

Appendix "A" to Public Report

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Matter No. G354-03

December 4, 2019

VIA EMAIL Laura.Bisset@toronto.ca; Marc.Hardiejowski@toronto.ca

City of Toronto Legal Services
26th Floor, Metro Hall
55 John Street
Toronto ON M5V 3C6

Attention: Laura Bisset and Marc Hardiejowski

Dear Laura/Marc:

**RE: 35, 41-63, 65 & 95 High Park Avenue and 66 & 102-116 Pacific Avenue, City of Toronto
Appeal of Official Plan Amendment and Zoning By-law Amendment
Applications to LPAT
LPAT Case No. PL170954
City of Toronto File No. 16 271597 WET 13 OZ
Submission of "With Prejudice" Revised Development Proposal**

As you know, we are the solicitors for GWL Realty Advisors Inc. Our client acts as agent for 1213763 Ontario Inc., the registered owner of the property municipally known as 35, 41-63, 65 and 95 High Park Avenue and 66 and 102-116 Pacific Avenue in the City of Toronto (the "**Subject Site**"). 1213763 Ontario Inc. is also the applicant/appellant with respect to the above-noted applications/appeals.

Further to discussions that have taken place amongst City staff, our clients and their consultants, the purpose of this letter is to submit revised architectural plans and drawings to the City for the purpose of eliminating and/or narrowing issues for the upcoming LPAT hearing, scheduled to commence on January 27th, 2020.

A number of changes have been made, including the provision of additional parkland to meet the City's parkland requirements, the elimination of the 4-storey low-rise building previously proposed at the southerly end of the Subject Site, and further revisions to Buildings A, B and C, leading to an overall reduction in FGA for the project.

To assist the City in its review of the revised development proposal, please find attached an electronic copy of the following:

1. Revised architectural drawings prepared by Zeidler Architecture Inc. and dated December 3rd, 2019 (Drawings A000 through A500);
2. A memorandum detailing the revisions to the development proposal, prepared by Zeidler Architecture Inc. and dated December 3rd, 2019;
3. Revised landscape plans prepared by PMA Landscape Architects and dated December 3rd, 2019;
4. A memorandum from PMA Landscape Architects dated December 3rd, 2019, which details the changes to the proposed landscaping and which is to be read in conjunction with the revised landscape plans; and
5. A memorandum prepared by Bousfields Inc. and dated December 3rd, 2019, which provides further commentary and a revised shadow study with respect to the revised development proposal.

Please note that any further supporting reports or materials will be submitted to the City in due course, and prior to the commencement of the hearing.

This revised proposed is being provided to the City on a "with prejudice" basis, will form the foundation of our appeal to the LPAT, and will be the requested proposal for which we are seeking zoning by-law amendment approval.

We anticipate that these changes will satisfactorily address a number of the City's issues as set out in the Issues List attached to the LPAT's approved procedural order. Once you have had an opportunity to confirm instructions from City Council, we would respectfully ask that you provide us with the list of issues which can be removed from the City's issues list.

If you have any questions regarding this revised submission, please do not hesitate to contact the undersigned at your earliest convenience.

Yours very truly,
Devine Park LLP


Jason Park
JIP/ss

Enclosures

cc: 1213763 Ontario Inc. (c/o GWL Realty Advisors Inc.)
Adrian Frank, Devine Park LLP