



Kagan | Shastri  
DeMelo | Winer | Park  
LAWYERS | LLP

JASON PARK  
Direct: 416.645.4572  
[jpark@ksllp.ca](mailto:jpark@ksllp.ca)

File No. 23221

April 24, 2023

WITH PREJUDICE

VIA EMAIL: [ray.kallio@toronto.ca](mailto:ray.kallio@toronto.ca);

City of Toronto Legal Services  
Planning & Administrative Tribunal Law  
Metro Hall, 26th Floor  
55 John Street  
Toronto, ON M5V 3C6

**Attention: Ray Kallio**

Dear Sirs:

Re: 6200 Yonge Street and 11 and 15 Moore Park Avenue, Toronto  
Appeals to OLT of Official Plan Amendment, Rezoning and Site Plan Approval  
Applications  
OLT Case Numbers: OLT-22-004202, OLT-22-004203, OLT-22-004204  
OLT Lead Case Number: OLT-22-004202  
Planning Applications No.: 21 252332 NNY 18 OZ and 21 252331 NNY 18 SA  
With Prejudice Settlement Offer

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As you know, we are the solicitors for 6200 Yonge GP Inc., the owner of lands known municipally as 6200 Yonge Street and 11 and 15 Moore Park Avenue in the City of Toronto and the appellant with respect to the above-noted appeals.

Further to the recent mediation discussions held between our client, the City and the other two parties respect to the above-noted appeals which concluded on April 6, 2023, we are pleased to provide the following settlement offer on a with prejudice basis in full settlement of these appeals:

- (1) Our client would agree to formally revise its development proposal that is the subject of the above noted appeals before the OLT from a 25 storey mixed use development to a 16 storey mixed use development as set out in the attached architectural plans dated as April 21, 2023 prepared by ZO1 Architects (the "Proposed Development"). The Proposed Development is a mixed use building consisting of 356 units. The main revisions from the original

00349953-3

Yorkville Office:  
188 Avenue Road,  
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250 Yonge Street, Ste 2302, P.O. Box 65  
Toronto, ON, M5B 2L7  
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development proposal that has been appealed to the OLT include a significant height decrease from 25 storeys to 16 storeys, a number of revisions to ground floor setbacks, podium setbacks and upper floor setbacks and a reconfiguration of the ground floor uses including the elimination of the day care space and the addition of retail space along Yonge Street. The proposed driveway has been moved further east into the centre of the development and allows for access to the property directly to the south owned by Ms. Tina Zografos should a settlement be reached with Ms. Zografos on the Proposed Development and the provision of a conditional easement to these lands on acceptable terms to our client. The Proposed Development also accommodates a 6.0 metre unencumbered corner rounding which was requested by City Transportation Services staff;

- (3) In terms of parkland, the Proposed Development would be subject to a cash-in-lieu payment;
- (4) As a condition of the final Order issuing for the OPA and Zoning By-law Amendments, our client will provide a further wind study using computational fluid dynamics to the satisfaction of the City;
- (5) In terms of the site plan appeal, our client agrees to work with City staff to resolve the remaining site plan issues in order to finalize a NOAC following the approval by the OLT of the necessary OPA and zoning by-law amendments for the Proposed Development;
- (6) Following the OLT's approval of the Proposed Development and the related OPA and the Zoning By-law Amendments, we will confirm to the OLT and the other parties to the OPA 615 appeals that our client's issues with OPA 615 have been resolved subject to the OLT approving any necessary amendments to OPA 615 to reflect the Tribunal's approval of the Proposed Development and the related OPA and Zoning By-law Amendments.

In support of the settlement offer, please find attached the following via a Dropbox link:

- (1) Architectural Plans dated April 21, 2023 prepared by ZO1 Architects;
- (2) Site Statistics dated April 21, 2023 prepared by ZO1 Architects;
- (3) An updated Shadow Study dated April 21, 2023 prepared by ZO1 Architects; and
- (4) An addendum letter from Gradient Wind Engineering Inc. dated April 21, 2023 with respect to the Proposed Development.

If you have any questions regarding the above, please do not hesitate to contact me at 416.645.4572 or via email at [ipark@ksllp.ca](mailto:ipark@ksllp.ca).

Yours truly,

**KAGAN SHASTRI DeMELO WINER PARK LLP**

A handwritten signature in blue ink, appearing to read 'J-P', is positioned above the printed name and firm name.

Jason Park  
JIP/ss

Please reply to the:      Downtown Office

cc:      6200 Yonge GP Inc.

