

PUBLIC ATTACHMENT 1



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July 26, 2023

Our File No.: 181522

Ontario Land Tribunal
655 Bay Street, Suite 1500
Toronto, ON M5V 3C6

Attention: Christopher Molnar, Senior Planner

Dear Sirs/Mesdames:

**Re: Case No. OLT-22-004193 – 47-65 Huntley Street, 1-11 Selby Street, 8-26 Linden Street
Submission of Revised Plans**

We are solicitors for Broccolini HLS Limited Partnership in respect of the lands known municipally in the City of Toronto as 47-65 Huntley Street, 1-11 Selby Street and 8-26 Linden Street (the “**Property**”).

We are writing pursuant to Paragraph 24 of the Procedural Order to advise that our client intends to seek approval of a revised proposal at any hearing in the above-noted matter. The revised proposal is depicted in the site plan prepared by IBI Group attached to this letter (the “**Revised Proposal**”). A complete set of plans is being prepared based on the Revised Proposal.

The original application, submitted on October 14, 2021, proposed two towers of 48-storeys and 59-storeys (inclusive of a 3- to 4-storey podium), with a new 460 square metre public park at the corner of the Property, approximately 77,266 square metres of gross floor area and a total of approximately 1,297 residential units (the “**Original Proposal**”). Since submission of the Original Proposal, the development and policy context has significantly evolved, including new applications, approvals and construction starts with increased heights and the adoption of Official Plan Amendment No. 524 by City Council. A new legislative regime related to community benefits, and changing financial pressures regarding the delivery of such community benefits, also caused our client to review the Original Proposal.

As the Original Proposal has evolved to address staff comments, particularly at the ground plane in relation to the public realm, heritage conservation, and commercial/community uses, our client has reviewed the proposed tower heights. The Revised Proposal increases the height of the proposed west tower from 59- to 63-storeys (206.15 metres) and the proposed east tower from 48- to 59-storeys (195.05 metres), with proposed tower floor plates remaining at 785 square metres and proposed setbacks, setbacks and tower separation as shown on the attached site plan. The

resulting gross floor area is approximately 89,120 square metres, with the increase largely attributable to increased residential gross floor area.

The Revised Proposal also includes revisions that our client believes address numerous concerns of the City and other parties, including the following:

- **Heritage**: The Revised Proposal details the buildings proposed for conservation and the stepbacks for new development. Our client will be updating the heritage reports in consultation with City staff as part of seeking any required permits under the *Ontario Heritage Act*.
- **Parks and Open Space**: The Revised Plans include a public park of 495.0 square metres, representing 10% of the Property in accordance with Section 42 of the *Planning Act*, as well as a north/south privately-owned public space with an approximate area of 430 square metres to connect the new public park north to Selby Street.
- **Vehicle Access**: Access for loading and parking is from Selby Street. Each building will have its own loading area, but will share a ramp to the underground garage for vehicle parking. Each building will also have at-grade space interior to the building for passenger drop-off and short-term parking.
- **Day Care**: The proposed day care has been shifted from the properties known municipally as 24-26 Linden Street onto the 2nd-4th storeys of the podium for the west building.
- **In-Kind Community Benefit**: The Revised Plans contemplate the possibility of a cultural/recreational community space within existing heritage buildings shown as being retained at the southwest corner of the Property, as an in-kind community benefit. Further discussions would be required regarding the details of any such space.

Our client believes the Revised Proposal represents good planning and is an appropriate resolution to our client's appeal. We welcome further discussions with the parties regarding the potential in-kind community benefits to be secured as part of a full settlement of our client's appeals.

Please let us know if any additional information is required.

