

28 June 2019

DELIVERED VIA E-MAIL ONLY

Ms. Nicole Ivanov, Planner
City of Toronto
Community Planning
Etobicoke York District
e-mail: nivanov@toronto.ca

Dear Ms. Ivanov,

Re: 2 Gibbs Road Redevelopment & Minor Variance Application

As discussed, we seek the City's approval for additional Gross Floor Area (GFA) of approximately 5,000m² at our 2 Gibbs Road project. This increase in GFA will not require any increase in any of the building heights above those originally approved by the City and we are pleased to advise that despite the additional GFA, our project will actually result in fewer residential units (and, by default, less parking) than the total of 1480 residential units that was originally anticipated. We are able to achieve this because we are successfully meeting market demand for larger residential units than we originally anticipated; for example, we are providing more three-bedroom suites in the project than the minimum 10% required by the City.

Our rezoning application for 2 Gibbs Road was approved with Buildings 'A' + 'B' flanking the east side of the property at 10-storeys and a height of 30.0m each. Tower 'C' was approved at 31-storeys (97.0m), Tower 'D' at 37-storeys (115.0m) and Tower 'E' at 43-storeys (126.5m). Prior to our sales launch of Tower 'C', to try to capitalize from the marketing objectives we employed successfully on our One Valhalla development to the north on the former Valhalla Inn lands, we revised the floor to ceiling heights of certain floors in Tower 'C' to 8'-0" high at the lower floors of the building, the majority of the floor heights were set to 8'-6", and the few floors at the top of the building were designed with 9'-0" ceilings. By doing so, we were able to achieve two (2) additional floors in Tower 'C' in the same overall height of the building. The two (2) additional floors amounted to 2 x 750m² for a total of **1,500m²** additional GFA utilized in Tower 'C'.

Because of the relative heights of Buildings 'A' + 'B', there was no option of making any adjustment to floor to ceiling heights that could result in additional floors or GFA. However, for Tower 'D' by adjusting floor to ceiling heights in similar fashion to Tower 'C', we are able to achieve three (3) additional floors, amounting to 3 x 750m² (max) for a total of **2,250m²**. Similarly, in Tower 'E', adjusting floor to ceiling heights, we are able to achieve one (1) additional floor amounting to a maximum of **750m²** (max). An additional **500m²** is requested as a provisional area at this time and is meant as a buffer to be used only if required by our Architect at the base of Tower 'E' where some additional GFA may be required for amenity and/or office space.

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Accordingly, the additional GFA we seek amounts to **1,500m²** (Tower 'C') + **2,250m²** (Tower 'D') + **750m²** + **500m²** (Tower 'E') for a total of **5,000m²**. I have attached tables for each Building together with a Summary indicating the building heights and the original vs. proposed number of floors and floor heights and I have added a column to indicate just how the total residential dwelling unit count has decreased from 1480 to 1405. You will notice that a big decrease in the residential unit count occurred in Buildings A+B and this is because originally, these buildings contained significantly more one-bedroom units. In the 3 high-rise towers, namely Towers 'C', 'D' and 'E', our Architect originally allowed for 11 suites per floor in keeping with what we sold and constructed at our One Valhalla development next door. However, because there is currently increased demand for more 2 and 3 bedroom units, we are only able to achieve 10 suites per floor (of the same size i.e., 750 sq. m.). Using a quick calculation, one might imagine that 26('C') + 32('D') +38('E') residential floors with 1 less suite per floor easily reduces the overall suite count by 96 in the 3 high-rise towers. However, we are presently seeking 6 additional floors with 10 suites each, totaling 60 units, resulting in a net decrease of 36 residential units (i.e., 96-60).

As a result of our marketing objectives, we are pleased to advise that our Valhalla Town Square community is appealing to more end-user purchasers. Our suite-type mix is comprised of more 2 and 3-bedroom units and less 1-bedroom units than we had in our One Valhalla community to the north, resulting in an average unit size that is larger than we could have originally anticipated, which necessitates more GFA. Buildings 'A'+ 'B' and Tower 'C' comprise 664 residential units in total and to meet the zoning by-law, we are required to provide 66 three-bedroom units. We are actually constructing a total of 91 three-bedroom units in these 3 buildings – almost 40% more than we are required to.