# MOORE PARK AVENUE

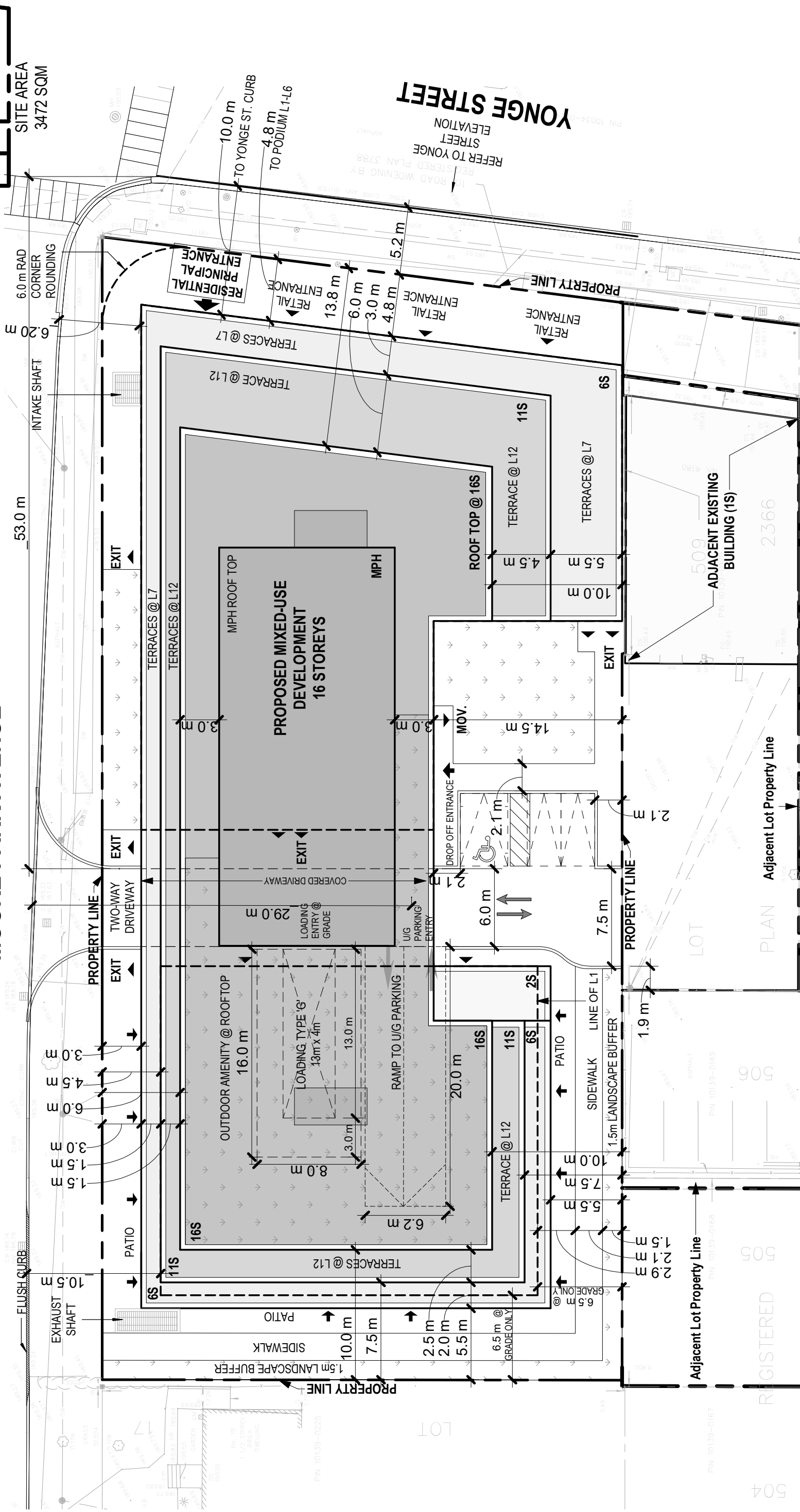
16 STOREY  
FSI = 7.07

15

11

6200

SITE AREA  
3472 SQM



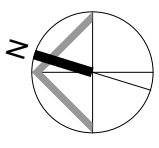
# OPTION 5A

16 STOREY MIXED-USE DEVELOPMENT SITE PLAN

SCALE: 1 : 300

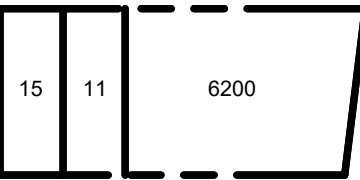
6200 Yonge St., North York, ON

DATE: 04/21/2023



UNIT COUNT : 10

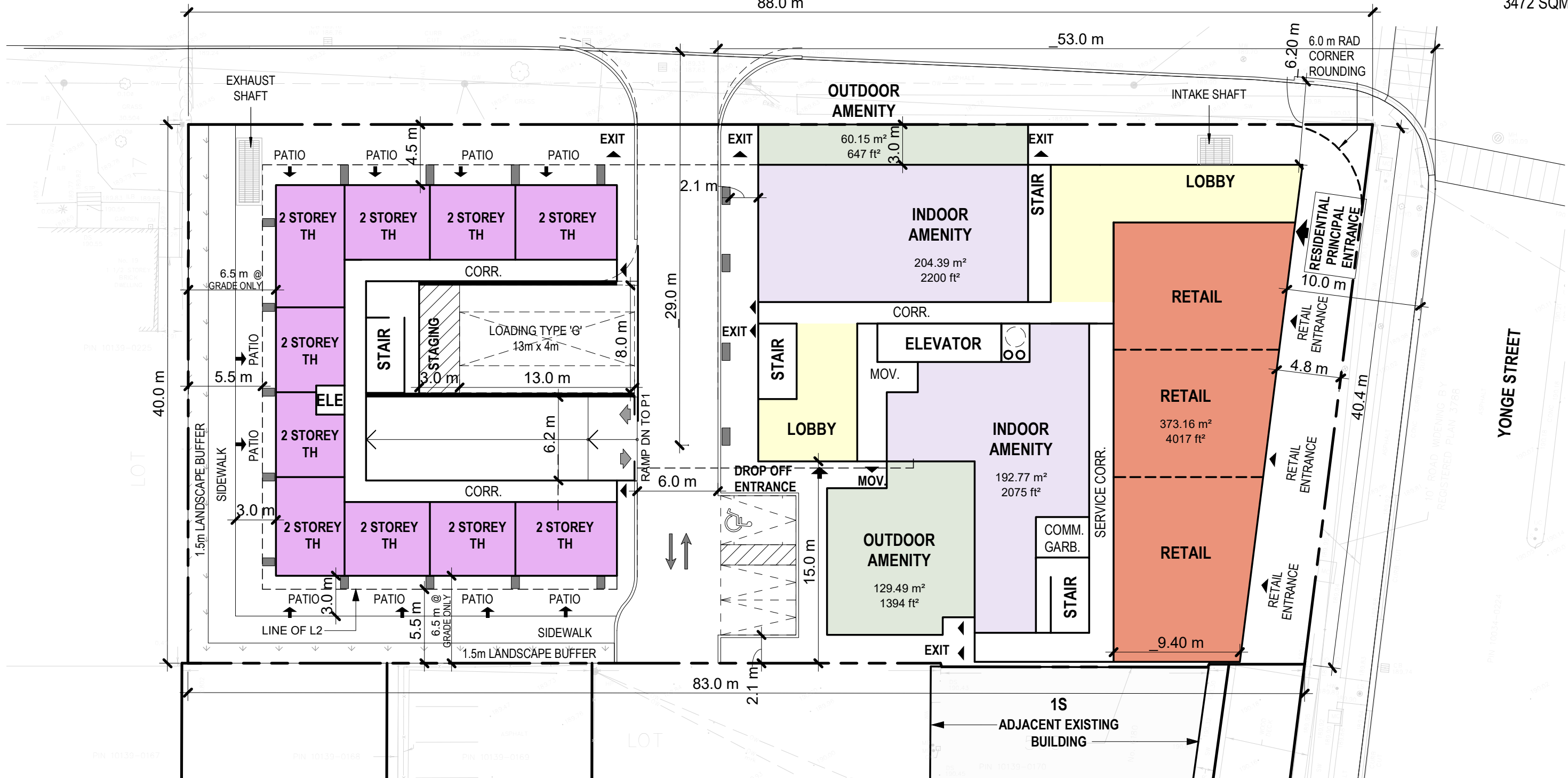
16 STOREY  
FSI = 7.07



SITE AREA  
3472 SQM

MOORE PARK AVENUE

88.0 m



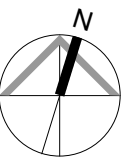
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16 STOREY MIXED-USE DEVELOPMENT LEVEL 1 AREA PLAN

6200 Yonge St., North York, ON

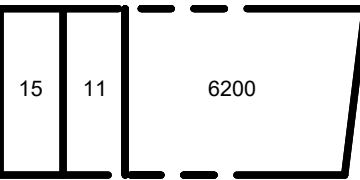
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DATE: 04/21/2023

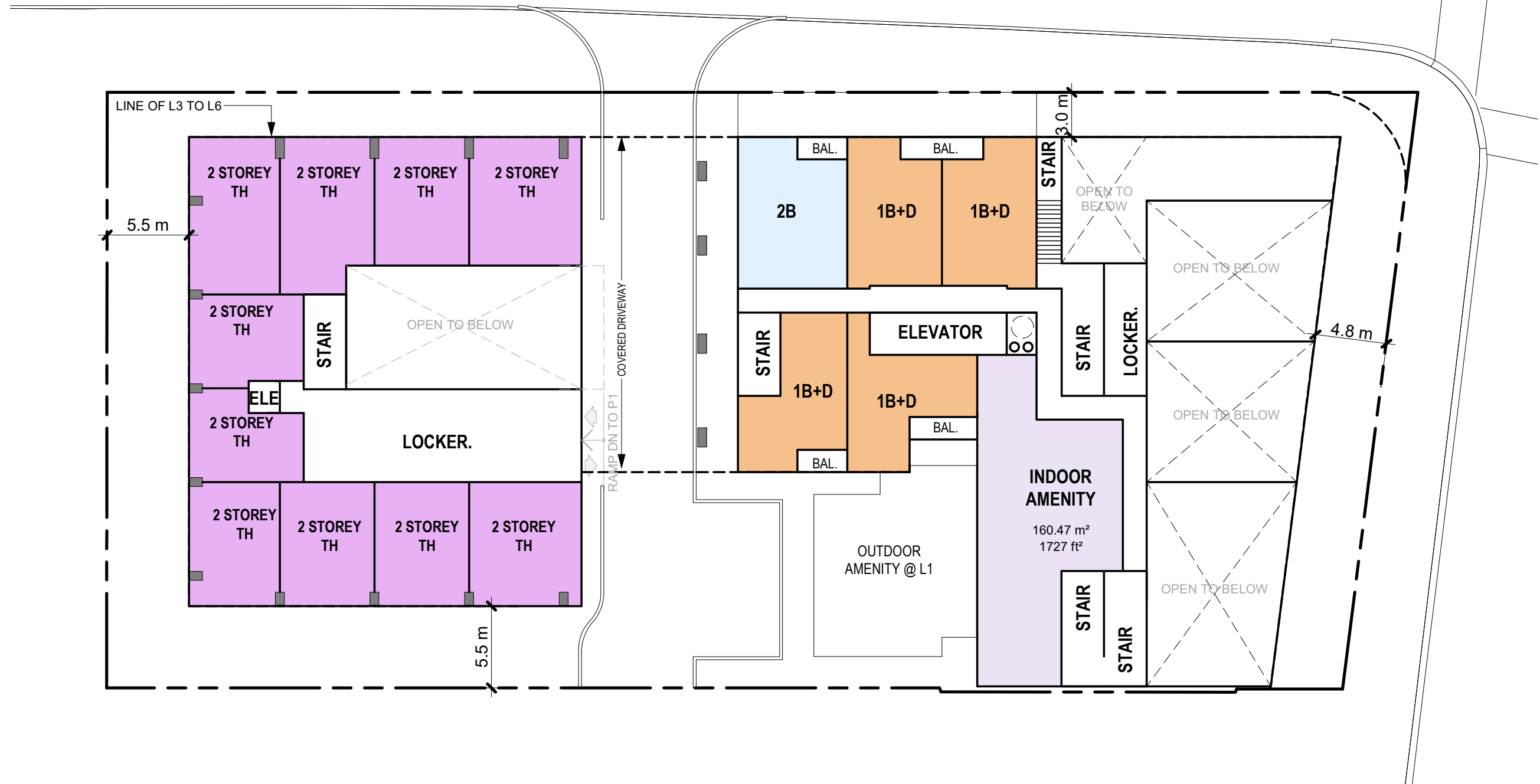


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SITE AREA  
3472 SQM



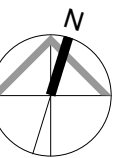
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16 STOREY MIXED-USE DEVELOPMENT LEVEL 2 AREA PLAN

