

December 20, 2018

Our File No.: 171852

Delivered

City Planning
Toronto and East York District, Midtown Section
Toronto City Hall, 18th Floor, East Tower
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Kevin Friedrich

Dear Sirs/Mesdames:

**Re: 11-25 Yorkville Avenue, 16 & 18 Cumberland Street
Combined OPA/Rezoning Application and Site Plan Approval Application
City File Nos. 18 135369 STE 27 OZ & 18 135371 STE 27 SA**

As you know, we are solicitors for the applicant in respect of the above-noted matter. We are pleased to submit a revision to our client's applications for official plan amendment, zoning by-law amendment and site plan control (the "**Applications**") in respect of the properties known municipally as 11-25 Yorkville Avenue and 16-18 Cumberland Street (the "**Subject Lands**").

As a preliminary matter, please note that Building B (16 & 18 Cumberland Street) remains part of our client's official plan and zoning by-law amendment applications, but has been removed from the site plan control application. This building will be the subject of a future application for site plan control.

Outline of Resubmission

The most significant revisions to the Applications are as follows:

- **Tower Setbacks:** The proposed building now accommodates a 25.0 metre setback from the property known municipally as 8 Cumberland Street.
- **Tower Floor Plate:** Our client has reduced the tower floor plate for the upper half of the proposed building to be in accordance with the City's Tall Building Guidelines.
- **Massing:** Our client has revised the height and massing of the street wall of the proposed building along Yorkville Avenue.

- **Amenity Space:** Our client has increased the provision of amenity space to achieve a combined 4.0 square metres per unit of indoor and outdoor amenity space.
- **Pedestrian Wind Impacts:** The building has been revised to include architectural features to reduce wind impact on the future park.
- **Unit Mix:** Our client has agreed that at least 10% of the units will be 3-bedroom units and 15% of the units will be 2-bedroom units. Please note that our client is not prepared to require overall unit sizes for these units as suggested is “mandated” by the City’s Growing Up Guidelines. In our view, the Growing Up Guidelines remain a draft document and are not fully-approved Council guidelines for the purpose of informing Official Plan policy. We understand that staff intend to report back on the draft document in the third quarter of 2019. As such, the Growing Up Guidelines should not be rigidly applied. Certainly, the numerical standards for unit sizes contained within the Guidelines are not requirements as a condition of approval for the Applications.

Resubmission Materials

Please find enclosed the following:

- Documentation (1 copy)
 - 1 DVD with complete digital submission materials
 - Development Approval Resubmission Form
 - Project Data Sheet
 - Toronto Green Standards Checklist
 - Resubmission Comment Response Matrix
- Reports (1 copy)
 - Transportation Impact Study Addendum / Comment Response Letter (Access Location Analysis included)
 - Functional Servicing Report Addendum
 - Stormwater Management Report Addendum
 - Planning Rationale Report Addendum
 - Housing Issues Report Addendum

- Community Services and Facilities Report Addendum
- Revised Shadow Study
- City of Toronto By-law 569-2013 Draft By-Law Amendment
- City of Toronto By-law 438-86 Draft By-Law Amendment
- Draft Official Plan Amendment
- Stage 2 Archaeological Assessment & Demolition and Monitoring Control Plan
- Noise and Vibration Impact Study Addendum
- Noise and Vibration Impact Study for Pilot Bar (22 Cumberland St.)
- Wind Study Addendum Letter
- Preliminary QP Statement for Conveyance Lands
- Landscape Cost Estimate
- Plans (1 Copy)
 - Architectural Floor Plans, Roof Plan, Elevations, Colored Elevations, Sections
 - Landscape Plans and Details
 - Draft Reference Plan of Survey (Separate Parts for Road Widening Conveyances)
 - Draft Reference Plan of Survey (Showing Distance of Site from TTC Tracks)
 - Signed Topographic Survey
 - Civil Site Servicing Plans
 - Civil Site Grading Plan
 - Civil Sediment & Erosion Control Plan
 - Civil Notes Plans

Our client looks forward to a timeline review of this resubmission. Please let us know if any additional information or further copies of the above-noted items are required.

Yours truly,

Goodmans LLP

A handwritten signature in blue ink, appearing to read 'D. Bronskill', written in a cursive style.

David Bronskill
DJB/
6890885