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5/19/2021

Community Planning
Toronto City Hall
100 Queen Street West, 18th Floor
Toronto, ON M5H 2N2

Attention: Ms. Janani Mahendran, Planner, Community Planning

Dear Ms. Mahendran:

RE: **Confidential and Without Prejudice Revised Development Proposal** for the properties municipally known as **474-488 Wellington Street West** in the City of Toronto

City File Nos.: 16 261191 STE 20 OZ & 16 270154 STE 20 OZ
LPAT Case Nos.: PL170893 & PL171231

As you are aware, Hullmark (474 Wellington) LP are the owners of the properties municipally known as 470 to 474 Wellington Street West (“474 Wellington Street West”) in the City of Toronto and are in partnership with Doubledown Holdings Inc., the owners of the properties municipally known as 482 to 488 Wellington Street West (“488 Wellington Street West”) in the City of Toronto, collectively referred to as “the Site”. Hullmark (474 Wellington) LP is making the following without prejudice submission on behalf of the partnership between Hullmark (474 Wellington) LP and Doubledown Holdings Inc., as two independent landowners.

Following cooperative discussions with the Wellington Place Neighbourhood Association (“WPNA”), who are parties to the Local Planning Appeal Tribunal (“LPAT”) appeals of the above noted applications, revised materials were submitted on February 5th, 2021 containing a consolidated proposal with a reduced height of 13-storeys (49.95 m + 5.0 m mechanical penthouse). Subsequent to comments being received from City Planning, Heritage Preservation Services and Urban Design Staff, additional materials accepting the requested revisions were submitted on April 7th, 2021.

Further to the last submission of materials, we are pleased to present the final Architectural Plans, which contain the following changes:

1. the proposed height of the tower has been maintained at 13-storeys (49.95 m + 5.0 m mechanical penthouse);
2. the size and height of the mechanical penthouse has been maintained at 5.0 metres, which would still have minimal visual impact from Wellington Street West;

3. the tower setback from Wellington Street West has been increased from 5.0 m to 7.0 m above the 6th storey and the reveal above the 6th storey has been removed, consistent with City staff's suggestion, providing for an appropriate stepback from the retained heritage facades and simplifying the proposed massing;
4. the rear tower setbacks from floors six and above have been reduced from 6.5 m to 5.5 m, consistent with City staff's suggestion, allowing for a simplified massing and built form and optimum layouts for the proposed office spaces;
5. the 2.0 metre at-grade rear yard setback has been maintained, which would still allow for a commercial unit to serve as an amenity for the rear yard open space provided through the approved development at 489-539 King Street West to the north;
6. the minimum podium and tower setbacks to the east and west have been maintained at 4.0 metres, 2.95 metres and 5.5 metres respectively;
7. the heritage retention strategy for the existing buildings on 488 Wellington Street West has been maintained, as well as the pedestrian and vehicle access points at grade;
8. the vehicular parking supply has been maintained at 56 spaces, located within one underground parking level;
9. the total bicycle parking supply has also been maintained at 155 spaces in total, still exceeding the required bicycle parking supply rates;
10. the proposed loading spaces have been maintained; and
11. due to the above noted changes, the total Gross Floor Area ("GFA") has been decreased from 23,140 m² to 23,099 m², resulting in a reduction of the proposed density from 7.73 to 7.72 times the area of the lot.

In addition to the above, the proposed offer of Section 37 contribution towards community benefits has been maintained at \$1,380,000.00 in total, with the additional \$380,000.00 being allocated for streetscaping improvements on the north side of Wellington Street West, on the condition that if City Staff and/or the Ward Councillor request an additional \$200,000.00 for streetscaping improvements on the north side of Wellington Street West as per the Council direction on March 27 and 28, 2019, or for other purposes, that amount would be drawn from the proposed \$380,000.00 contribution and would not be an additional cost.

The final proposal addresses concerns regarding the overall height of the building as well as the stepback from the heritage facades on Wellington Street West, while also still maintaining the development feasibility of the proposed non-residential building. In summary, as a result of the cooperative and consultative process undertaken with all parties involved, we are confident that the above changes and materials included within are worthy of City Staff and Council's endorsement, in order to implement an elegant and well-designed mixed-use office proposal which will fit well within the fabric of the neighborhood.

We look forward to working with City Staff and City Council to bring this worthwhile proposal to fruition. In support of the revised proposal, we are pleased to provide the following materials:

1. One digital copy of the Site Statistics Comparison, included herewith as “Appendix A”;
2. One digital copy of the Architectural Plans, prepared by Architects Alliance, dated May 19, 2021; and
3. An electronic copy of this letter.

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

Hullmark (474 Wellington) LP

Per:

Charles Arbez

Development Manager

Encls.