We trust this is the information you require, and we are happy to answer any other questions you may have.

Yours very truly,

EDILCAN DEVELOPMENT CORPORATION



Gianpiero Di Rocco
Director

/GDR

2 Gibbs Road - Building 'A'

No additional floors/GFA sought

Total unit count decrease

Original		Proposed	
Floor #	Suites per floor (qty.)	Floor #	Suites per floor (qty.)
10	22	10	19
9	22	9	19
8	27	8	24
7	32	7	28
6	32	6	28
5	32	5	28
4	32	4	28
3	21	3	22
2	0	2	0
Ground	0	Ground	0
220		196	

2 Gibbs Road - Building 'B'

No additional floors/GFA sought

Total unit count decrease

Original		Proposed	
Floor #	Suites per floor (qty.)	Floor #	Suites per floor (qty.)
10	15	10	16
9	15	9	16
8	15	8	16
7	20	7	20
6	28	6	24
5	28	5	24
4	28	4	24
3	27	3	24
2	17	2	16
Ground	0	Ground	0
193		180	

2 Gibbs Road - Tower 'C'

Roof Zoning Height Limit: 97m

2 additional floors/GFA proposed
Total unit count decrease

Original	floor to floor height (m)	Height to Main Roof (m)	floor to ceiling height (ft)	Suites per floor (qty.)	Proposed	floor to floor height (m)	Height to Main Roof (m)	floor to ceiling height (ft)	Suites per floor (qty.)
		97.000					96.890		
					33	3.490		10.8	10
					32	2.950		9.0	10
31	3.500		10.8	11	31	2.950		9.0	10
30	3.250		10.0	11	30	2.800		8.5	10
29	3.250		10.0	11	29	2.800		8.5	10
28	3.250		10.0	11	28	2.800		8.5	10
27	3.250		10.0	11	27	2.800		8.5	10
26	3.250		10.0	11	26	2.800		8.5	10
25	3.250		10.0	11	25	2.800		8.5	10
24	2.950		9.0	11	24	2.800		8.5	10
23	2.950		9.0	11	23	2.800		8.5	10
22	2.950		9.0	11	22	2.800		8.5	10
21	2.950		9.0	11	21	2.800		8.5	10
20	2.950		9.0	11	20	2.800		8.5	10
19	2.950		9.0	11	19	2.800		8.5	10
18	2.950		9.0	11	18	2.800		8.5	10
17	2.950		9.0	11	17	2.800		8.5	10
16	2.950		9.0	11	16	2.650		8.0	10
15	2.950		9.0	11	15	3.100		9.5	10
14	2.950		9.0	11	14	2.650		8.0	10
13	2.950		9.0	11	13	2.650		8.0	10
12	2.950		9.0	11	12	2.650		8.0	10
11	2.950		9.0	11	11	2.650		8.0	10
10	2.950		9.0	11	10	2.650		8.0	10
9	2.950		9.0	11	9	2.650		8.0	10
8	2.950		9.0	11	8	2.650		8.0	10
7	2.950		9.0	11	7	2.650		8.0	10
6	3.100		9.5	11	6	3.100		9.5	10
5	4.800		15.1	0	5	4.800		15.1	0
4	4.240		13.2	0	4	4.690		14.7	0
3	2.780		8.5	0	3	2.780		8.5	0
2	2.780		8.5	0	2	2.780		8.5	0
Ground	3.200		9.8	8	Ground	3.200		9.8	8
294					288				

2 Gibbs Road - Building's 'A', 'B', 'C', 'D' and 'E'

SUMMARY: Suite Count - Original vs. Proposed

Original		Proposed	
Building	Suites (#)	Building	Suites (#)
A	220	A	196
B	193	B	180
C	294	C	288
D	359	D	357
E	414	E	384
	1480		1405