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October 17, 2023

Our File No. 159966

BY EMAIL - teycc@toronto.ca

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

Dear Members of Council Committee:

**Re: Agenda Item 2023.TE8.7
147 Spadina Avenue
Zoning By-law Amendment and Site Plan Control Applications - Appeal Report
Planning Application Number: 21 208078 STE 10 OZ**

Aird Berlis LLP is counsel to HM RB (147 Spadina) LP ("Hullmark"), which has filed applications for Zoning By-law Amendment (ZBLA) and Site Plan Control (SPC) for the lands located at 147 Spadina Avenue (the "Site").

Our client filed its initial applications in September, 2021. Since that time, our client and its entire consultant team have worked with City Staff and area landowners to respond to concerns with the original development concept. We wish to extend our appreciation to City Staff and the immediate landowners for engaging the process of negotiation and resolution which involved meetings, design sessions and multiple revisions to the proposal. At each stage, Hullmark's efforts to identify scope and resolve issues was met with an open and engaged response. We are very pleased to see the results authored in the positive staff report which is before you today.

The proposal will see the evolution for the Site with exciting and context specific architecture. As the report acknowledges, careful attention to key heritage design elements – such as the strong street wall and use of cornice details – allow the design to be respectful of its location on one of the City's greatest avenues while still being of its own place and time.

The design was further refined through the discussions with adjacent landowners to respond to their concerns with meaningful adjustments to the building. As it relates to District Lofts, located to the east at 388 Richmond Street West, the revisions included a reduction in streetwall heights, introducing terraces along Richmond and at the interior of the site to mediate between the properties and to address matters of light, view and privacy.

Further refinements included the removal of north facing windows on the north property line and a stepback and terrace at the 14th storey to recognize the development opportunities for the property at 161 Spadina. We concur with the conclusion of City Staff that the size and configuration of the site at 161 Spadina is such that a tall building is not contemplated on that site. Instead, consideration has been given to ensure development potential is protected for a mid-rise typology which is reflected in the party wall condition that anticipates future developments below heights that would otherwise cast shadow on the Queen West sidewalk within the Queen West HCD.

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The revised height and massing of the development proposal similarly ensures that the in-force policies in the Queen West HCD and the newly approved King Spadina Secondary Plan relate to the maintenance of shadow on the Queen West sidewalk are fulfilled. The achievement of a 6m sidewalk width along Richmond Street and the maintenance of a similar sidewalk width along Spadina Avenue aids in the City's efforts to enhance the pedestrian experience in this neighbourhood.

Once again, we are appreciative of the collaborative and productive process undertaken by the City and area owners. Our client looks forward to working with City Staff to complete the review of its site plan control application and to address the detailed site specific matters addressed in the staff report.

On behalf of our client, we thank you in advance for your consideration of this matter and will be in attendance in the event there are any questions arising.

AIRD & BERLIS LLP



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c: Client

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