Yours truly,

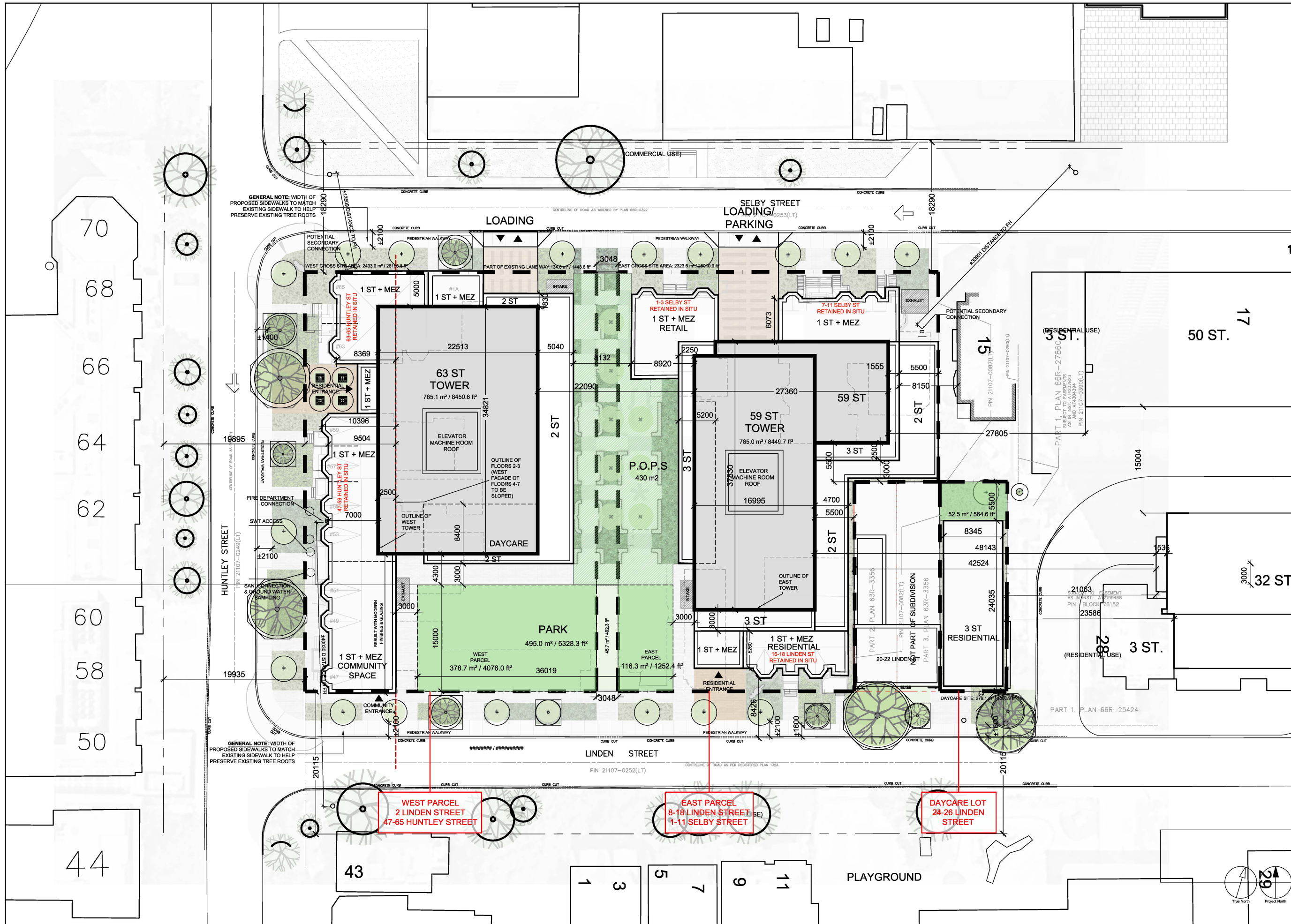
Goodmans LLP



David Bronskill

DJB/

cc. Sarah O'Connor/Ultra Gautam, City of Toronto
Ian Flett
Catherine Berthiaume



CLIENT		
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ISSUES		
No.	DESCRIPTION	DATE
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NOT FOR CONSTRUCTION		
KEY PLAN		
CONSULTANTS		
SEAL		
PRIME CONSULTANT		
[IBI]		
PROJECT		
HUNTLEY SELBY		
PROJECT NO:		
DRAWN BY:	CHECKED BY:	
PROJECT MGR:	APPROVED BY:	
SHEET TITLE	SCALE	
SITE PLAN	1:500	
SHEET NUMBER	DATE	
A101	2022-06-28	
	ISSUE	

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