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March 15, 2019

Our File No.: 123349

BY EMAIL

Cigdem Iltan, Solicitor, Planning & Administrative Tribunal Law  
Legal Services, City of Toronto  
Metro Hall, 26<sup>th</sup> Floor  
55 John Street  
Toronto, ON M5V 3C6

Dear Ms. Iltan,

**Re: Richmond Residential Limited Partnership  
245-285 Queen Street East, 348-410 Richmond Street East, 88-116 Ontario  
Street and 8-12 Brigden Place, City of Toronto  
City File No.: 16 118638 STE 28 OZ  
LPAT File No.: PL171288  
Submission of Proposed Revisions to Architectural Drawings**

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Aird & Berlis LLP acts on behalf of Richmond Residential Limited Partnership with regard to the above-noted properties, which form a redevelopment site with frontage on Queen Street East, Richmond Street East, and Ontario Street.

On October 31, 2018, the Local Planning Appeal Tribunal issued an Interim Order allowing the subject appeal in part and approving the settlement reached between the City and our client in respect of a proposed Official Plan Amendment and Zoning By-Law Amendment. In its decision, the Tribunal agreed with the parties to withhold its final Order until a number of preconditions have been met, including the submission of finalized zoning by-law amendments to amend By-Law No. 569-2013 and By-Law No. 438-86.

Since that time, and concurrently with finalizing the form of the proposed zoning by-law amendments, our client is proposing a few minor revisions and clarifications to the settlement plans, prepared by Sweeney & Co. Architects, dated July 6, 2018, which had been presented at the hearing. Based on the revised architectural plans, dated March 12, 2019, the following is a summary of the revisions:

- **Gross Floor Area:**
  - Overall GFA is reduced by 3,358 m<sup>2</sup> from 142,351 m<sup>2</sup> to 138,992 m<sup>2</sup>;
  - The total non-residential GFA is reduced by 6,158 m<sup>2</sup> from 46,109 m<sup>2</sup> to 39,951 m<sup>2</sup>:
    - The maximum retail GFA is reduced from 14,290 m<sup>2</sup> to 10,246 m<sup>2</sup>;
    - The maximum hotel GFA is reduced from 21,819 m<sup>2</sup> to 19,705 m<sup>2</sup>;
    - The minimum office GFA of 10,000 m<sup>2</sup> remains the same;

- Residential GFA is increased by 2,797 m<sup>2</sup> from 96,244 m<sup>2</sup> to 99,041 m<sup>2</sup>. The additional 2,797 m<sup>2</sup> of residential GFA will conform to the policies of OPA 406 in terms of unit mix and size;
- **Live/Work Units:** The live/work units will be located on or above the office floors in Building A or Building C.
- **Cultural Spaces:** There will be a continued discussion with the City with respect to the retention and provision for cultural spaces, as defined in OPA 406, as part of the non-residential GFA.
- **Windows:** Residential units with primary windows facing west in Building B from the 3<sup>rd</sup> to 6<sup>th</sup> storeys will be designed and limited to the satisfaction of the Chief Planner, Executive Director, through the site plan process;
- **Residential Parking Ratio:** The residential parking ratio is reduced to 0.2 parking spaces per unit, as accepted by Transportation Services;
- **Separation Distance:** The separation distance between Buildings A and B, from the 3<sup>rd</sup> to 6<sup>th</sup> storey is increased from 8.85 metres to 18 metres to address the change in use of those storeys;
- **Building A:**
  - **Retail use:** Decrease in retail use from two floors to one floor (ground floor);
  - **Office Use:** Increase in office use from 3 floors to 5 floors (levels 2-6);
  - **Residential use:** Decrease in residential use from 20 floors to 19 floors (levels 7 through 25);
  - **Floor 2:**
    - 2.34 metre wide bump-out on west elevation removed along McFarrens Lane (equates to 228.52 m<sup>2</sup> in total floor area removed);
    - Retail use changed to office use;
  - **Floor 3:**
    - Removed 2.34 metre wide bump-out on west elevation along McFarrens Lane (equates to 82.54 m<sup>2</sup> in total floor area removed);
    - Podium on west side of mid-block connection stepped back to achieve a 18 metre separation from Building B (equates to 251.81 m<sup>2</sup> in total floor area removed);

- **Floors 4 and 5:**
  - Podium on west side of mid-block connection stepped back to achieve a 18 metre separation from Building B (equates to 251.81 m<sup>2</sup> in total floor area removed);
  - Podium on south side stepped back from Richmond Street East by an additional 3 metres (equates to 126.9 m<sup>2</sup> in total floor area removed);
- **Floor 6:**
  - Podium on west side of mid-block connection stepped back to achieve a 18 metre separation from Building B (equates to 251.81 m<sup>2</sup> in total floor area removed);
  - Podium on south side stepped back from Richmond Street East by an additional 3 metres (equates to 126.9 m<sup>2</sup> in total floor area removed);
  - Residential use changed to office use;
- **Building B:**
  - Building height reduced by 1.0 metre from 89.8 metres to 88.8 metres (including MPH);
  - Removal of office use on levels 3 through 5 (moved to Building A);
  - Increase in residential use from 19 floors to 23 floors (levels 3 through 24);
  - **Floor 3:**
    - Office use changed to residential use;
    - Residential floor plate on level 6 dropped down to levels 3, 4 and 5 (results in floor plate size reduction and step back from Queen Street East, Ontario Street and Brigden Place Laneway);
  - **Floors 3 through 6:**
    - Podium on east side of mid-block connection stepped back to achieve a 18 metre separation from Building A (equates to 248.94 m<sup>2</sup> in total floor area removed);
  - **Floors 4 and 5:**
    - Office use changed to residential use;
    - Residential floor plate on level 6 dropped down to levels 3, 4 and 5 (results in floor plate size reduction and step back from Queen Street East, Ontario Street and Brigden Place Laneway)

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- **Building C:**

- The floor plate of the tower remains unchanged at 1,000 m<sup>2</sup> of gross construction area, but the gross floor area (as defined in Zoning By-law 569-2013) has increased slightly to 961 m<sup>2</sup>; and
- Increase in residential use (added level 33).

The conditions that must be satisfied prior to the issuance of the final order on the draft Official Plan Amendment and Zoning By-law Amendments remain the same as those contained in the Local Planning Appeal Tribunal decision, dated October 31, 2018 (PL171288).

To facilitate your review of the proposed revisions, we are enclosing:

1. revised architectural drawings by Graziani and Corazza Architects, dated March 12, 2019; and
2. a letter from ERA Architects Inc., dated January 30, 2019.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

AIRD & BERLIS LLP



Kim M. Kovar

KK/MB/cp

CC: Henry Tang  
Client

Encl.  
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