Cc: Councillor Joe Cressy
Mr. Willie Macrae (Manager, Community Planning)
Mr. Alex Suriano (Solicitor, Planning & Administrative Tribunal Law)
Mr. Jon Geist (Doubledown Holdings Inc.)
Mr. Aaron Platt (Davies Howe LLP)
Mr. Mark Noskiewicz (Goodmans LLP)

Appendix A: Site Statistics Comparison

	474 Originating Application December 02, 2016	488 Originating Application December 22, 2016	Combined Resubmission November 11, 2018	Combined Resubmission March 06, 2019	Combined Resubmission Feb 05, 2021	Combined Resubmission May 19, 2021
Lot Area:	1,200 m2	1,793 m2	2,993 m2	2,993 m2	2,993 m2	2,993 m2
Lot Frontage:	18.3 m	28.4	46.8 m	46.8 m	46.8 m	46.8 m
Height:	66.3 m (t/o roof) 72.35 m (t/o MP) 6.25 m MP	66.22 m (t/o roof) 72.60 (t/o MP) 6.38 m MP	58.95 m (t/o roof) 62.95 m (t/o MP) 4.00 m MP	55.00 m (t/o roof) 60.00 m (t/o MP) 5.00 m MP	49.95 m (t/o roof) 54.95 m (t/o MP) 5.00 m MP	49.95 m (t/o roof) 54.95 m (t/o MP) 5.00 m MP
Ground Floor Height:	7.0 m	4.930 m	5.70 m	4.88 m	4.88 m	4.88 m
Storeys:	15 + MP	16 (incl. MP)	14 + MP	14 + MP	13 + MP	13 + MP
GFA:	318 m2 Retail <u>11,311 m2 Office</u> 11,629 m2 Total (9.7x)	272 m2 Retail <u>18,226 m2 Office</u> 18,498 m2 Total (10.3x)	1,076 m2 Retail <u>21,986 m2 Office</u> 23,062 m2 Total (7.71x)	1,008 m2 Retail <u>21,328 m2 Office</u> 22,336 m2 Total (7.46x)	1,002 m2 Retail <u>22,147 m2 Office</u> 23,140 m2 Total (7.73x)	1,008 m2 Retail <u>22,091 m2 Office</u> 23,099 m2 Total (7.72x)
Minimum Setbacks:	Front (Wellington): 0 m (Podium) 10.0 m (Tower)	Front (Wellington): 0 m (Podium) 10.0 m (Tower)	Front (Wellington): 0 m (Podium) 10.5 m (Tower)	Front (Wellington): 0 m (Podium) 9.0 m (Tower)	Front (Wellington): 0 m (Podium) 5.0 m (Tower)	Front (Wellington): 0 m (Podium) 7.0 m (Tower)
	Rear: 0 m (Podium) 0 m (Tower)	Rear: 0.42 m (Podium) 1.9 m (Tower)	Rear (North): 5.5 m (Podium) 7.5 m (Tower)	Rear (North): 5.5 m (Podium) 7.5 m (Tower)	Rear (North): 5.5 m (Podium) 6.5 m (Tower)	Rear (North): 5.5 m (Podium) 5.5 m (Tower)
	Side (East): 1.5 m (Podium) 1.6 m (Tower)	Side (East): 0 m (Podium) 1.75 m (Tower)	Side (East): 4.0 m (Podium) 5.5 m (Tower)	Side (East): 4.0 m (Podium) 5.5 m (Tower)	Side (East): 4.0 m (Podium) 5.5 m (Tower)	Side (East): 4.0 m (Podium) 5.5 m (Tower)
	Side (West): 1.5 m (Podium) 1.5 m (Tower)	Side (West): 3.1 m (Podium) 3.1 m (Tower)	Side (West): 2.95 m (Podium) 5.5 m (Tower)	Side (West): 2.95 m (Podium) 5.5 m (Tower)	Side (West): 2.95 m (Podium) 5.5 m (Tower)	Side (West): 2.95 m (Podium) 5.5 m (Tower)
Vehicular Parking Spaces:	30 Office Spaces <u>0 Vis Spaces</u> 30 parking spaces total	31 Office Spaces <u>0 Vis Spaces</u> 31 parking spaces total	56 Office Spaces <u>0 Vis Spaces</u> 56 parking spaces total	56 Office Spaces <u>0 Vis Spaces</u> 56 parking spaces total	56 Office Spaces <u>0 Vis Spaces</u> 56 parking spaces total	56 Office Spaces <u>0 Vis Spaces</u> 56 parking spaces total
Loading:	1 Type "B/C"	1 Type "B"	2 Type "B/C" 2 Type "C"	2 Type "B/C" 2 Type "C"	2 Type "B/C" 2 Type "C"	2 Type "B/C" 2 Type "C"
Bicycle Parking:	Long Term: 64 Spaces <u>Short Term: 15 Spaces</u> 49 Total	Long Term: 202 Spaces <u>Short Term: 80 Spaces</u> 282 Total	Office Long Term: 84 Spaces Office Short Term: 61 Spaces Retail Long Term: 3 Spaces <u>Retail Short Term: 7 Spaces</u> 155 Total	Office Long Term: 84 Spaces Office Short Term: 61 Spaces Retail Long Term: 3 Spaces <u>Retail Short Term: 7 Spaces</u> 155 Total	Office Long Term: 84 Spaces Office Short Term: 61 Spaces Retail Long Term: 3 Spaces <u>Retail Short Term: 7 Spaces</u> 155 Total	Office Long Term: 84 Spaces Office Short Term: 61 Spaces Retail Long Term: 3 Spaces <u>Retail Short Term: 7 Spaces</u> 155 Total
Lot Coverage:	71.5%	78.5%	82%	79%	79%	79%