6200 Yonge St., North York, ON

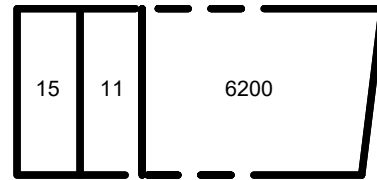
SCALE: 1 : 300

DATE: 04/21/2023

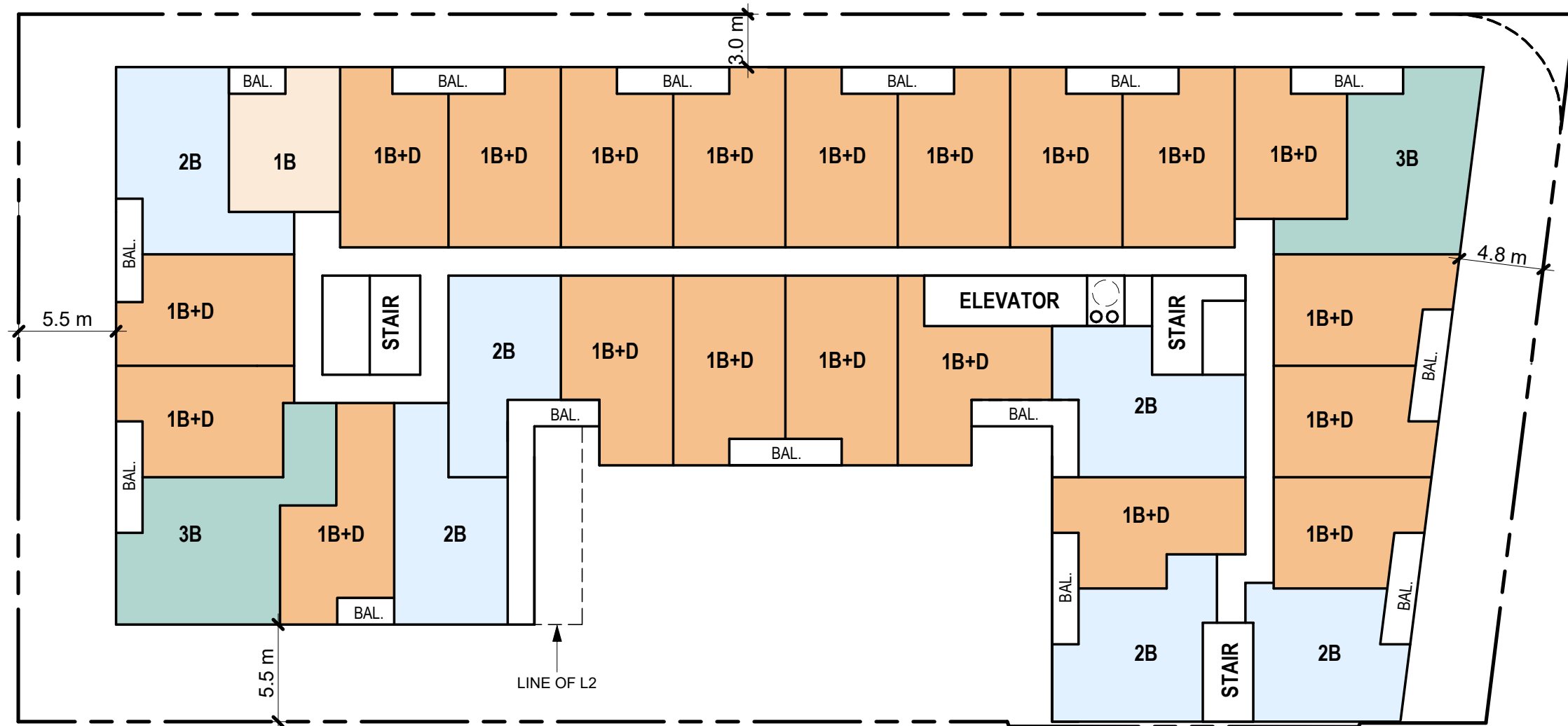


UNIT COUNT : 29

16 STOREY  
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SITE AREA  
3472 SQM



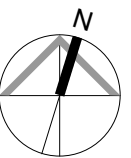
## OPTION 5A

16 STOREY MIXED-USE DEVELOPMENT LEVEL 4-6 AREA PLAN

6200 Yonge St., North York, ON

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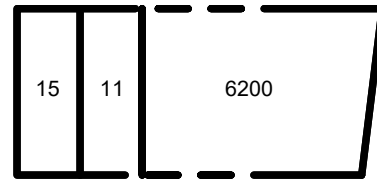
DATE: 04/21/2023



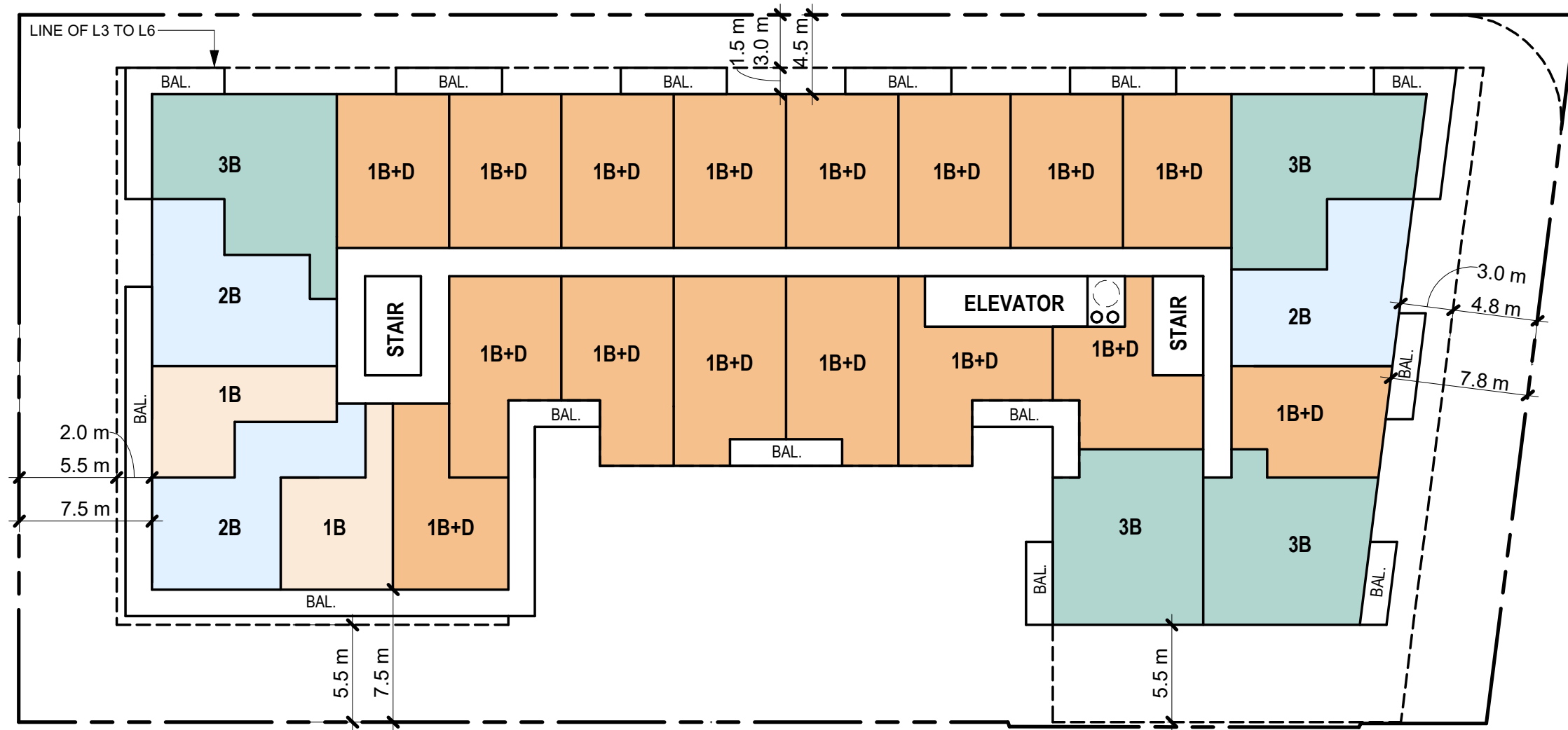
ZO1

UNIT COUNT : 25

16 STOREY  
FSI = 7.07



SITE AREA  
3472 SQM



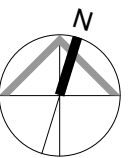
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6200 Yonge St., North York, ON

