



Committee Chair & Members
Planning & Growth Management Committee
City of Toronto
100 Queen Street West
Toronto, Ontario
M5H 2N2

July 5, 2018

Dear Chair and Members:

Re: PG 31.7 Midtown in Focus: Final Report

We are writing in response to the City of Toronto's final report on the Yonge-Eglinton Secondary Plan. Rockport Yonge & Manor Inc., has made an application for a mid rise building at 2100-2106 Yonge Street and 8-12 Manor Road, File Number 18 171536 STE 22 OZ.

Rockport has followed the development of the Yonge-Eglinton Secondary Plan and we too believe that midtown should evolve as a liveable and complete community. For this vision to be realized, we believe that midrise development will be a prominent housing form, so long as we are able to design buildings that are liveable and functional.

The Final Report proposes a height limit of 8 storeys and 25 metres on our site. We have several concerns with the metric height limit:

1. Well in advance of the release of the Final Report our building was designed utilizing the Mid-Rise Guidelines and guidance with respect to height, step-backs etc. The Mid-Rise Guidelines identifies the maximum allowable height of buildings based on the Avenue right-of-way width. Yonge Street has a 27 metre right-of-way. We would like to understand the rationale for 25 metres rather than 27 metres.
2. The Final Report stipulates a 3 metre height limit per residential floor. To comply with the angular plane, our building has numerous step-backs, which creates large terraces. Terraces are required to be insulated and drained as there is liveable space below. Additional height must be given to each floor to allow for dropped ceilings and insulation between terraces and living space. We believe a minimum of 3.25 metres is required per floor to create liveable suites.
3. Our site contains a listed heritage building which we have proposed to incorporate into the new development. The height of the existing mezzanine floor in the heritage building is 4.1 metres. As the windows have been identified as a heritage attribute, and therefore their location cannot be altered, the floor height must remain to accommodate the living space within.

With regard to the above, we request that the height of our building be 29.5 metres, in addition to the two additional floors prescribed by policy 5.4.10 and 5.4.11.

There are several design details and nuances to be considered when designing mid-rise buildings, especially when they include a heritage asset. The policies in the Secondary Plan are too prescriptive and additional flexibility is needed to create vibrant mid-rise buildings on our Avenues.

Thank you for the opportunity to submit our concerns to you. Please feel free to contact the undersigned if you have any questions.

Yours very truly,

Rockport Yonge & Manor Inc.



Michael Tucci
VP, Acquisitions & Development