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December 23, 2016

Mr. Joe Nanos  
Director, Community Planning  
City of Toronto – North York District  
North York Civic Centre  
5100 Yonge Street,  
North York, M2N 5V7

Attention: Mr. Al Rezoski, Manager, Community Planning  
Ms. Diane Silver, Planner, Community Planning

**Re: 2<sup>nd</sup> Submission Applications for Rezoning and Site Plan Approval  
1580 Avenue Road  
1580 Avenue Road Ltd.**

We are pleased to submit this revised package of materials in support of the Zoning By-law Amendment and Site Plan Control applications for the 7-storey residential with commercial at-grade development at 1580 Avenue Road.

The materials provided in this submission are components of the application that have been revised and response summaries per consultant specialization are also included.

Since the first submission, a Community Consultation Meeting took place on June 29<sup>th</sup>, 2016 which included presentations by the City Planner and representatives of the applicant which was followed by a question and answer period. Councillor Carmichael-Greb, attended this meeting.

Further, Stafford met with Planning and Urban Design Staff on July 13<sup>th</sup>, 2016, to discuss specific landscape and architectural comments. Recently, Stafford also met with Councillor Carmichael-Greb to discuss specific comments brought up at the Community Consultation Meeting and how the updated plans responded to community and Staff comments. All the above meetings provided opportunities for constructive communication.

The re-submission materials are the product of positive collaboration between Stafford, the Community and various City Representatives and Staff. This submission represents a refined, realistic and exciting development project that has had positive community response through the initial sales and marketing launch in the Fall.

Stafford continues to work and discuss with Councillor Carmichael-Greb and City Staff, the best way to address improvements to the Avenue Road frontage of the laneway property. The potential acquisition of the laneway by Stafford is problematic in that the City of Toronto states that it will not accept responsibility for the current environmental condition of the laneway and furthermore, the City of Toronto has issues with respect to other property owners that abut and/or whose lands are adjacent to this unopened public lane allowance. Stafford agrees with City Staff that improvements should be made to the laneway. On behalf of Stafford, Mr. D'Onofrio has suggested to Councillor Carmichael-Greb and City Staff that we may be able to achieve this through a voluntary Section 37 Contribution by Stafford Developments. On behalf of Stafford, early in the new year, Mr. D'Onofrio will be addressing this matter via separate correspondence which will respond to the latest communication from Transportation Services – Public Lanes and Traffic Planning and a proposed Section 37 contribution. Attached to this letter, you will find for

information purposes, a preliminary laneway improvement concept which can be used for Section 37 reference.

## **Proposal**

This development proposal seeks to permit the construction of a 45 unit, 8,075 square meter 7-storey residential building with a retail component at-grade. There is an agreement in place that Brewers Retail will be the tenant on the ground floor with frontage on Avenue Road. Brewers Retail has requirements for their daily operations and these have been accommodated in the building design including an increased ceiling height, an exclusive loading area, specific size of leasable area, and optimal frontage along Avenue Road.

This new re-submission includes certain modifications to the building and some additional studies to support the design rationale behind the development proposed. The main building revisions in this 2<sup>nd</sup> submission includes the following:

- Reduced the number of residential units from 70 to 45 units
- Reduced the number of parking stalls from 129 to 108 spaces – It is noted that a new minimum parking ratio of 1.0 stall for 1 bedroom and 2.0 stalls for 2 bedrooms, is provided in the new zoning by-law. This reflects the unique character of this building and the realistic market demand for parking based on sale trends
- Adjusted the location of the stairwells on the roof to be closer to the mechanical penthouse in the centre of the roof and away from the outside perimeter to create the definitive 7 storey expression
- Shifted the 3<sup>rd</sup> storey west-facing terrace to remove any overhang into the 7.5m rear yard setback
- Provided a continuous awning along the Avenue Road frontage which wraps around the retail entry onto the Bedford Park Avenue frontage for pedestrian comfort and to enhance the retail entrance
- Incorporated provisions to help mitigate overlook to neighbouring homes including large planters along the 2<sup>nd</sup> storey south terrace and built-in planters along the railings of the western terraces
- Provided a road narrowing on Bedford Park Avenue at the intersection of Avenue Road to support the 'Green Fingers' mandate and 'set the stage' for further coordination and landscaping opportunities along the public ROW and screening/painting of the utility boxes
- Created an area for 4 long-term residential bicycle parking spaces close to the condominium entrance on Bedford Park Avenue
- Shifted the first floor of the building along the Avenue Road frontage to allow for a 0.4m at grade strata conveyance to the City
- Provided openings on the southern wall of the building adjacent to the public laneway to allow for better visibility and safety of the public laneway potential parkette

There are components, however, to the design of the building that were noted by Urban Design and Transportation that are not possible to accommodate as they would prove detrimental to the project functionally and economically and are the reasons why this development requested an amendment to the zoning by-law. The main items for consideration include:

- Relief to the specific Avenue Road angular plane to be replaced by the angular plane provided in the city-wide Mid-Rise Guidelines

- Relief to the building height of 22.5m to allow for the greater ceiling heights required by Brewers Retail for their daily operations
- Permit a small area on the west side of the building to penetrate the angular plane
- Increase the FSI from 3.0 to 3.83 – it should be noted that the commercial space on the ground floor accounts for 0.34 FSI of the total

Supporting studies and professional letters are provided in this submission to help clarify and explain why certain features of the building are required for the viability of this project including the necessary access into the building from Avenue Road instead of Bedford Park Ave. They also address specific comments from City Staff and comments from neighbours from the Community Consultation Meeting held in June, 2016, which include concerns of overlook from the Bedford Glen Community and shadowing impacts.

## **Required Approvals**

This proposal requires amendments to the Former City of North York Zoning By-law No. 7625 and to the City of Toronto By-Law No. 569-2013 to address a few minor incursions.

