

From: [Isaac Shirokoff](#)
To: [Toronto East York Community Council](#); [Registrar – City Clerk's Office](#)
Subject: [External Sender] RE: Register Speaker (22 204279 STE 13 OZ)
Date: May 2, 2024 2:14:49 PM
Attachments: [image001.png](#)
[image002.png](#)
[639-653 Yonge Street-TEYCC presentation.pdf](#)

Hello,

I would like to submit the attached presentation for Tom Giancos to speak to at May 7th TEYCC for item TE13.5 - 639-653 Yonge Street.

Please confirm receipt and that it will be available to present.

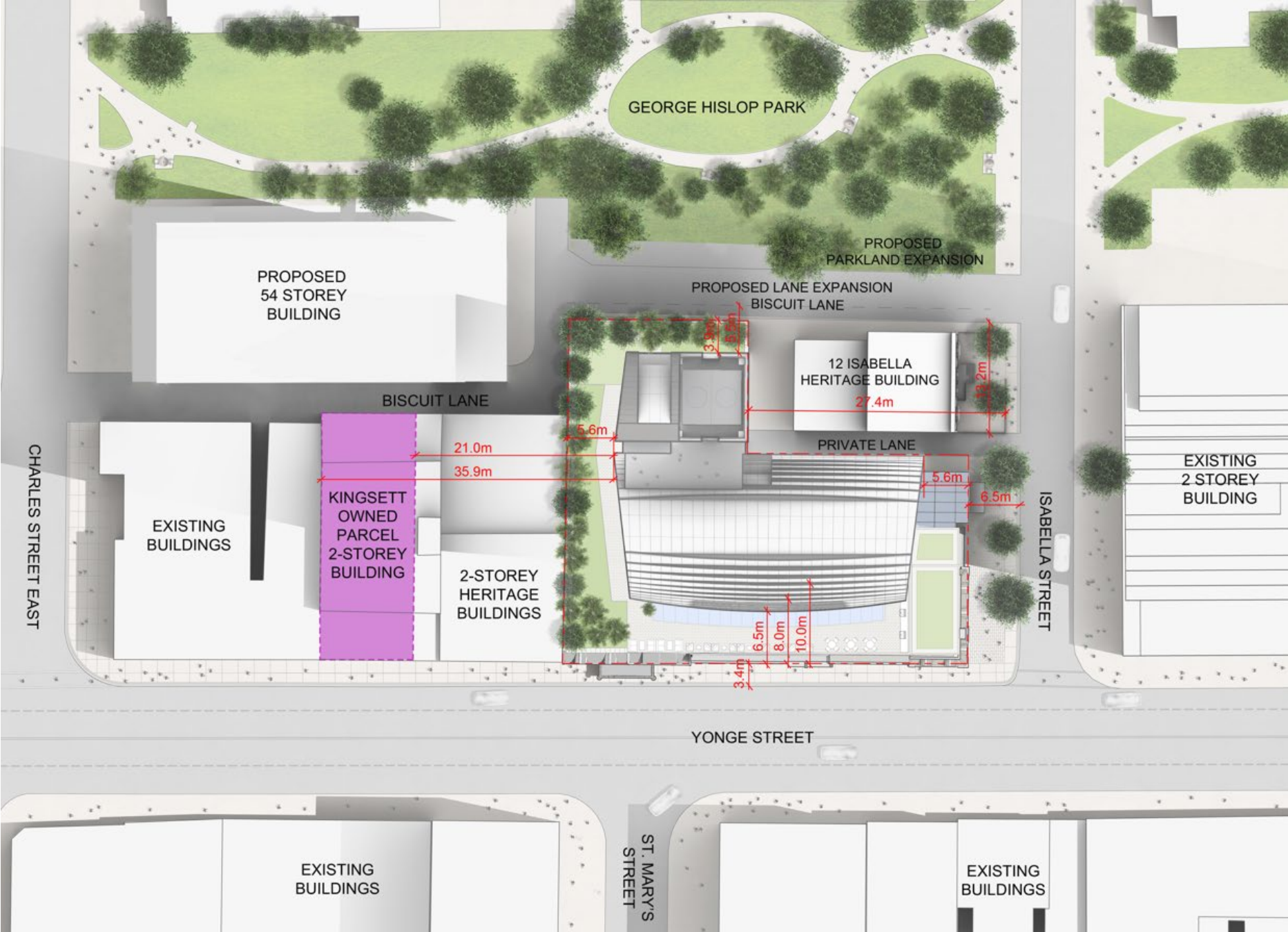
Thank you,

Isaac Shirokoff | Director Development | KingSett Capital
T. 416 309 1393 | M. 647 823 1933

