



Eileen P. K. Costello
Direct: 416.865.4740
E-mail: ecostello@airdberlis.com

January 14, 2019

Our File No.: 143265

BY EMAIL

Ms. Ellen Devlin
Administrator
Toronto and East York Community Council
2nd Floor, West, City Hall
100 Queen Street West
Toronto, ON
M5H 2N2
Email: teycc@toronto.ca

Dear Ms. Devlin:

**Re: TE2.3 – 647, 663-665 King Street West, 69-73 Bathurst Street and 58-60 Stewart Street
Zoning By-law Amendment and Rental Housing Demolition Applications –
Request for Direction Report**

Please be advised that Aird Berlis LLP represents the owners of the above-noted property in respect of the development application which proposes a mixed use building with substantial conservation of the heritage buildings on the site.

Together with our client and its consultants we have been working with City staff in the context of the prior owner's appeal of the applications to arrive at a settlement proposal which addresses staff concerns with the original application as they related to height, built form and heritage conservation. The resulting consensus proposal makes significant changes to the original application, as appealed, including:

- a reduction in building storeys from 19 to 17 and sinking the mechanical thereby reducing the total height from 67m to 58m;
- increased setbacks of 3m above the heritage building at the 5th floor and a second 5m setback at the 6th floor along Bathurst Street and a 3.6m setback above the 6th floor on Stewart Street;
- redesign of the balconies along Bathurst Street to inset rather than continuous exterior balconies; and
- the conservation of the original façades (north, west and south) of the Banknote building on Bathurst Street, representing a substantial increase in the amount of the original built form being conserved on the site.

The resulting mixed use building will still contain a mix of residential units (27% 2 bedroom and 13% 3 bedroom) and a meaningful amount of commercial gfa (1,394m²).

The staff report before the Community Council sets out staff's opinion that the revised proposal is consistent with the Provincial Policy Statement, including the policy direction to conserve significant heritage resources, conforms to the Growth Plan (2017) and to the City's own in-force Official Plan polices as they relate to heritage conservation and development in Mixed Use Areas. The staff report also details how the revised proposal implements the various guideline documents which assist staff in reviewing development applications in the King/Spadina area.

The staff report also details how our client's rental replacement application conforms to the Official Plan policy 3.2.1.6 and our client is prepared to continue to work with staff to finalize the details of this proposal.

A representative of our client will be in attendance at the Toronto and East York Community Council meeting scheduled for January 15, 2019 to answer any questions should they arise.

On behalf of our client, we wish to thank City staff for their willingness to engage on this application and to arrive at a revised proposal which improves on the original application as filed and appealed.

We look forward to finalizing the approvals through a settlement hearing before the LPAT in the near future and to working with staff to complete the various agreements as required to ensure the LPAT Final Order can issue shortly thereafter.

Yours truly,

AIRD & BERLIS LLP



Eileen P. K. Costello
EPKC/lm

c: Client
Bousfields

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