A Site Plan Control application is also required and considered concurrently.

## **Submission Package**

The following materials have been included in this re-submission in support of the above-noted applications:

### **Application Forms:**

- 1 x Cover Letter
- 1 x Resubmission Form
- 1 x Project Data Sheet
- 1 x Landscape Concept for the portion of the laneway adjacent to Avenue Road

### **Survey by Speight, Van Nostrand and Gibson LTD.:**

- 20 x Full-sized copies of "Plan of Survey" to illustrate R-plans for the public laneway and 0.4m conveyance on Avenue Rd.

### **Planning and Urban Design by Bousfields Inc.:**

- 5 x Response Letter, Dated December 20<sup>th</sup>, 2016
- 5 x Draft Zoning By-Law Amendment (569-2013) Dated December, 2016
- 5 x Draft Zoning By-Law Amendment (7625) Dated December, 2016

### **Architectural by Page + Steel/IBI Group Architects:**

- 20 x Full-sized copies of:
 

➤ "A0 - Context Plan"	➤ "A11a – Main Roof Level"
➤ "A1 - Site Plan"	➤ "A12 – West Elevation – Avenue RD."
➤ "A2 – Ground Floor Plan"	➤ "A13 – North Elevation – Bedford Park"
➤ "A3 – P1 Parking Floor Plan"	➤ "A14 – South Elevation"
➤ "A4 – P2 Parking Floor Plan"	➤ "A15 – East Elevation"
➤ "A5 – P3 Parking Floor Plan"	➤ "A16 – East-West Section"
➤ "A6 – 2 <sup>ND</sup> Floor Plan"	➤ "A17 – North-South Section"
➤ "A7 – 3 <sup>RD</sup> Floor Plan"	➤ "A18 – Bedford Park Ave. View"
➤ "A8 – 4 <sup>TH</sup> Floor Plan"	➤ "A19 – Corner of Avenue Rd. & Bedford Park Ave."
➤ "A9 – 5 <sup>TH</sup> Floor Plan"	➤ "A20 – Avenue Road View"
➤ "A10 – 6 <sup>th</sup> Floor Plan"	➤ "A21 – Detail Elevation (West elevation)"
➤ "A11 – 7 <sup>TH</sup> Floor Plan"	

➤ "A22 – Bird Friendly Diagram North & South Elevations"

➤ "A23 – Bird Friendly Diagram East & West Elevation"

**Civil by Counterpoint Engineering:**

- 5 x Response Letter, Dated December 20<sup>th</sup>, 2016
- 5 x "Site Servicing Assessment & Storm Water Management, Dated December 20<sup>th</sup>, 2016
- 20 x Full-sized copies of "1580 Avenue Road Grading Plan" Dated December 20<sup>th</sup>, 2016
- 20 x Full-sized copies of "1580 Avenue Road Servicing Plan" Dated December 20<sup>th</sup>, 2016
- 20 x Full-sized copies of "1580 Avenue Road Servicing Cross Sections" Dated December 20<sup>th</sup>, 2016

**Transportation by BA Group:**

- 5 x "Addendum Report" Dated December 6<sup>th</sup>, 2016
- 5 x "Garbage Truck Loading Requirements" Letter by Jablonsky, Ast and Partners, Dated November 17, 2016

**Landscape by MEP Design:**

- 5 x Landscape Cost Estimate, Dated December 2016
- 5 x Response Letter, Dated December, 21 2016
- 20 x Full-sized copies of "L-00 – Title Page" Dated December 23, 2016
- 20 x Full-sized copies of "L-01 – Proposed Landscape Layout and Outdoor Amenity" Dated December 23, 2016
- 20 x Full-sized copies of "L-02 – Proposed Roof Plan and Detail" Dated December 23, 2016
- 20 x Full-sized copies of "L-03 – Landscape & Streetscape Details" Dated December 23, 2016
- 20 x Full-sized copies of "L-04 – Streetscape Details" Dated December 23, 2016
- 20 x Full-sized copies of "TS-01 – Existing Tree Survey, Preservation Plan & Details" Dated December 23, 2016

**Energy Efficiency and Toronto Green Standards by Provident Energy Management:**

- 5 x "Toronto Green Standard Version 2.0 Checklist" Dated December, 2016

**Hydrogeological Report by EXP:**

- 5 x "Hydrogeological Investigation, 1580 Avenue Road" Dated October 13, 2016

**Photometric Plan by Smith + Anderson**

- 20 x "1580 Avenue Road – SPA Lighting Calcs R1" Dated December 14, 2016

**1 x DVD-RW with PDFs of all the plans and reports listed above**

The updated materials in this re-submission reflects the constructive comments provided by City Staff, the Community, and the Councillor's Office and Development Panel. We feel that they are realistic, and support a viable, high quality development project and will be a positive addition to the Community.

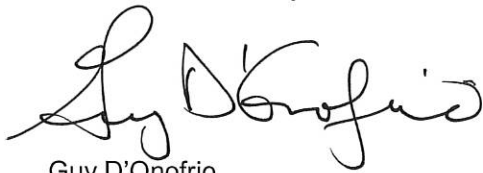
We look forward to finalizing the zoning amendment and site plan applications in early 2017 and moving forward with this exciting project.

Please do not hesitate to contact me, Melissa, at 416-461-6100 ext. 238, if you have any questions.

Yours very truly,

Per:

**1580 Avenue Road Ltd.  
c/o Stafford Developments Inc.**



Guy D'Onofrio  
Executive Vice President & Chief Operating Officer  
The Goldman Group



Melissa McKay  
Director, Planning and Land Development  
Stafford Developments Inc.

cc: Councillor Carmichael Greb (Full Submission package sent via mail)