639-653 Yonge Street



Site Plan



Nearby Developments



A. 1 Bloor West
85 Storeys (309m)



B. 1 Bloor East
76 Storeys (257m)



C. 10 St Mary Street
51 Storeys (172m)



D. 75 St. Nicholas St.
35 Storeys (118m)



E. 15 Charles Street
54 Storeys (174m)



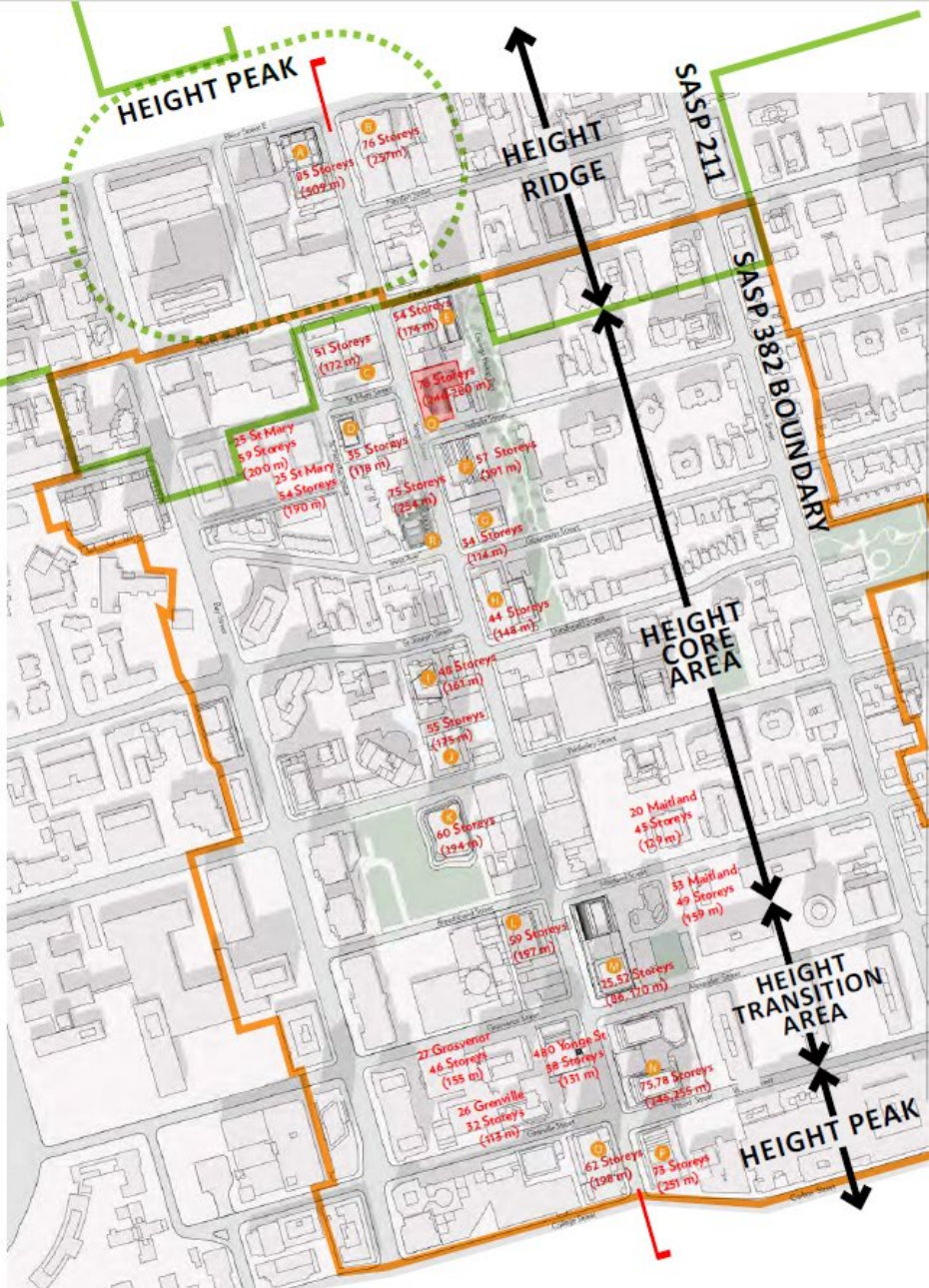
F. 625 Yonge Street
57 Storeys (191m)