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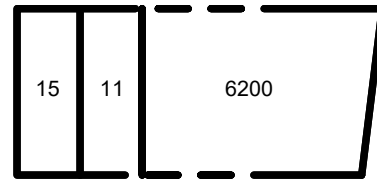
DATE: 04/21/2023





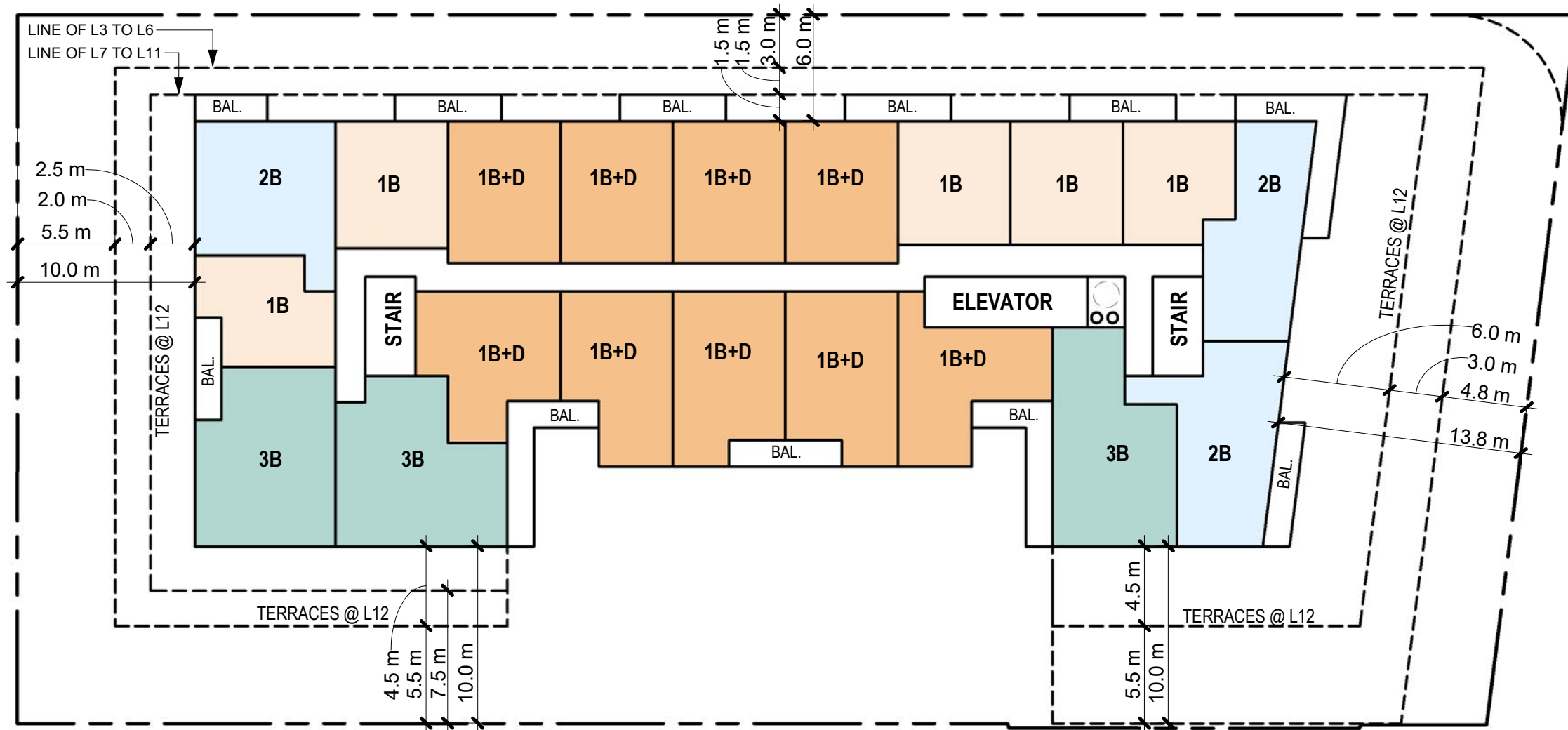
UNIT COUNT : 20

16 STOREY  
FSI = 7.07



SITE AREA  
3472 SQM

STATS AUTOMATICALLY DEDUCT REQUIRED AMENITY AREA  
(MIN. 2sqm)

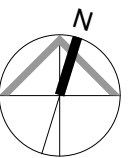


# OPTION 5A

16 STOREY MIXED-USE DEVELOPMENT LEVEL 12-16 AREA PLAN

6200 Yonge St., North York, ON

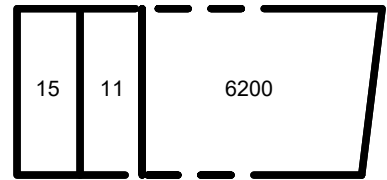
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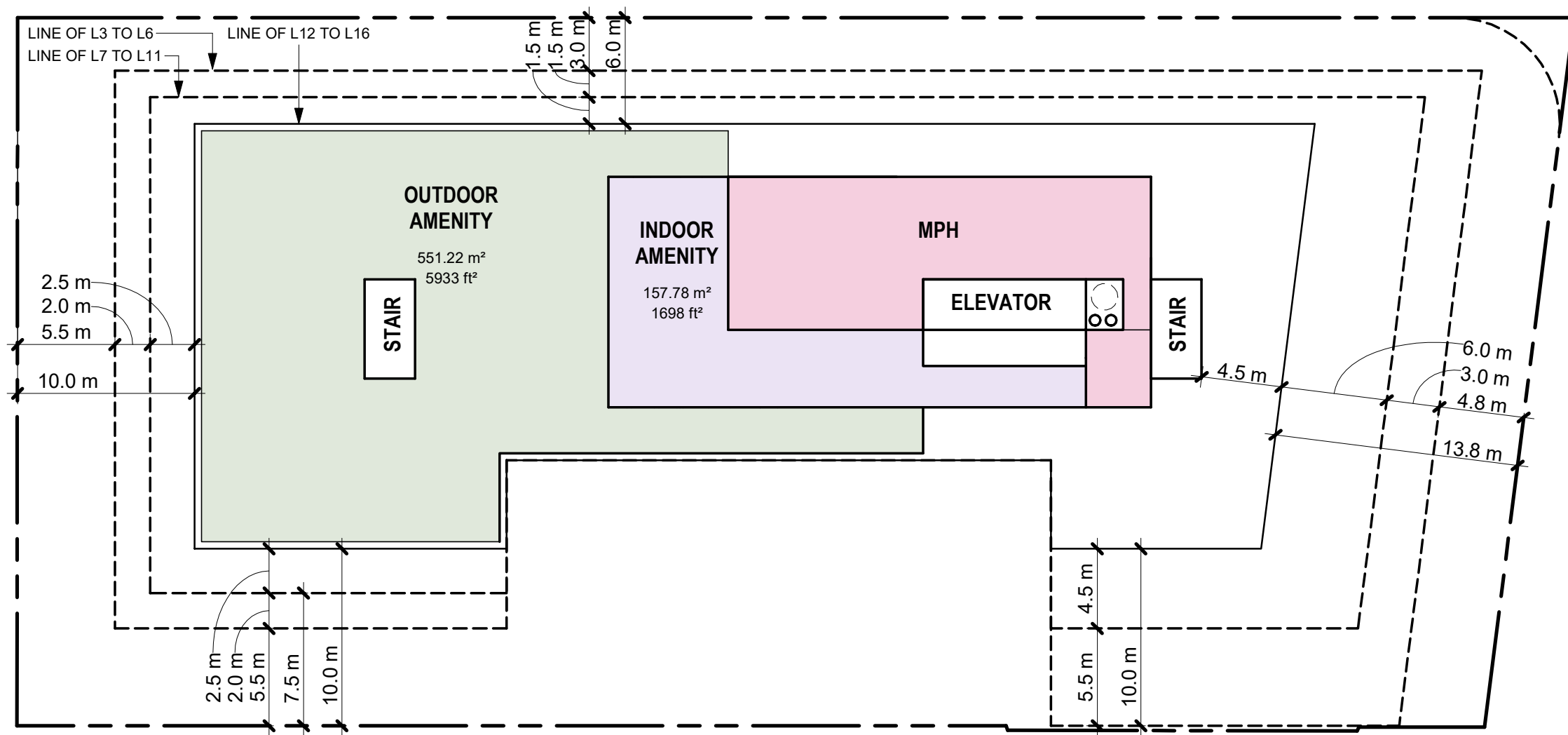
DATE: 04/21/2023



