

November 16, 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, Committee Secretariat

Dear Sirs/Mesdames:

**Re: Etobicoke York Community Council Item EY29.6
1990 Bloor Street West**

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 "Property"). We are writing to express our client's support for the staff report dated October 31, 2013 (the "Staff Report"), and to request that Etobicoke York Community Council endorse the recommendations contained in the Staff Report.

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. On May 7, 2013, City Council adopted the staff recommendation that staff appear at the Ontario Municipal Board hearing in opposition to the revised proposal.

Since May 7, 2013, however, our client and its consultants have attended numerous meetings with City staff to discuss the issues raised in previous staff reports. We have also had discussions with representatives of the area residents and understand that City staff have met directly with area residents. These meetings have resulted in our client making further revisions to the proposed development in an effort to address outstanding concerns.

In particular:

- The overall height has been modified by incorporating the mechanical penthouse into the 11th floor of the proposed building, resulting in a 3 metre reduction in the height of the

mechanical penthouse. The overall height of the building, as it relates to Parkview Gardens, is now more consistent with the height of the building across the street at 20 Gothic Avenue.

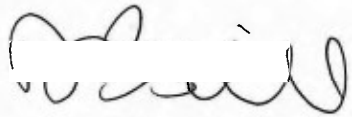
- The building mass has been modified by removing significant gross floor area from the northwest portion of the Property, as well as through further stepbacks at 8th, 9th and 11th floors. These changes have further reduced the shadows cast onto the Parkview Gardens Parkette, such that City staff have now concluded that such shadows are acceptable.
- The location of the outdoor amenity space has been moved to address concerns of neighbouring residents. The amount of outdoor amenity space (137 square metres) and indoor amenity space (177 square metres) is now acceptable to City staff.
- The amount of green roof proposed has increased from 30% to 49%.
- On-site parking has increased from 67 parking spaces to 76 parking spaces. (In addition, the proposed development would provide 118 bicycle parking spaces, whereas only 107 would be typically required.)
- The overall gross floor area has decreased to 8,432 square metres (7.04 FSI), as compared to 10,213 square metres in the original submission (8.5 FSI).
- The number of dwelling units has decreased to 104 units, as compared to 131 units in the original submission.
- Our client has agreed to complete a natural heritage study, subject to a peer review, to address matters raised by a few area residents at the OMB pre-hearing conference.

Considerable hard work between our client and City staff has resulted in a revised proposal that is now acceptable to City staff. We would respectfully request that EYCC recognize the efforts of all parties in reaching resolution and endorse the recommendations contained in the Staff Report.

Please also treat this letter as our formal request for notice of any decision regarding this matter.

Yours very truly,

Goodmans LLP

A handwritten signature in black ink, appearing to read "David Bronskill". The signature is written in a cursive, flowing style.

David Bronskill
DJB/
cc: Client

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