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Our File No.: 151478

**Via Email**

Toronto and East York Community Council  
2<sup>nd</sup> Floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**Attention: Ellen Devlin (teycc@toronto.ca)**

Dear Sirs/Mesdames:

**Re: TE20.14 – Request for Direction Report  
1181 Queen Street West**

We are solicitors for Skale Developments Inc., the owner of the property known municipally as 1181 Queen Street West in the City of Toronto (the “Subject Property”). We are writing on behalf of our client to support the staff recommendation that would authorize continued discussions with our client.

We would also like to take the opportunity on behalf of our client to clarify certain matters raised in the Request for Direction Report dated October 20, 2016. In particular:

- Our client had no involvement with the first submission made in November 2013, which proposed the redevelopment of the Subject Property for a 26-storey tower. When our client purchased the property from the previous applicant, our client immediately approached the City to discuss a revised proposal with heights and massing in keeping with the surrounding area.
- We believe that the amount of non-residential space proposed is also in keeping with the non-residential density approved on other sites in the West Queen West Triangle. First, the alleged 0.7 “target” is not found in approved City policy. Second, our client’s planning consultant has reviewed the non-residential space achieved on other sites and we do not agree that most sites have achieved the alleged 0.7 target. It would appear that the redevelopment approved for the property municipally known as 2-6 Lisgar Street secured 0.7 times of non-residential space, but only because the applicant was allowed to use non-residential gross floor area secured from another site.

- While the taller element of the proposed redevelopment is setback 0.0 metres from the east property line, this condition should be acceptable because the taller element does achieve an appropriate separation distance from the adjacent tower at 1171 Queen Street West.
- The inventive design approach of the proposal enables the density to be massed on the Subject Property to achieve a positive impact on Queen Street West. While portions of the proposed building will cast a narrow and fast-moving shadow on the north sidewalk for a longer interval than other approved buildings in the area, the overall design (in particular the podium) has achieved an improved relationship with the south sidewalk when compared to other area buildings in the area.

Our client will be meeting with City staff shortly and hope that these clarifications will be of assistance in ensuring a resolution is reached.

Please also treat this letter as our request for notice of any decision made in respect of this matter.

Yours truly,

**Goodmans LLP**



David Bronskill

DJB/

cc: Client