

S. Thompson Development Services Ltd.

March 30, 2017

Ellen Devlin, Administrator
Toronto and East York Community Council
100 Queen Street West
2nd Floor, West Tower
Toronto, ON
M5H 2N2

Dear Ms. Devlin and Members of Council

**RE: Toronto and East York Community Council – April 4th Meeting
Item TE23.13 – 28 River Street – Refusal Report
Application for Zoning By-Law Amendment – 16 268409 STE 28 OZ**

I am the Development Consultant to The Rosewater Group (“Rosewater”) and Agent with respect to the proposed development at 28 River Street (the “subject lands” or “site”). The subject lands are located on the west side of River Street, north of Queen Street and are currently occupied by a stand alone one storey Beer Store with associated at-grade parking. Upon acquisition of the subject lands in late 2015, Rosewater retained a team of development professionals to coordinate the redevelopment of the site for mixed-use purposes (residential/commercial).

In preparing the necessary Zoning By-Law Amendment, Rosewater and the Development Team considered a number of factors in order to determine an appropriate application for the subject lands. Factors such as the site’s area context and location within the Downtown Core, the evolving nature of the local community and in particular River Street, the proximity to current and planned public transit, recent significant development approvals within the immediate vicinity, the findings of the adjacent Queen-River Secondary Plan (as supported by Staff and Council) and in particular it’s recommendation for a 47m (approx. 15 storey) tall building within “mixed-use area D” at the northeast corner of Queen and River were all considered. Based on this review, an application consisting of a 15 storey mixed-use building was filed on December 19th, 2016.

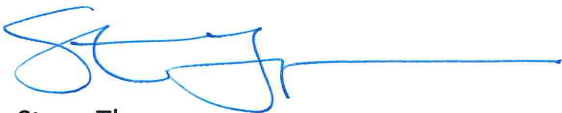
In support of this application we have attended a number of meetings with local residents and representatives of the Corktown Residents and Business Association (“CRBA”). Through these meetings we engaged in a productive dialogue and confirmed our willingness to continue these discussions as the application progresses through the City process. In particular, we discussed a variety of issues including height, transition, built form, traffic and operations. In all circumstances, it was our opinion that the issues could be addressed through design responses and a continued dialogue with Staff and the Community as typically afforded through the zoning amendment process.

It is with this background that we were discouraged to learn of Planning Staff's decision to move directly to a refusal report in this matter. Given that the subject lands are located almost directly across the road from the Toronto Humane Society site that was afforded a 47m (+/-15 storey) allocation through the recently prepared Queen-River Secondary Plan, we find it difficult to understand how our application can be so drastically different as to warrant a refusal report at this time and force a process where the current collaborative dialogue is truncated and replaced with legal proceedings.

As noted above, Rosewater and the Development Team wish to continue the otherwise productive dialogue on this application and as such request Council to refuse the Staff recommendation and allow this matter the time necessary for all parties to collaboratively explore modifications that address the concerns noted to date.

I would also like to formally request that the undersigned be provided with notice of any meetings of Council, Community Council or any Community Consultation Meetings where reports related to this application are to be considered. Finally, I request that the undersigned be notified of any decision of City Council respecting this matter.

Regards,



Steve Thompson
S Thompson Development Services Ltd.

cc. Thomas Rees, City of Toronto Planning
Councillor Pam McConnell, Ward 28
The Rosewater Group
Peter Smith & Sasha Louzon, Bousfield's
Sidonia Loiacono, Aird & Berlis LLP
Roland Rom Colthoff, RAW Design