16 STOREY  
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SITE AREA  
3472 SQM

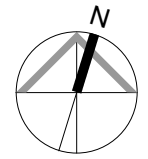


# OPTION 5A

16 STOREY MIXED-USE DEVELOPMENT LEVEL MPH AREA PLAN

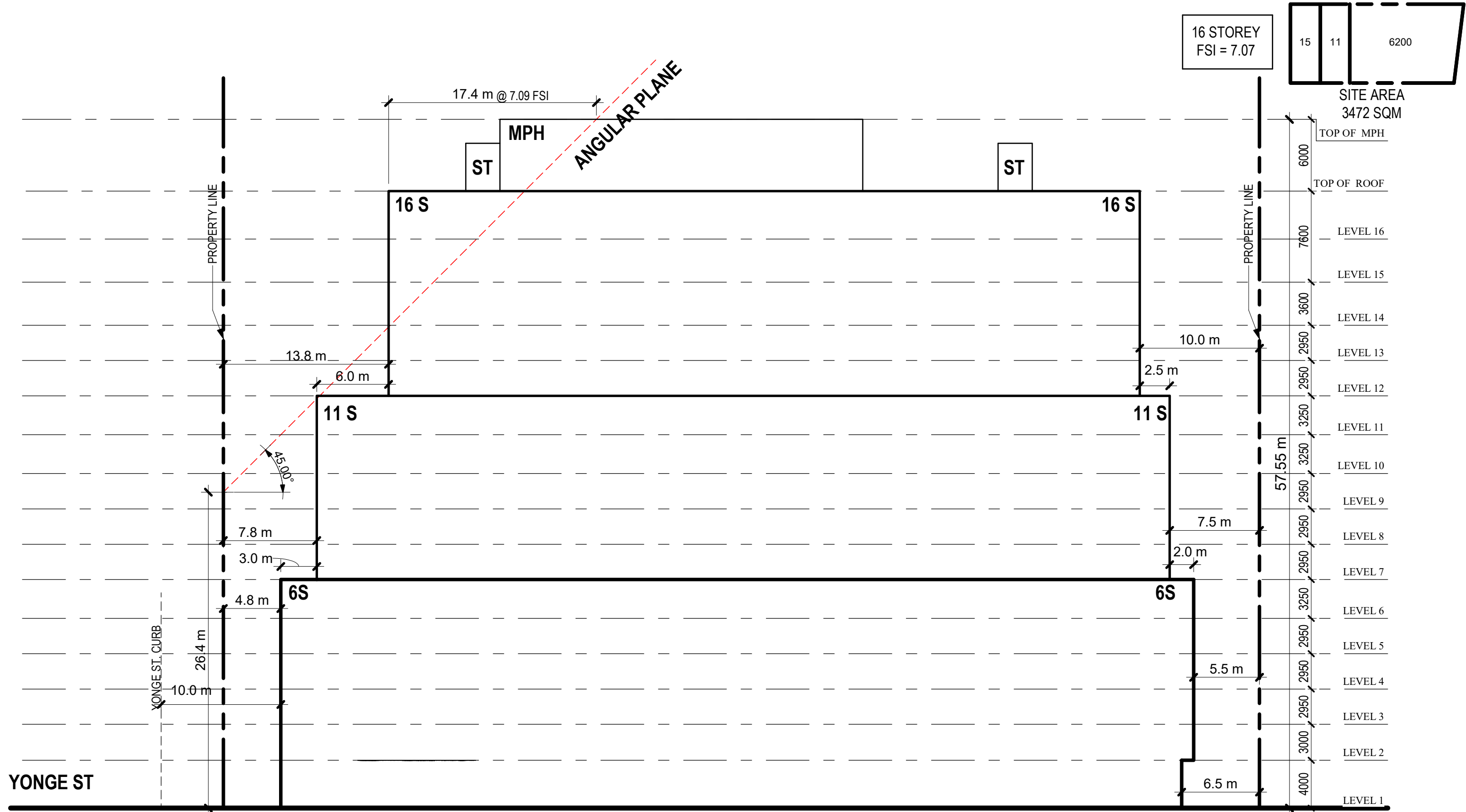
6200 Yonge St., North York, ON

SCALE: 1 : 300



DATE: 04/21/2023





# OPTION 5A

16 STOREY MIXED-USE DEVELOPMENT - MOORE PARK ELEVATION

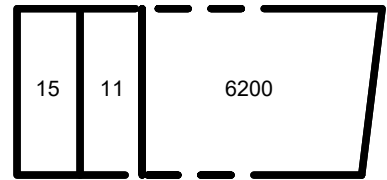
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6200 Yonge St., North York, ON

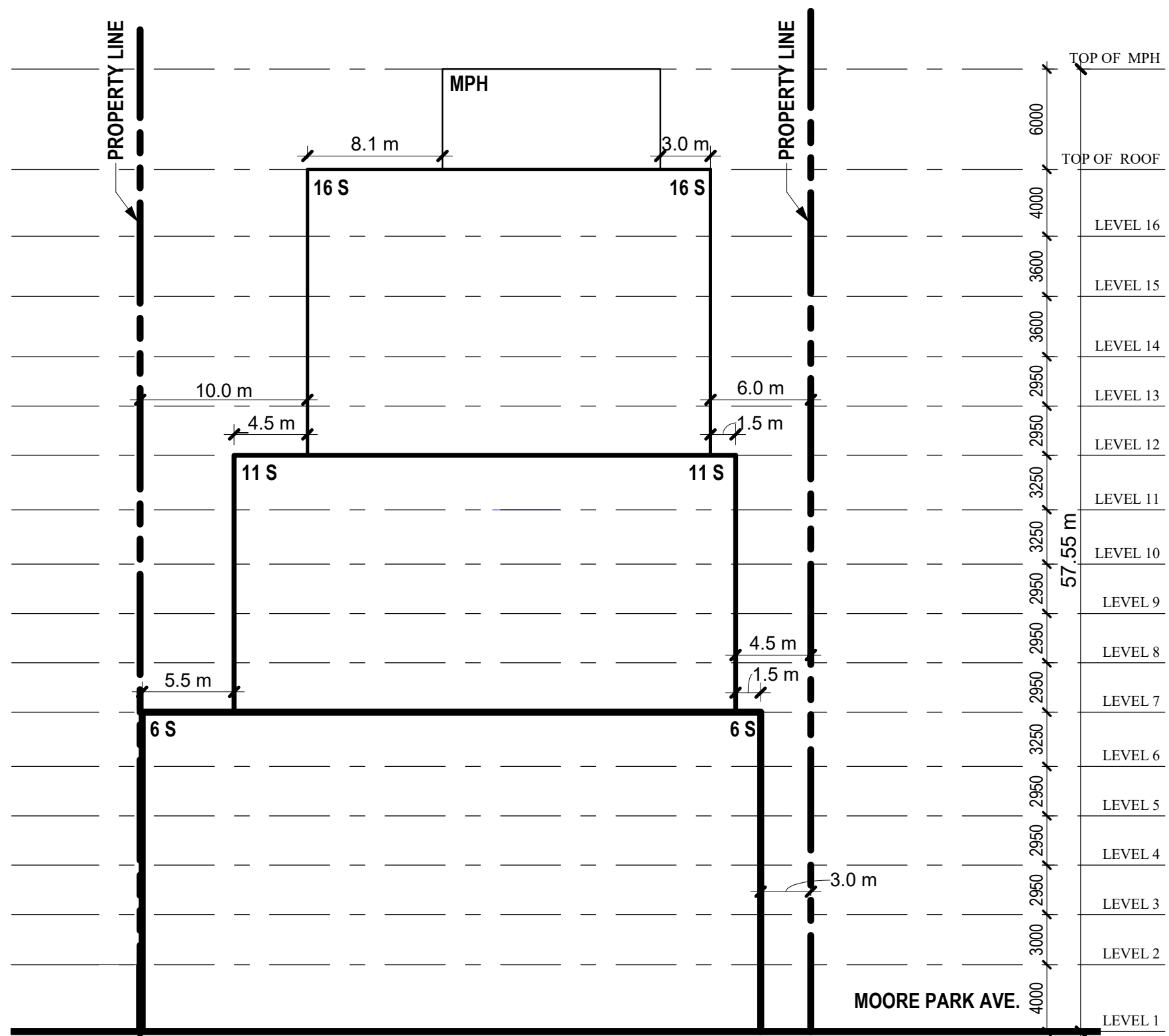
DATE: 04/21/2023



16 STOREY  
FSI = 7.07



SITE AREA  
3472 SQM



# OPTION 5A

16 STOREY MIXED-USE DEVELOPMENT - YONGE ST ELEVATION

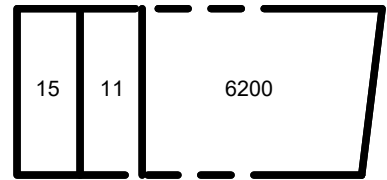
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6200 Yonge St., North York, ON

