

January 31, 2020

Ms. Stephen Gardiner
Community Planning, North Section
North York District
North York Civic Centre
5100 Yonge Street
Toronto, Ontario, M2N 5V7

Dear Mr. Gardiner:

Re: *Application for Official Plan and Zoning By-law Amendment*
Application for Draft Plan of Subdivision
5800 Yonge Street (the “subject site”)

We are planning consultants to Times 5800 Inc., the owner of the property municipally known as 5800 Yonge Street in the City of Toronto (the “subject site”). On behalf of our client, we are pleased to submit the enclosed materials in support of Official Plan and Zoning By-law Amendment applications for the comprehensive re-development of the subject site.

The proposed development is comprised of four new residential and mixed-use buildings with heights ranging from 34- to 44-storeys containing a total of 1,496 dwelling units and a new 4,675 square metre (0.46 hectare) public park organized around a network of public streets and a system of pedestrian connections. The proposed development contains a total gross floor area of 117,827 square metres, comprised of 111,188 square metres of residential gross floor area and 6,639 square metres of non-residential gross floor area resulting in a density of 3.6 times the area of the lot (the “proposal”).

Restrictive Covenant

A restrictive covenant in favour with the City of Toronto was registered on title of 5800 Yonge Street as instrument AT4843268 on April 16, 2018 (the “Restrictive Covenant”). The Restrictive Covenant prescribed matters such as maximum height, the definition of gross floor area and the overall “permitted” gross floor area. Specifically, it contained a maximum height limit of 102 metres and a maximum density of 3.6 times the area of the lot.

Times 5800 Inc. and its consulting team met with Planning staff on September 11, 2019 to discuss the height limit contained within the Restrictive Covenant and

presented two options that would each fall within maximum density of 3.6 times the area of the lot. These options included a five-tower scheme which fell below the 102 metre height limit and a four-tower scheme that exceeded the height limit. Based on feedback from Planning staff received on October 9, 2019, the proposed four-tower option, which exceeded the 102 metre height limit, was preferred on the condition that the proposal met the overarching direction of the City's Tall Building Guidelines, including maximum tower floor plate areas of 750 square metres.

Based on the foregoing feedback from Planning staff, Times 5800 Inc. is pleased to enclose the proposed four-tower design which is in keeping with the City's Tall Building Guidelines, and specifically provides maximum tower floor plate areas of 750 square metres.

Enclosures

In support of the Zoning By-law and Official Plan Amendment applications, please find enclosed herewith the following submission materials:

- Development Application Form and Project Data Sheet;
- Boundary Plan of Survey, prepared by R. Avis Surveying Inc. (2 hard copies)
- Topographic Plan of Survey, prepared by R. Avis Surveying Inc. (2 hard copies);
- Architectural Plans, prepared by Wallman Architects (2 hard copies);
- Landscape Plans, prepared by Terraplan Landscape Architects (2 hard copies);
- Sun/Shadow Study, prepared by Wallman Architects (2 hard copies);
- Pedestrian Level Wind Study and Addendum Letter, prepared by Gradient Wind Engineers and Scientists;
- Geohydrology Assessment, prepared by DS Consultants Ltd.
- Geotechnical Study, prepared by DS Consultants Ltd.;
- Urban Transportations Considerations report, prepared by BA Consulting Group;
- Functional Servicing and Stormwater Management report, prepared by Schaeffers Consulting Engineers;
- Planning & Urban Design Rationale, prepared by Bousfields Inc.;
- Public Consultation Strategy, prepared by Bousfields Inc.;
- Draft Zoning By-law Amendment to By-law 7625, as amended, prepared by Bousfields Inc.;
- Draft Official Plan Amendment, prepared by Bousfields Inc.;
- Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc.;
- Stage 1-2 Archaeological Assessment, prepared by This Land Archaeology;
- Electromagnetic Field Site Survey, prepared by C-INTECH;
- Energy Strategy Report, prepared by WSP;

- TGS Checklist, prepared by the project team;
- Building Massing Model, prepared by Wallman Architects;
- Fee Schedule, and a cheque in the amount of \$951,475.80 made payable to the Treasurer, City of Toronto; and
- Flash drive containing the above noted digital materials.

In support of the Draft Plan of Subdivision application, please find the following enclosed:

- Boundary Plan of Survey, prepared by R. Avis Surveying Inc. (2 hard copies)
- Topographic Plan of Survey, prepared by R. Avis Surveying Inc. (2 hard copies);
- Draft Plan of Subdivision, prepared by R. Avis Surveying Inc. (2 hard copies);
- Subdivision Context Plan, prepared by Wallman Architects (2 hard copies);
- Civil Engineering Plans (General Plan, Storm Tributary Area Plan, Sanitary Tributary Area Plan, Grading Plan, Siltation Control Plan, Utility Coordination Plan), prepared by Schaeffers Consulting Engineers (2 hard copies);
- Functional Servicing and Stormwater Management report, prepared by Schaeffers Consulting Engineers;
- Tree Preservation Plan, prepared by Kuntz Forestry Consulting Inc.
- Fee Schedule, and a cheque in the amount of \$65,596.77 made payable to the Treasurer, City of Toronto; and
- Flash drive containing the above noted digital materials.

We trust that the foregoing is satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact me or David Morse of our office at 416-947-9744.

Yours very truly,
Bousfields Inc.



Tony Volpentesta, MCIP, RPP

cc: *Hashem Ghadaki, Hamid Ghadaki, Times 5800 Inc.
Ira Kagan, Kagan Shastri LLP*