

October 17, 2023

By Email - teycc@toronto.ca

Toronto and East York Community Council
Toronto City Hall
100 Queen St. W.
Toronto, ON M5H 2N2

Attention: Catherine Regan Clerk, Toronto and East York Community Council

Dear Sirs and Mesdames:

**Re: TE8.1 - 64 Prince Arthur Avenue - Zoning By-law Amendment Application - Decision Report - Approval
Tenblock Developments Inc.**

We are solicitors for Tenblock Development Inc.¹ (“**Tenblock**”), the management company working on behalf of the owners of the property known municipally as 145 St. George Street in the City of Toronto (“**145 SG**”). 145 SG abuts 64 Prince Arthur Avenue’s west property line (the “**64 PA**”) as illustrated on the map attached as Schedule “A” to this letter.

This letter provides a high level summary of our client’s concerns regarding the zoning by-law amendment application submitted by 64 Prince Arthur Limited Partnership to develop 64 PA with a 13 storey, 43 metre (excluding mechanical penthouse) tall, mixed-use building with a Floor Space Index (“**FSI**”) of 5.47 (the “**64 PA Development**”). To date, our client has provided their concerns including issues related to light, sky-view and privacy due to a lack of adequate building separation to the applicant directly and has participated in the community consultation meeting that occurred on September 13, 2023.

¹ Tenblock, including its owners and affiliated entities. Tenblock Developments Inc. is the management company working on behalf of the owners of a number of properties including: NSCL Investments Limited (145 St. George Street).

The Proposed 64 PA Development:

As noted in the September 29, 2023 Staff Report and the included elevations, the proposed 64 PA Development provides the following setbacks and tower separation to the shared 145 SG property line:

- a 2.65 metre setback at grade;
- a 4.5 metre setback above the first storey and below 24 metres; and
- a 5.5 metre setback and tower separation distance above 24 metres.

At this time, however, it is not possible to understand how these proposed setbacks, setbacks and tower separations distances will be secured through zoning as the referenced draft zoning by-law for the 64 PA Development (proposed as Attachment 5 to the September 29, 2023 Staff Report) is not available for review.

We wish to ensure that the applicant and the City have appropriately addressed our client's concerns with the 64 PA Development, including but not limited to issues related to light, sky-view and privacy. Our client will continue to participate in the development process for 64 PA as necessary to ensure its interests are protected. We appreciate the opportunity to provide these comments. We ask that our office is provided with notice of any further meetings and decisions related to this matter.

Yours truly,
Goodmans LLP

A handwritten signature in blue ink, appearing to read 'AB', followed by a horizontal line extending to the right.

Anne Benedett
AKB

cc: Dan Kwak, Tenblock

Schedule "A"
Map