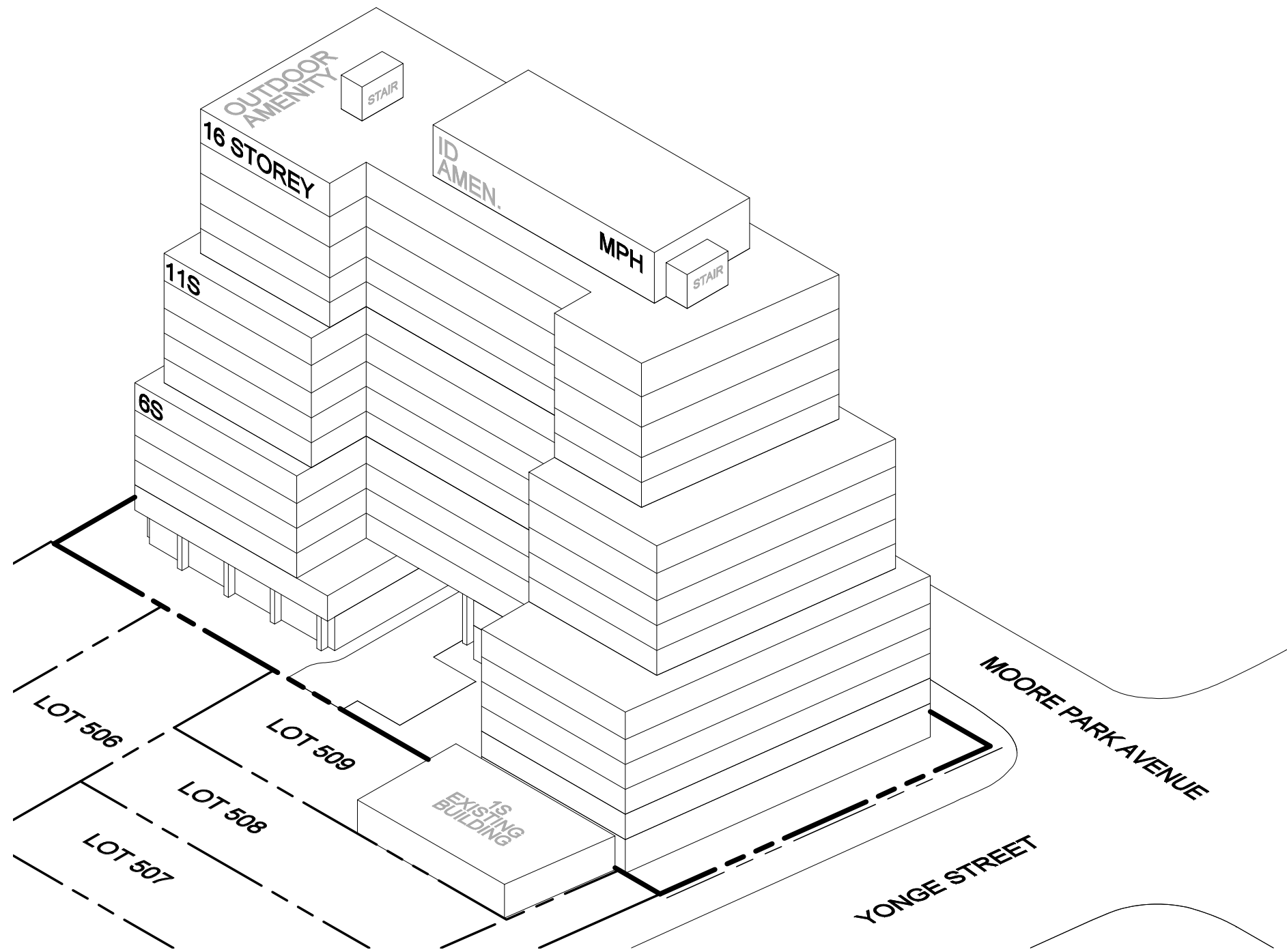
DATE: 04/21/2023



16 STOREY  
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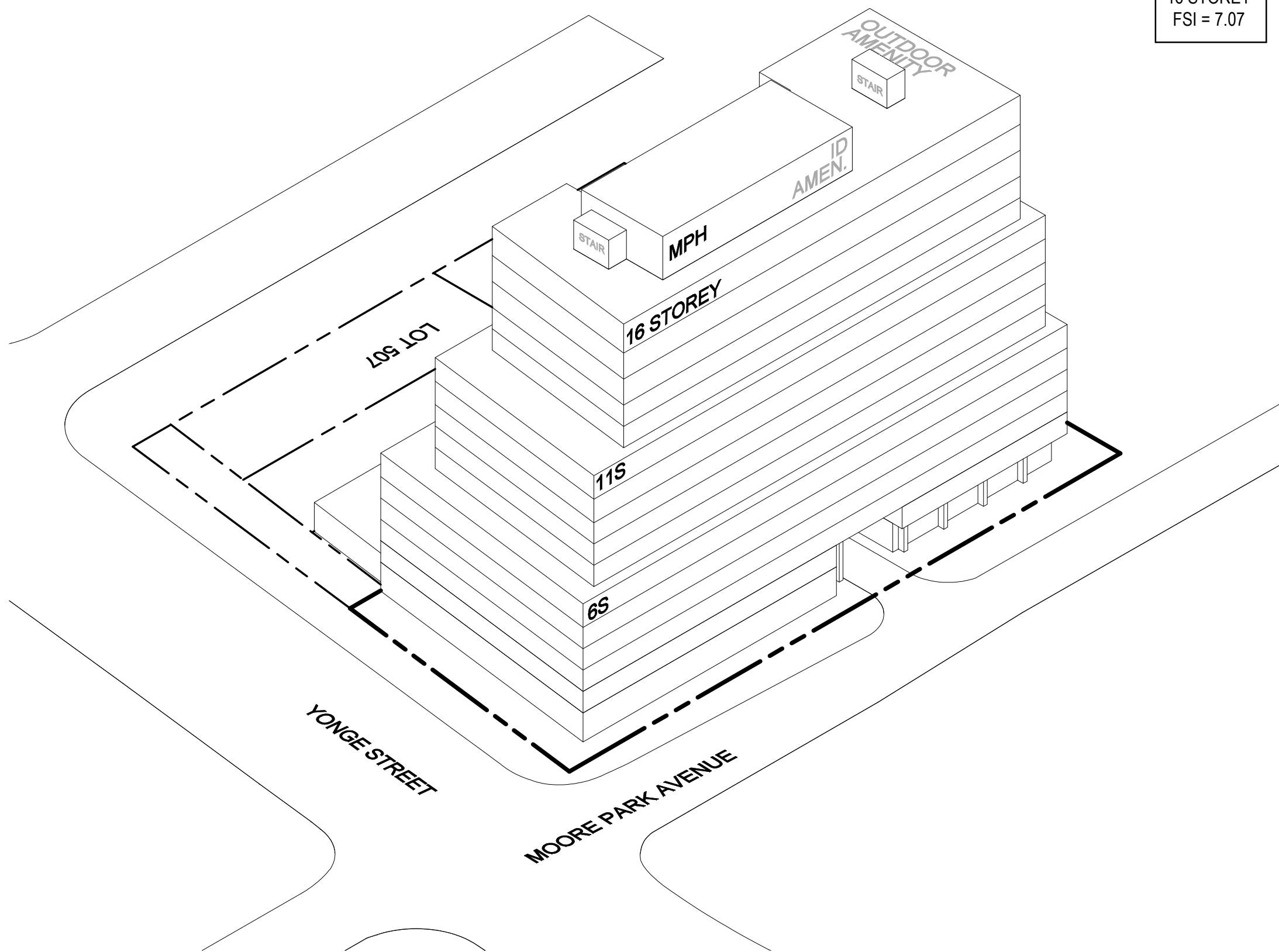


SITE AREA  
3472 SQM

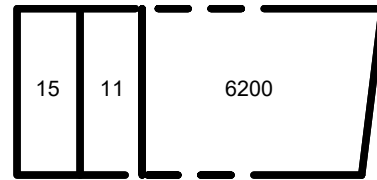


# OPTION 5A

16 STOREY MIXED-USE DEVELOPMENT SE 3D MASSING



16 STOREY  
FSI = 7.07



SITE AREA  
3472 SQM

# OPTION 5A

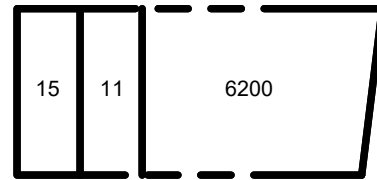
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6200 Yonge St., North York, ON