G. 8 Gloucester Street
34 Storeys (114m)



H. 587 Yonge Street
44 Storeys (148m)



I. 5 St. Joseph Street
48 Storeys (161m)



J. 6-16 Wellesley St.
55 Storeys (175m)



K. 11 Wellesley Street
60 Storeys (194m)



L. 510-528 Yonge St.
59 Storeys (197m)



M. 501 Yonge Street
52 Storeys (170m)



N. 475 Yonge Street
78 Storeys (255m)



O. 460 Yonge Street
62 Storeys (198m)



P. 2 Carlton St.
80 Storeys (251m)



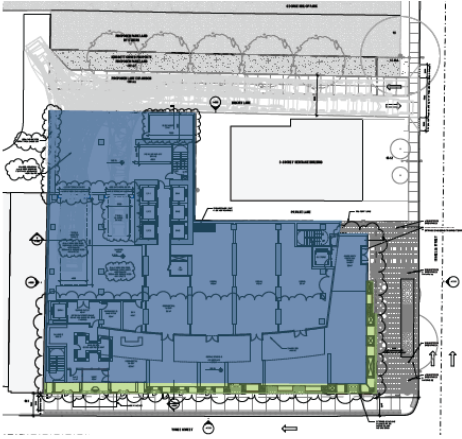
Q. 645 Yonge Street
76 Storeys (246-280m)



R. 648 Yonge St.
75 Storeys (254m)

SASP 382
SASP 211

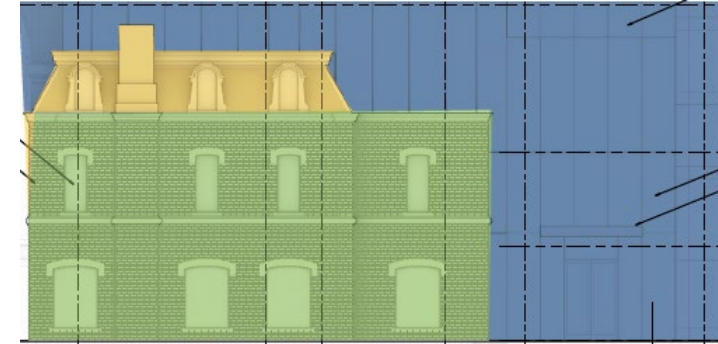
Heritage Conservation



- New Construction
- Heritage attributes proposed to be altered
- Heritage attributes or buildings proposed to be retained
- Existing building fabric proposed to be re-constructed



West Elevation – Podium detail



South Elevation – Podium detail

Views



View looking south on Yonge Street



View looking east from St. Mary Street



Gallery walk/atrium behind preserved heritage facades

645 YONGE STREET

10-12 ISABELLA PARCEL STUDY

APRIL 16, 2024

ADRIAN SMITH+GORDON GILL
ARCHITECTURE



ANY DEVELOPMENT PROPOSED ON 10-12 ISABELLA NEEDS TO MATCH SETBACKS OF OUR TOWER WHICH ARE 0.0 M FROM THE PRIVATE LANE AND ADJACENT SITE, AND 5.5 M FROM THE CENTERLINE OF BISCUIT LANE. THIS RESULTS IN AN UNVIALE FLOOR PLATE AT 200M .

