

Public Attachment 1
2779-2781 Yonge Street

Goodmans^{LLP}

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Our File No.: 171194

Via Email

City Planning & Administrative Tribunal Law
City of Toronto Legal Services
55 John Street, 26th Floor, Metro Hall
Toronto, ON M5V 3C6

Attention: Alexander Suriano

Dear Sirs/Mesdames:

**Re: LPAT Case No. PL141372
2779, 2781 Yonge Street, et al, City of Toronto (the "Property")
Request for Council Directions**

We are solicitors for Devron (YS) Ltd. in respect of the above-noted matter. As you know, in a decision dated June 8, 2016, the Ontario Municipal Board (as it was then known) allowed the appeals filed by the previous owner in respect of the Property but withheld its final order pending written confirmation from the City solicitor regarding the final form of the zoning by-law amendment, execution and registration on title of the Section 37 Agreement and issuance of notice of approval conditions for the site plan application (the "**Decision**").

On January 29, 2019, our client filed a site plan resubmission with the City to implement a revised design, followed by additional documents on March 9, 2019, a full resubmission on May 3, 2019, and additional engineering materials on Jun 24, 2019. Through that site plan process, and after extensive consultation with City staff, neighbours, and all parties to the Decision, our client refined the site plan resubmission in accordance with plans dated May 3, 2019, and attached to this letter (the "**Revised Plans**"). All parties to the Decision have confirmed support for the Revised Plans.

The Revised Plans implement the Decision and the settlement principles endorsed by City Council at its meeting commencing on February 3, 2016. In particular:

- the proposed building complies with a maximum height of 29.75 metres to the top of the roof and the maximum height in storeys of 9, exclusive of the mechanical penthouse;
- the proposed building complies with the angular planes in the settlement principles and endorsed in the Decision;

- the Revised Plans include the minimum required amount of indoor amenity space and outdoor amenity space; and,
- the Revised Plans incorporate the required 28 replacement rental dwelling units and associated parking spaces.

As part of the different design approach, and in response to comments received from planning and urban design staff, the Revised Plans include a reduced south setback along Yonge Street to create a more consistent streetscape. This revision has been reviewed with all parties to the Decision and with Toronto Community Housing Corporation, who is the owner of the lands immediately to the south. As noted above, all parties to the decision have confirmed support for the Revised Plans. We also provided you with a copy of the memorandum of understanding in respect of a limiting agreement to be concluded with TCHC, which also confirmed TCHC's support for the reduced south setback along Yonge Street.

Given that the reduced south setback along Yonge Street is a change from the settlement endorsed by City Council at its meeting commencing on February 3, 2016, we understand that the City solicitor requires instructions regarding the Revised Plans prior to any request to implement the Decision. As such, we are formally writing to provide the Revised Plans and request that you seek such instructions from City Council at its meeting commencing on July 16, 2019, regarding the Revised Plans. We understand that a planning staff report and a housing staff report (regarding the rental housing demolition application) will be considered at the same meeting.

We look forward to implementation of this matter. Please let us know if anything else is required.

Yours truly,

Goodmans LLP



David Bronskill

DJB/

cc: Client

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