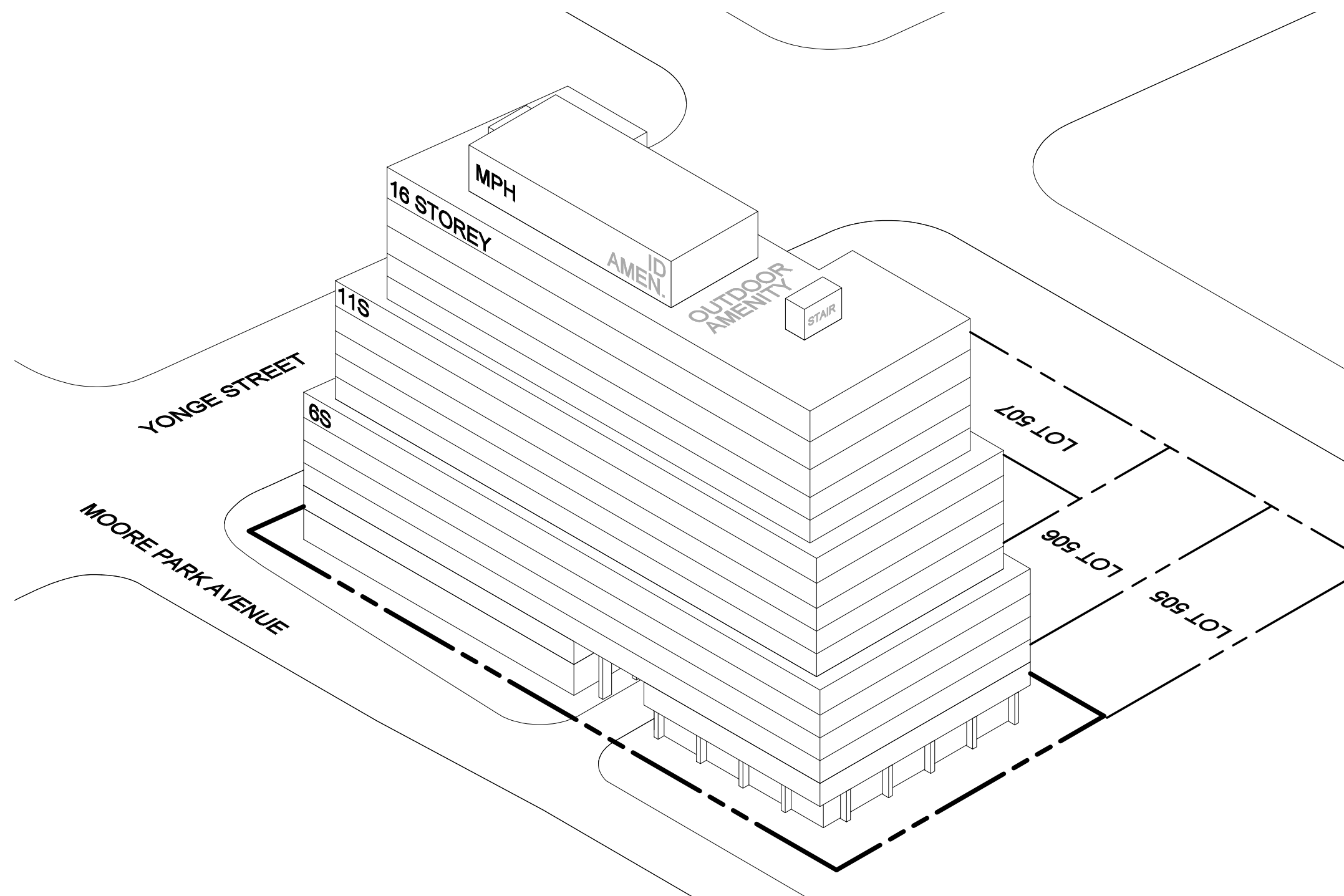
DATE: 04/21/2023



16 STOREY  
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SITE AREA  
3472 SQM



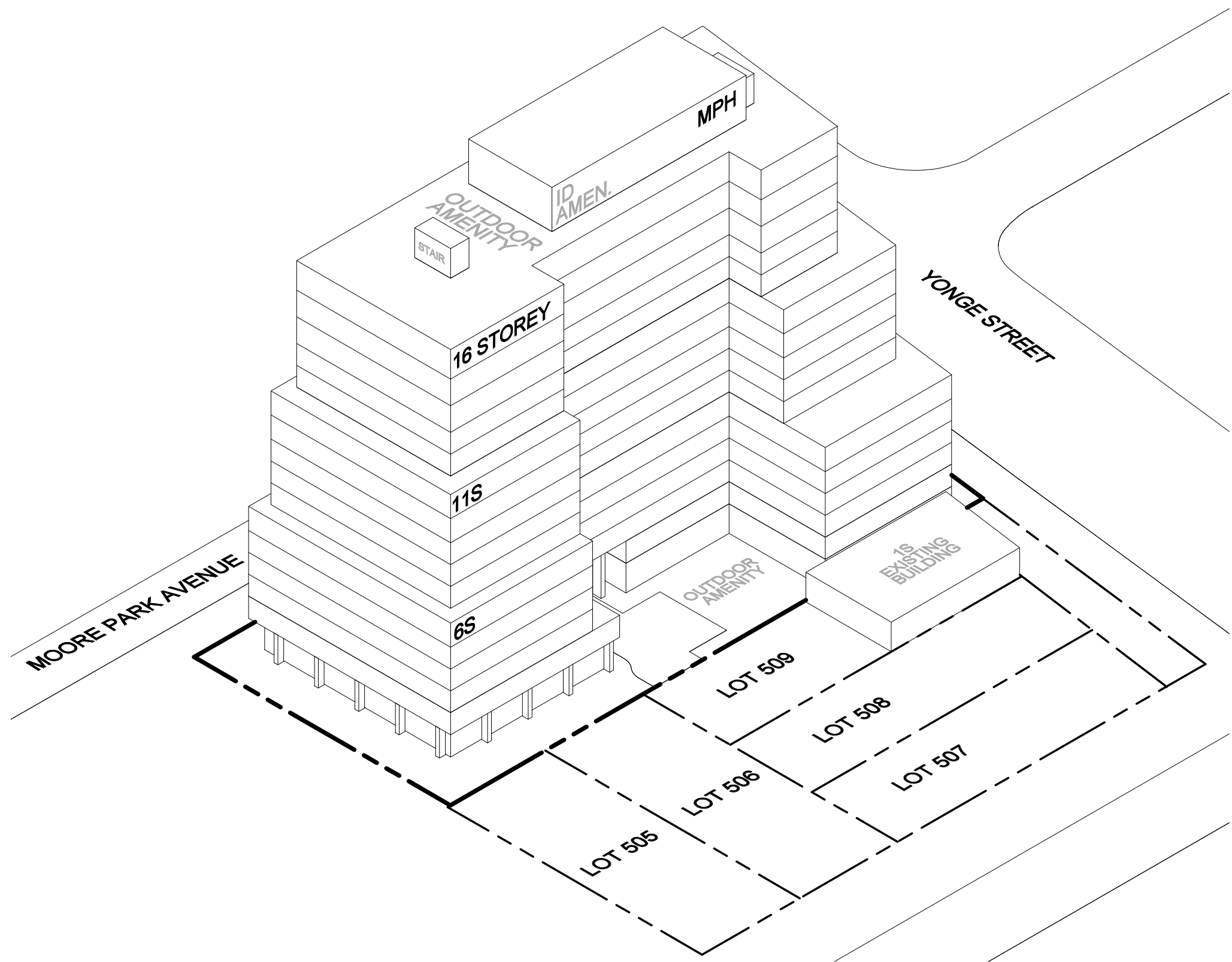
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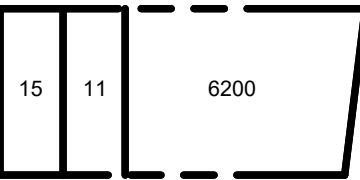
6200 Yonge St., North York, ON

DATE: 04/21/2023





16 STOREY  
FSI = 7.07



SITE AREA  
3472 SQM

# OPTION 5A

16 STOREY MIXED-USE DEVELOPMENT SW 3D MASSING

6200 Yonge St., North York, ON

DATE: 04/21/2023





**OPTION 5A: PROJECT STATISTICS**

**6200 YONGE STREET - OVERALL SITE STATISTICS**

6200 Yonge St, North York, ON M2M 3X1

DATE **APRIL 21, 2023**

**1.0 SITE/LOT INFORMATION**

**1.1 DEVELOPMENT SITE AREA**

Percentage of Overall Site Area	hectare	acre	sq.m.	sq.ft.	
ORIGINAL SITE AREA	100%	1	0.858	3,472	37,372

**2.0 PROPOSED GROSS FLOOR AREA (GFA) CALCULATIONS (Zoning By-Law 569-2013-City of Toronto)**

\*Note: In the Commercial Residential Zone category the gross floor area of a mixed use building is reduced by the area in the building used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- (D) shower and change facilities required by this By-law for required bicycle parking spaces;
- (E) amenity space required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the building.

