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February 11, 2019

Reply To: Joel D. Farber  
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Our File No. 151334

**VIA EMAIL**

Robert A. Robinson, Solicitor  
City of Toronto  
55 John Street  
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Toronto, ON  
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**WITHOUT PREJUDICE**

Dear Mr. Robinson:

**Re: LPAT Case No. PL171317: 1001, 1007, 1011 and 1037 The Queensway, Toronto  
Zoning Application 15 264792 WET 05 OZ**

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On behalf of our client RioCan Holdings (Queensway) Inc. we are pleased to submit this proposal as the basis for a settlement of the appeal presently before the Local Planning and Appeal Tribunal, scheduled for a two week hearing commencing April 15, 2019.

Through our recently conducted LPAT mediation process and our ongoing discussions, our client has made substantial revisions to its proposal in order to address the valuable input and feedback from planning and urban design staff. The revised development proposal fulfills the planning objectives of the City and at the same time achieves excellence in redevelopment for this prominent property.

Attached to this correspondence are the Architectural Drawings dated February 11, 2019 from Core Architects forming the basis of our settlement proposal. The proposed development is for two buildings separated by a new public park and the main site driveway access from The Queensway.

The westerly building is proposed to have articulated building heights of 9 (32.9m) and 10 storeys (35.9m). The east building at the primary corner of Islington and The Queensway includes a 17 storey tower element (56.9m) to address the intersection location, and a midrise element at 10 storeys (35.0 m) along The Queensway frontage. All the mid-rise elements have heights less than The Queensway Avenue right of way which is 36m, and fit within the existing context, including the 10 storey buildings opposite the site on the north side of The Queensway.

## EXISTING AND EMERGING CONTEXT

The subject lands occupy a prime location at the south west corner of Islington and The Queensway. This stretch of The Queensway from Islington to Kipling is gradually emerging as a vibrant mixed use area including both high density development and a developing Avenue segment. Recent approvals include the seven tower Remington IQ development approved for a 42 storey tower and four buildings 19-27 storeys. Four buildings at the Remington site are already completed including two 24 storey towers set behind the 12 storey buildings along The Queensway frontage.

The application is to develop that part of the lands which are currently designated Mixed Use Area along The Queensway frontage, which is part of the City's Surface Transit Priority Network. The development proposal is designed to properly address the site's major intersection location with significant frontage on the Avenue. The development proposal reflects high quality urban design and includes high quality retail/commercial street frontage to ensure a vibrant and functional street level environment.

The development proposal seeks to enhance the revitalization and intensification of The Queensway as contemplated in The Queensway Avenue Study respecting the form and scale of the emerging local context.

## DENSITY and UNIT COUNT/MIX

The proposed density of 3.59 only modestly exceeds the density permitted in the Queensway Avenue Zoning By-law of 3.0. The proposed density compares to the approved density at the Remington site of 3.8, and 3.5 for the Loggia development immediately to the north of the site (1040 & 1050 The Queensway). The proposed density is less than obtained in other very recent Queensway approvals. The scale of development proposed is appropriate and fits within the existing and planned context, and the massing properly addresses the characteristics of the site.

The proposal contains 545 units of which about 50% will be 2 bedroom or larger, including at least 10% 3 bedroom units. The proposed unit mix achieves the City's objective to provide more family size units.

## PARKLAND

The development proposal includes a full on-site parkland dedication of approximately 1,850 sq.m. in a convenient, visible and accessible location with high visibility frontage on The Queensway.

## KEY REVISIONS FROM ORIGINAL PLANS

### *Height Reductions*

- Corner tower element reduced from 20 storeys [67.52m] to 17 storeys [56.9m];
- The three mid-rise building elements are reduced from 41m (height of Remington buildings which front The Queensway) to 32.9m / 35.9m / 35m moving west to east;

*Full On Site Parkland Dedication*

- A full on-site parkland dedication of approximately 1,850 sq.m. improved from the original proposed 1,343 sq.m. park;

*Unit Count/Mix*

- Unit Count reduced from 588 to 545
- 3 Bedroom Unit count increased from 12 (2%) to 57 (10.5%)

*Building Design*

- Tower floor plate reduced from 815 sq.m. to 750 sq.m.
- Increased setbacks, including 29.6m setback for tower element from The Queensway, to achieve no penetration into 45 degree angular plane for all building elements.