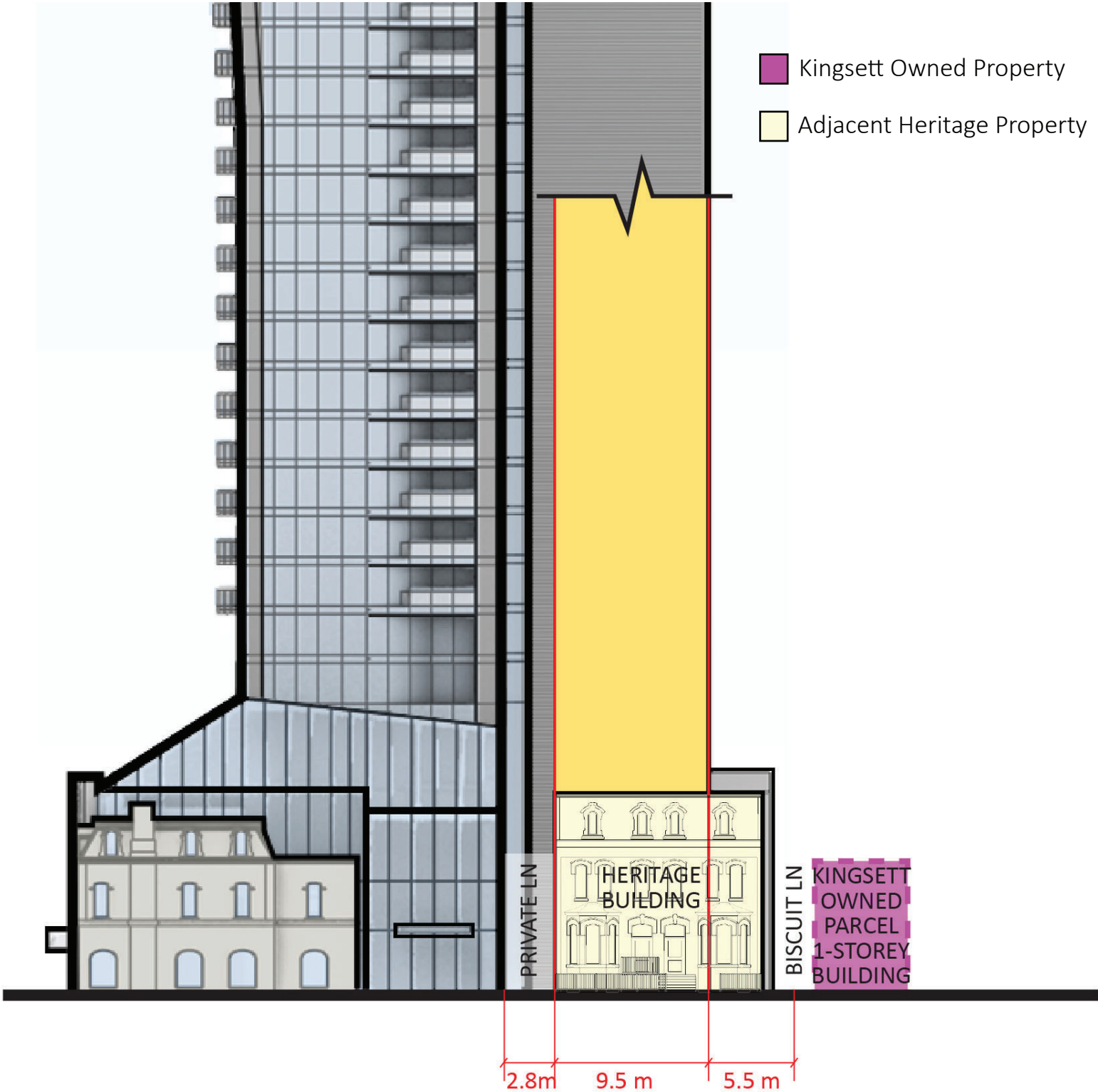
THE STRANDED PARCEL CANNOT BE ACCESSED OR SERVICED FROM THE PRIVATE LANES WITHOUT ENCROACHING ON PRIVATE LANDS.

THE APPROVAL OF OUR PROPOSED TOWER, FOLLOWS A LOGICAL PLANNING ARGUMENT FOR ONE POINT TOWER TO OCCUPY THIS BLOCK.



