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