*Parking, Bicycle Parking and Loading*

- Parking, including bicycle parking and loading areas, to achieve 569-2013 Zoning Bylaw standards (PA4) for development on the Avenues

*Amenity Space*

- A minimum of 2.0 sq.m. per unit of both indoor and outdoor amenity space will be provided to achieve City standards

**AVENUE AND MID-RISE GUIDELINES**

The development proposal addresses the Avenue and Mid-Rise Guidelines to provide the highest level of urban design treatment. The development proposal will create a high quality, safe, active and accessible pedestrian environment through the incorporation of a high quality retail street edge and a public park fronting on The Queensway.

The mid-rise 9 and 10 storey building elements along The Queensway are consistent with existing and proposed heights for other lands along the Avenue, and meet or exceed the City's performance standards for Avenue and Mid-Rise development.

The key Avenue and Mid-Rise Guidelines addressed by this proposal include:

- Building heights less than The Queensway Avenue right of way width of 36m;
- No penetration of angular plane standards from the street level or from any Neighbourhood;

- Streetwall heights in excess of 19m, well in excess of the 10.5m requirement but within the maximum permitted of 80% of the right of way;
- Retail ground floor heights of 5.9m and 6.7m, well in excess of the minimum 4.5m requirement in order to provide high quality and prominent retail space appropriate for The Queensway;
- Substantially more than 5 hours of sunlight are provided from March 21 to Sept 21 on the north sidewalk of the Queensway, in excess of the City standards;
- Substantial setbacks are provided for upper floors for enhanced pedestrian perception and which fully achieve the angular plane standards; and
- Buildings are setback between 3.5 and 4.5m to allow for a full 6.5m Queensway landscaped sidewalk.

#### TALL BUILDING GUIDELINES

The corner building, proposed at 17 storeys [56.9m], is considered a tall building under the City's guidelines. However, the corner tower element has been designed and set back in a manner to have equivalent street level impacts of a midrise building while at the same time taking advantage of the unique and prominent location of the corner site at the intersection of two major streets and in a highly visible location. The tower element achieves the following:

- the tower element which is set back more than 29m from The Queensway lot line fully meets the angular plane standards for The Queensway frontage consistent with the mid-rise building elements;
- has a tower floor plate of 750m to achieve the City standard for tower massing;
- street level retail frontage is set back 8m from the Islington lot line to create an enhanced pedestrian environment;
- achieves a 45 angular plane from the main Mixed Use Area townhouse block opposite the development site and east of Islington along The Queensway and Market Garden Mews with extremely minimal new shadow impact; and
- exceeds City standards of 5 hrs of sunlight at the equinox for the north sidewalk on The Queensway Avenue including shadowing consistent with the mid-rise building elements which achieve City standards.

#### SECTION 37

Provided that the City is satisfied with the revised development proposal as set out in this letter, our client is prepared to consider an appropriate Section 37 contribution, including for enhancements to the proposed on site public park.

Through our collaborative process with City staff, RioCan believes that this resulting development proposal achieves an excellent result for redevelopment of the site. The Official Plan promotes appropriate intensification of the Avenues and the City has made substantial effort across the City to foster appropriate redevelopment along the Avenues. This development proposal advances that important initiative.

We look forward to concluding our settlement.

Yours truly,

**FOGLER, RUBINOFF LLP**

*"Joel D. Farber"*

Joel D. Farber\*

\*Services provided through a professional corporation

JDF/sz

Enclosures – Architectural Plans & Sun/Shadow Study Core Architects February 11, 2019 with Site Statistics

cc. RioCan (Matthew Ortved)

MHBC Planning Consultants (David McKay and Andrew Palumbo)

Core Architects (Charles Gane and Saina Hamidi)