



PLANNING AND URBAN DESIGN

1 December 2020

Toronto and East York Community Council
2nd Floor, West Tower, City Hall
100 Queen Street West
Toronto ON M5H 2N2

Via email only to teycc@toronto.ca

Attention: **Ellen Devlin**, Toronto and East York Community Council Secretariat

Dear Chair and Members of Toronto and East York Community Council:

RE: Agenda Item TE21.7
1365-1375 Yonge Street
Official Plan and Zoning By-law Amendment Application - Final Report
City File 18 151554 STE 22 OZ
Our File 18.511

Walker, Nott, Dragicevic Associates Limited (“WND Associates”) is the planning consultant for HCN (Rosehill) Property Inc. (the “Applicant”) with respect to the application for Official Plan Amendment and Zoning By-law Amendment for the redevelopment of 1365-1375 Yonge Street (“the Subject Site”).

We have reviewed a comment letter submitted to Toronto and East York Community Council with respect to the application, dated 30 November 2020, and prepared by Borden Ladner Gervais on behalf of the owner of lands at 1391-1393 Yonge Street. The site at 1391-1393 Yonge Street is located adjacent to the Subject Site to the north and abuts a rear laneway, which is shared by the Subject Site and is proposed to be widened and improved by the Applicant. Our response to the comments raised is provided below.

The comment letter addresses the architectural treatment and inclusion of windows on the north elevation of the proposed building above the 10th floor. The setback of this portion of the proposed building from the north property line is 5.5 metres, consistent with the Yonge-St. Clair Planning Framework. The architectural treatment and location of windows on building facades are matters which can be addressed at the Site Plan Approval stage.

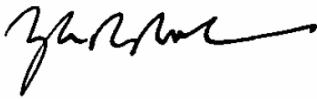
The comment letter further addresses the proposed location of loading spaces and underground parking garage access off the rear laneway. As demonstrated in the drawings and reports submitted in support of the application, all vehicle turning movements are accommodated on the Subject Site and in the existing (and widened) public laneway without impacts on the 1391-1393 Yonge Street property. The ramp to the proposed underground parking garage is located approximately 6.3 metres from the north lot line, with appropriate space for vehicle movements between the ramp and laneway.

I can confirm that the Applicant and their consultants are happy to meet with the owners of 1391-1393 Yonge Street with respect to these design and technical matters as part of the Site Plan Approval review process.

We agree with the approval recommendations of the City Planning Staff Report for the application and it is our opinion that the proposed development of the Subject Site represents good planning and merits the support of City staff and Council. We look forward to continuing our team's work with City staff and the community on this application. Should you require further information, please contact the undersigned.

Yours very truly,

WND associates
planning + urban design

A handwritten signature in black ink, appearing to read 'Tyler Peck', with a long horizontal flourish extending to the right.

Tyler Peck, MCIP, RPP
Senior Associate

