

GM18.8.1 and MM27.47.1



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Our File No. 168661

VIA EMAIL

Toronto City Council
100 Queen Street West
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Dear Mayor Tory and Members of Council:

Re: 5220-5254 Yonge Street – GM18.8 & MM27.47

We are the solicitors for the development proponent, G Group 5220 Yonge Ltd., for its site at the southwest corner of Yonge Street and Eglinton Avenue.

There is a motion before Council, being agenda item MM27.47, to consider the March 21, 2017 Report from the Chief Planner and Executive Director, which report recommends approval of the development proposal as revised from the original Council approval in 2012. Also before Council is the report from Government Management Committee, being agenda item GM18.8, recommending approval of the sale of City owned lands within the development site in accordance with the recommendations of the Chief Corporate Officer.

A brief chronology is as follows:

- Application submitted in September, 2009;
- Statutory public meeting North York Community Council June 13, 2012;
- Council approval July 11, 2012;
- Site acquired by G Group under power of sale proceedings October, 2013;
- Revised submission filed by G Group December, 2015.

The development proposal approved by Council in 2012 was for a 14 storey hotel and a 30 storey residential tower (258 units) on a 5 storey podium, with a maximum total gross floor area of approximately 38,915 sq.m. The revised development maintains the same overall height, total gross floor area, and mix of non-residential and residential gross floor area as the original approval. The revised development proposal is for a 10 storey office building and a 31 storey residential tower (308 units) on a 2 and 3 storey podium containing a mix of commercial uses including the City Social Facility Space fronting on the Pedestrian Mews.

Through a lengthy and comprehensive review and refinement process of our client's revised submission, staff are now in a position to recommend approval of the revised development proposal. At this juncture there is no appropriate justification for the matter to be referred back to Community Council and staff are satisfied that the bills may now be implemented. The revisions to the development proposal as detailed in the Chief Planner's report are minor in nature, are consistent with the original Council approval, or otherwise relate to technical implementation details which have now been resolved through the comprehensive review process with all necessary City departments and agencies.

We therefore respectfully request Council's support for approval of the City land sale, the planning report, and for enactment of the Official Plan and Zoning By-law amendments. Timely approval will lead to timely delivery of the project and the numerous public benefits including, but not limited to:

- the completion of the public outdoor Pedestrian Mews together with the Sorbara Group (The Beacon now under construction and scheduled to be completed in 2018);
- the completion of the Social Facility Space to accommodate a wide range of community events and market oriented uses and to function in conjunction with the social facility space located in The Beacon;
- affordable rental housing replacement;
- significant upgrades to municipal infrastructure;
- new housing and employment opportunities;
- the development of an underutilized high profile site on Yonge Street within the North York Centre Secondary Plan;
- new pedestrian oriented retail and commercial space on Yonge Street; and
- streetscape improvements in conjunction with the REimagining Yonge EA.

Our client fully anticipates that this project can and will be delivered successfully provided it is able to move forward with the development in a timely fashion. We look forward to Council's endorsement.

Yours truly,

FOGLER, RUBINOFF LLP

Joel D. Farber

Joel D. Farber*
cc. client

*Services provided through a professional corporation

JDF/ij