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October 3, 2016

TE18.13.4

VIA EMAIL – clerks@toronto.ca

Mayor and Members of Council
Toronto City Hall,
10th Floor, West Tower
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Oren Tamir, Community Planning

Your Worship and Members of Council:

**Re: Revision to Application for Official Plan and Zoning By-law Amendments and Site Plan Approval
874-878 Yonge Street, 3–11 Scollard Street, Toronto
Council Meeting – October 5 & 6, 2016 – Item No. 18.13**

We act on behalf of Yonge & Scollard Developments Inc. (the “Company”), the owners with respect to the property known municipally as 874-878 Yonge Street, 3-11 Scollard Street (the “Property”). The Company filed an application to amend the Official Plan and Zoning By-law to permit the development of an elegant tower designed by KPMB Architects Inc., a residential development with a height of 229.4 metres which is 59 storeys (the “Application”).

Since the Application was made, the Director of Community Planning in a report dated August 12, 2016, recommended to the Toronto and East York Community Council at its meeting held on September 7, 2016, that the Application be refused, and also that a community meeting be held.

At the recent community meeting held on September 26, 2016, a range of comments were made by the community, including concerns regarding the Application’s height and density, as well as other concerns which are typically addressed through further discussions, for example access to the Property. In this case, we have yet to receive all of the written staff comments regarding the Application.

At the recent community meeting, the Company’s representatives requested that further dialogue occur, with both staff and the community, and acknowledged the concerns expressed by the community, including concerns related to the Application’s height and density. While we understand that there is willingness to consider further dialogue, the Company was requested to revise the proposal to reduce its height and density.

In response to the community meeting of last week, the Company hereby revises its Application to reduce the height of the proposed development by approximately 50 metres, to a maximum permitted height of 179 metres, and respectfully request that the revised application be further considered by way of the City's typical process, including but not limited to the sharing of the totality of staff's comments to focus the ensuing dialogue.

There were positive comments by the community regarding the architectural design of the proposed development. The overall architectural approach is being preserved, the main affect being a reduction in height of the shaft of the tower. The Company suggested a re-imagining of Frank Stollery Park by Martha Schwartz, which will not be further pursued, given the desire expressed that the Park be retained in its present condition.

In support of the revisions, enclosed are the following materials:

1. Revised Statistics page prepared by KPMB Architects Inc., dated October 3, 2016; and
2. Updated Shadow Studies prepared by R. Bouwmeester & Associates, dated October 3, 2016.

Our client would be pleased to work with City officials and the community regarding the proposed redevelopment of the Property, and we therefore reiterate the above request for your further consideration of the revised Application, and respectfully request that the Application as revised not be refused.

Yours truly,



Cynthia A. MacDougall

CAM/sy
Encls.

- c: Councillor Kristyn Wong-Tam, Ward 27
Mr. Gregg Lintern, Director, Community Planning, Toronto and East York