EXISTING HERITAGE BUILDING IMAGES

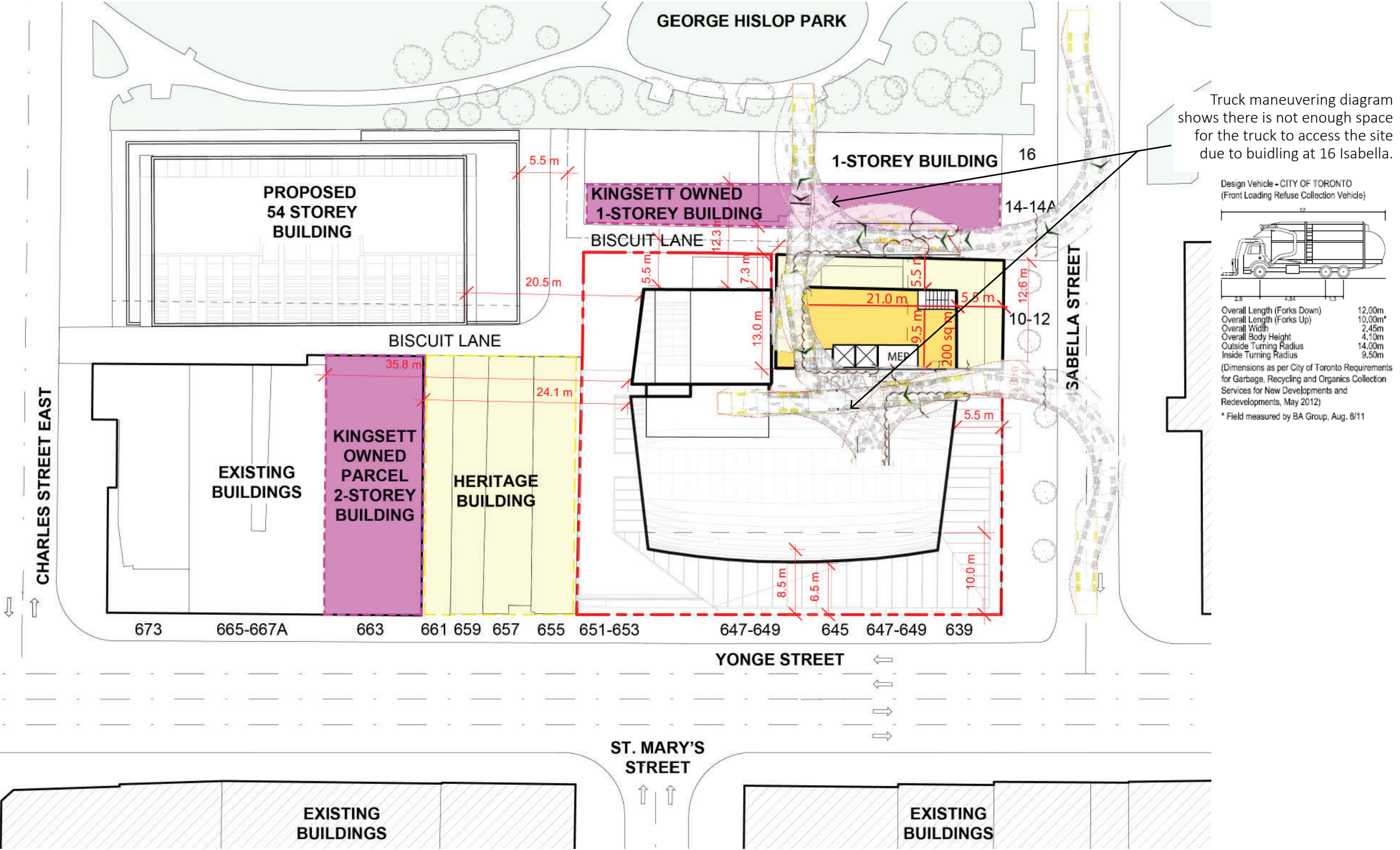
YONGE ST



ANY DEVELOPMENT PROPOSED ON 10-12 ISABELLA NEEDS TO MATCH SETBACKS OF OUR TOWER WHICH ARE 0.0 M FROM THE PRIVATE LANE AND ADJACENT SITE, AND 5.5 M FROM THE CENTERLINE OF BISCUIT LANE. THIS RESULTS IN AN UNUSABLE FLOOR PLATE AT 200M .

