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April 5, 2019

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Att'n: Henry Tang, Senior Planner

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Dear Mr. Tang,

**RE: MTCC 2449, 8 The Esplanade (the "L Tower"):
Concerns re Proposed OPA & Rezoning, 1 Front Street West (the "Dominion Building")**

We represent the Board of TSCC 2449, commonly known as the L Tower. The L Tower is an iconic and unique residential condominium containing approximately 590 dwelling units, designed by Daniel Libeskind. In 2017 the building won an Emporis Award as one of the world's best new skyscrapers. It is located immediately east of the Dominion Building, and its residents would be the most affected by the proposed OPA & Rezoning. The following are the Board's primary concerns:

1. Location & Height of Proposed East Tower

The applicant is proposing to build two towers, including a 45 story tower on top of the extreme eastern end of the existing five story Dominion Building (the "East Tower"). The proposed East Tower would be approximately 156.9 metres high (presumably from grade at a specified point) and would be located approximately 4 metres from the lot line at Yonge St. and 0 metres from the south lot line with 141 Bay St. The East Tower would not comply with Tall Building setback requirements adopted by Toronto City Council in October 2016 by OPA 352. It would have a negative impact on my clients, since it would obstruct and/or impact the views of virtually all of the residents of the L Tower who face west; and would result in significant shadow impacts on the west side of the L Tower on summer afternoons (Sun Shadow Study June 1, 4:18 pm).

Further, the West and North units of the L Tower have impressive and unique views of the CN Tower and the West and North views of the City. At the time they were purchased, they had a reasonable expectation that there would be not be a tall residential tower built close to Yonge Street, directly opposite to their unit

2. Lack of Density Cap

The L Tower sought and received a modest increase in the density for its site, from 6 to 6.4 times coverage. However the applicant is seeking a site and area specific policy that would

specify no (emphasis added) maximum density for its lands. While the applicant is currently proposing high-rise development on the easterly portion of its site, it appears that it could subsequently apply for additional density on the central or westerly portions without a further OPA.

3. Inadequate Employment Use

The applicant is proposing two residential towers containing 836 units, plus a hotel with 251 rooms, in addition to retail space, to replace an office tower approved by the City to be located over the central portion of the Dominion Building. The City has recently approved many other residential towers in the immediate vicinity, including 25 The Esplanade, 18 Yonge, 88 Scott, etc. My clients have identified a lack of stores and other amenities to serve them and other residents in the area. The proposed change in use from employment lands to residential is contrary to provincial and municipal plans and policies to retain and increase employment uses.

4. Traffic Congestion & Inadequate Parking

The applicant is proposing all vehicular traffic would enter and leave the proposed development from an entrance off of Yonge Street shared with the CIBC development at 141 Bay. This vehicular access would be locate across from the vehicular exit for the L Tower, which my clients advise is currently already highly congested, particularly at peak rush hour times. While the proposed development is to provide 199 parking spaces, only 94 would be available for 836 dwelling units. By comparison, the L Tower was required to provide 333 parking spaces for 591 dwelling units.

In addition, the L Tower Board is also concerned if the traffic exiting the garage servicing the new CIBC development and/or the proposed development of 1 Front Street would be permitted to enter the Esplanade from Yonge, given the historic nature of the Esplanade and existing congestion along the Esplanade.

The L Tower Board supports revitalization and intensification of the Dominion Building, in accordance with the following principles, which are consistent with provincial policy statements, conform with provincial plans and conform with the city's Official Plan:

5. Recommended Changes

- The proposed East tower be reduced in height, and located farther West of the L Tower;
- The applicant should be subject to a maximum density cap, similar to the L Tower and virtually every other development site in Toronto;
- The Dominion Building site should be entirely or predominantly devoted to employment rather than residential uses;
- Vehicular access for the Dominion Building site should be dispersed, rather than located on Yonge St. across from the L Tower exit. Parking should be provided for at least 50% of the residential units approved; and

- Traffic exiting the new CIBC development and/or the proposed development of 1 Front Street should not be permitted to enter the Esplanade heading east along the Esplanade.

Kindly let us know when this matter will be considered by the Toronto East-York Community Council, so the L Tower Board will have an opportunity to depute and answer questions with respect to its concerns and proposed changes to the Dominion Building application.

Yours truly,

Macdonald Sager Manis LLP

A handwritten signature in black ink that reads "Ronald M. Kanter". The signature is written in a cursive, flowing style.

Per: Ronald M. Kanter

cc: MTCC 2449 Board
Councillor Joe Cressy