

Appendix B



PLANNING AND URBAN DESIGN

18 August 2021

City of Toronto
City Planning
Toronto and East York District
100 Queen Street West
Toronto, ON
M5H 2N2

Attention: (Lynda Macdonald, Director, Community Planning - Toronto and East York District

Dear Ms. Macdonald,

RE: (Zoning By-law Amendment Application Resubmission (187 King Street East and 65 George Street (City of Toronto (City File: 18 104519 NNY 23 OZ ! WND File: 14.528 !

Walker, Nott, Dragicevic Associates Limited (“WND Associates”) has been retained as the planning consultant for York London Holdings, relative to the enclosed application for a Zoning By-law Amendment to accommodate the development of a residential building at 65 George Street to the rear of a retained 4-storey heritage building at 187 King Street East (collectively referred to as the “subject site”). The subject site is located at the southeast corner of King Street East and George Street in the City of Toronto.

A Zoning By-law Amendment was originally submitted to the City on 21 April 2017 for the proposed development of a 17-storey building containing 16 2-bedroom plus den residential units (the “former proposal”). Proposed alterations to the existing heritage building were limited to the ground floor and basement and the use of the building will remain commercial/office. The total proposed gross floor area was 4,019 square metres (including 561 square metres of retained gross floor area in the heritage building). A total of 16 parking spaces were proposed in a 3-level underground parking garage. Three bicycle parking spaces for visitors were proposed at the ground floor level adjacent to the building entrance.

The application was deemed complete as per a letter from City Planning dated 26 May 2017. Subsequently, a community consultation meeting was held on 29 June 2017. Planning staff issued a Refusal Report on 29 September 2017 with recommendations that were adopted by City Council on 7 November 2017. Planning staff’s basis for the Refusal Report related mainly to the former proposal’s separation distances to adjoining properties, building height and demolition of an existing heritage building, which deemed the proposal to be unsupportable.

The property owner appealed to the Local Planning Appeal Tribunal (presently the Ontario Land Tribunal) as a result of City Council's refusal to pass the requested Zoning By-law Amendment. On 23 September 2019 a Pre-Hearing Conference was held by the OLT, followed by a second Pre-Hearing Conference on 10 December 2019, resulting in a Procedural Order, and the scheduling of a 10-day hearing for November, 2021.

Over the course of 22 months, WND Associates participated in a number of discussions with members of City staff with the purpose of determining whether a resolution could be reached regarding the form of development or whether outstanding issues could be narrowed.

Further to our discussions with the City from May, 2021, onward, enclosed are materials in support of a resubmission of the Zoning By-law Amendment application (the "revised proposal"), provided with the intent of proceeding towards a settlement hearing. The revisions resulting in the revised proposal in our opinion positively address the City's issues related to built form and heritage conservation, among other specific design matters, as outlined in the technical submissions.

Revisions to the Proposed Development

The revised proposal contains 16 2-bedroom plus den residential units, all but one containing a private outdoor terrace or balcony. The ground floor of the 17-storey building will contain the residential lobby area. The proposal retains 187 King Street East, retaining the property's current commercial/office uses, and rebuilds the one-storey brick facade at 65 George Street. The total proposed gross floor area is 4,864.21 square metres (including 713.52 square metres of retained gross floor area in the heritage building).

A total of 16 parking spaces are proposed in a 4-level underground parking garage. Vehicular access for parking and loading is to be provided via a single consolidated driveway from George Street. Four visitor bicycle parking spaces are proposed at the ground floor level adjacent to the building's driveway entrance.

As a result of discussions with City staff, the following revisions to the revised proposal are reflected in the enclosed resubmission:

- The retention of 187 King Street East, providing an approximate 17-metre setback to new construction from King Street East to give prominence to the existing resource;
 - Reconstruction of the existing one-storey facade at 65 George Street with salvaged material, new windows and doors in keeping with the historic style of the building;
 - Incorporation of a 2.1 metre setback at the second storey and tiered stepbacks (ranging up to 1.2 metres) from the George Street frontage to differentiate the historic fabric from the contemporary residential tower;
 - Increase in the setbacks to the adjacent building's southeast corner, providing a 5.5 metre setback to the south and 9.9 metre setback to the east where windows are proposed;
 - Reconfiguration of the proposed ground floor layout, providing a new pedestrian entrance through the heritage archway, which connects with a relocated vestibule and pedestrian lobby, and which is shared with the vehicular entrance to the parking elevator; and,
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- Providing for a revised waste storage area.

Resubmission Materials

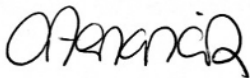
In support of the Zoning By-law Amendment application resubmission, please find enclosed digital copies of the following:

1. Architectural Plans, prepared by Core Architects, dated 9 August 2021;
2. Heritage Impact Assessment, prepared by ERA Architects, dated 11 August 2021; and
3. Functional Design Review, prepared by LEA Consulting, dated 18 August 2021.

We trust that the information included in this submission is sufficient to allow for your circulation and review with a view to resolving the outstanding issues and moving toward a formal settlement agreement. Should you have any questions or require additional information regarding this application, please do not hesitate to contact the undersigned. We look forward to continuing our team's work with City staff on this application.

Yours very truly,

WND associates
planning + urban design



Andrew Ferancik, MCIP, RPP
Principal