Floor	No. of TYP. Floors	Gross Floor Area As Per By-Law 569-2013-40.5.40.40(3)				Unit Count							
		Residential				1B / 1B+D	2B / 2B+D	3B	2 STOREY TH	Total			
		sm.	sft.	total sm.	total sft.								
LEVEL P2	1	20	215	20									
LEVEL P1	1	20	215	20									
LEVEL 1	1	1180.22	12,704	1,180.22	12,704	-	-	-	10			10	
LEVEL 2	1	1246.06	13,412	1,246.06	13,412	4	-	-	-			5	
LEVEL 3	1	1948.40	20,972	1,948.40	20,972	21	6	2	-			29	
LEVEL 4-6	3	1974.35	21,252	5,923.06	63,755	6318		6	-			87	
LEVEL 7-11	5	1675.72	18,037	8,378.60	90,186	9015		20	-			125	
LEVEL 12-16	5	1234.75	13,291	6,173.77	66,454	7015		15	-			100	
<b>Total Residential GFA</b>				<b>24,890.10</b>		<b>267,915</b>		<b>55</b>				<b>356</b>	
						<b>70%</b>		<b>15%</b>				<b>12%</b>	<b>3%</b>
												<b>100%</b>	

**PROPOSED GROSS FLOOR AREA (GFA) CALCULATIONS (Zoning By-Law 569-2013-City of Toronto)**

Floor	No. of TYP. Floors	Gross Floor Area As Per By-Law 569-2013-40.5.40.40(3)								
		Retail/ Commerical								
		sm.	sft.	total sm.	total sft.					
LEVEL 1	1	373.16	4,017	373.16	4,017					
<b>Total Retail/ Commerical GFA</b>						<b>373.16</b>				
						<b>4,017</b>				

**Total GFA (Residential + Retail / Commerical)**

	sm.	sft.	
Residential			
Retail/ Commerical		373.16	4,017
<b>Total GFA</b>	<b>25,263.26</b>		<b>271,931</b>

**2.1 PROPOSED AMENITY AREA CALCULATIONS**

City of Toronto By-law 569-2013 15.10.40.50 Decks, Platforms and Amenities

(1) Amenity Space for an Apartment Building

In the RA zone, an apartment building with 20 or more dwelling units must provide amenity space at a minimum rate of 4.0 square metres for each dwelling unit, of which:

(A) at least 2.0 square metres for each dwelling unit is indoor amenity space located at or above established grade; [ By-law: 1353-2015 ]

(B) at least 40.0 square metres is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space; and

(C) no more than 25% of the outdoor component may be a green roof.

INDOOR AMENITY AREA					OUTDOOR AMENITY AREA				
# of Units	Required (sm.) (Min. 2sm per unit)	Provided			# of Units	Required (sm.) (Min. 2sm per unit)	Provided		
		Located At	sm.	Total sm. sft.			Located At	sm.	Total sm. sft.
356	712.00	L1	397.16	713.56	356	712.00	L1	189.64	74,635
		L2	160.46				Rooftop*	556.43	
		MPH	155.94						

\*25% of outdoor component to be a green roof

**2.2 TOTAL PROPOSED GROSS FLOOR AREA As Per By-Law 569-2013- 40.5.40.40 (5)**

	sm.	sft.
SUB-TOTAL PROPOSED DEVELOPMENT GFA	25,263.26	271,931
MINIMUM REQUIRED INDOOR AMENITY GFA DEDUCTION	- 712.00	- 7,664
<b>NET TOTAL PROPOSED DEVELOPMENT GFA</b>	<b>24,551.26</b>	<b>264,268</b>

**3.0 FLOOR SPACE INDEX (FSI)**

(ratio of NET TOTAL PROPOSED DEVELOPMENT GFA / SITE AREA)

FSI	7.07
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4.0 **PARKING PROPOSED**

No. of Units	Proposed Parking Ratio		Total Parking Spaces Provided
	Resident (per unit)	Visitor (per unit)	
356	0.4	2no.+0.05	162

Assume retail parking ratio is 0

5.0 **BIKE PARKING PROPOSED**

Proposed				
Land Use	GFA (sm.) / No. of Units	Min. Rate	Min. Required Spaces	Total Required
Residential (Long Term)	356 units	0.68	243	268
Residential (Short Term)	356 units	0.07	25	





March/September 21 @ 18:18 10  
1 : 1100 Sp-7.2



March/September 21 @ 17:18 9  
1 : 1100 Sp-7.2



March/September 21 @ 16:18 8  
1 : 1100 Sp-7.2



March/September 21 @ 15:18 7  
1 : 1100 Sp-7.2



March/September 21 @ 14:18 6  
1 : 1100 Sp-7.2



March/September 21 @ 13:18 5  
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March/September 21 @ 12:18 4  
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March/September 21 @ 11:18 3  
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March/September 21 @ 10:18 2  
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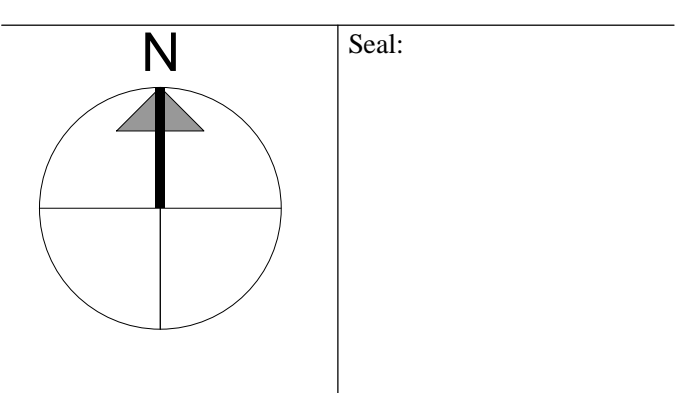


March/September 21 @ 09:18 1  
1 : 1100 Sp-7.2

No.	Date:	Description:
2	APRIL 21, 2023	FOR OLT USE
1	DEC 23, 2021	SPA SUBMISSION

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Architects:  
**ZOI**



Client:  
**6200 Yonge GP Inc.**

Project:  
**6200 Yonge St., North York, ON**  
6200 Yonge St + 11/15 Moore Park Ave.  
Drawing Title:  
**Shadow Study - March/September**

Scale: 1 : 1100 Drawn by: VC/HC  
Checked by: BC, DL Project No.: 21-039  
Date: APRIL 21, 2023 Drawing No.: **Sp-7.2**

April 24, 2023

**6200 Yonge GP Inc.**

200 Town Centre Blvd, Unit 301  
Markham, Ontario L3R 8G5

Re: Addendum to Pedestrian Level Wind Study  
6200 Yonge Street, North York  
GW File No.: 21-337-WTPLW-R1

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Gradient Wind Engineering Inc. previously completed a detailed pedestrian level wind study for a proposed mixed-use development located at 6200 Yonge Street in North York, Ontario. This letter provides a summary of relevant architectural changes to the site which have been made since the study was issued, as well as the anticipated impact of those changes on the predicted pedestrian wind conditions. For a complete summary of the methodology and results pertaining to the original pedestrian wind study, please refer to Gradient Wind report # 21-337-WTPLW-R1, dated December 17, 2021.

Upon review of the updated building massing provided by ZO1 dated April 21, 2023, the revised design has decreased from 25-storeys to 16-storeys. As well, the podium structure has been removed in favour of successive step-backs with increasing height and the building has elongated in the east-west direction. The building features a U-shaped planform open to the south and a two-storey-height drive aisle connected to Moore Park Avenue that bisects the ground floor in the north-south direction.

It is expected that this decrease in tower height will produce somewhat calmer wind conditions at grade-level as compared to the tested configuration, however the elongated building planform in the east-west direction may capture and redirect additional higher-level winds towards grade. Overall, similar wind conditions are expected at the base of the building and surrounding the site. Windier conditions are anticipated at the northwest and northeast corners of the building, as well as along the drive aisle. Entrances should be avoided for these locations, or otherwise mitigated through the use of canopies and wind screens. The outdoor amenities at the north and south sides of the building will likely be well-

protected from oncoming winds, and are expected to be comfortable for sitting during the warmer months. Without mitigation, the rooftop amenity is likely to be windy and will require wind screening to ensure suitable pedestrian comfort. An updated wind analysis using computational fluid dynamics is recommended at the site plan stage, to confirm the expected wind conditions within and surrounding the study site.

This concludes our review of the design changes for 6200 Yonge Street in North York, Ontario. Please advise the undersigned of any questions or concerns.

Sincerely,

***Gradient Wind Engineering Inc.***



Andrew Sliadas, M.A.Sc., P.Eng.,  
Principal

*21-337-WTPLW-R1 Addendum*