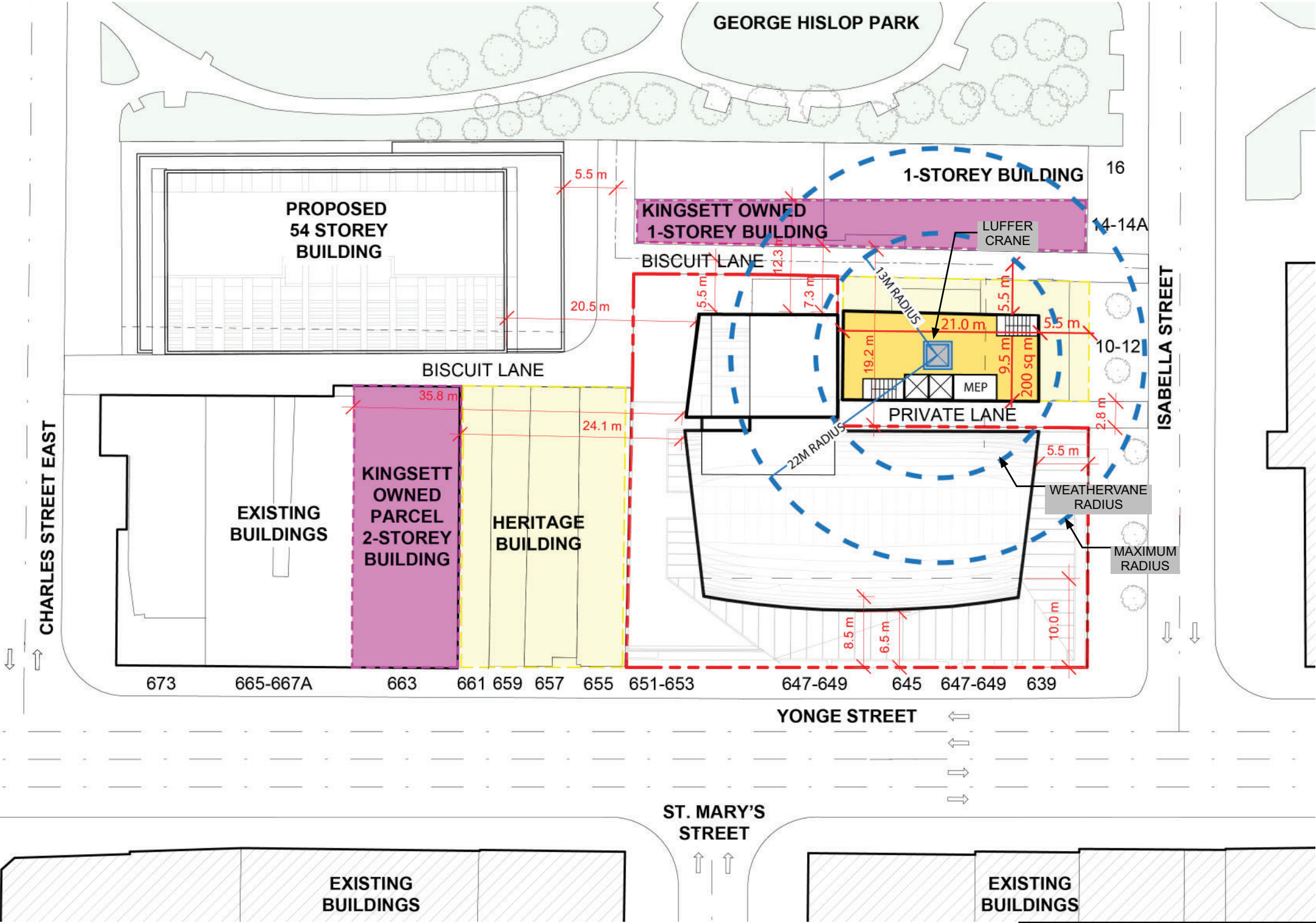
THE STRANDED PARCEL CANNOT BE ACCESSED OR SERVICED FROM THE PRIVATE LANES WITHOUT ENCROACHING ON PRIVATE LANDS.

THE APPROVAL OF OUR PROPOSED TOWER,FOLLOW A LOGICAL PLANNING ARGUMENT FOR ONE POINT TOWER TO OCCUPY THIS BLOCK.



- Kingsett Owned Property
- Adjacent Heritage Property

ANY REDEVELOPMENT OF 10-12 ISABELLA CANNOT OCCUR WITHOUT KINGSETT AGREEING TO CRANE SWING RIGHTS.



- Kingsett Owned Property
- Adjacent Heritage Property

10-12 TOWER CONSTRUCTION REQUIRES AIR RIGHTS AGREEMENT WITH 645 YONGE, 14-14A ISABELLA AND 16 ISABELLA

LUFFER CRANE AND WEATHERVANE CRANE RADIUS