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Via Hand Delivery

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

Attention: Graig Uens, Planner

**Re: Revision to Applications for Official Plan and By-law Amendment Honest Ed's
and Mirvish Village
City File Nos: 15 188751 STE 19 OZ and 15 188805 STE 19 OZ**

We are the solicitors for Westbank Projects Corp. ("Westbank"), the agent for 500 Bloor Street Commercial Partnership, being the registered owner of the properties municipally known as 571 to 597 Bloor Street West, 738 to 754 and 760 to 782 Bathurst Street, 26 to 38 Lennox Street and 581 to 603 and 588 to 612 Markham Street (the "Lands").

On behalf of Westbank, we are pleased to enclose revised applications for an Official Plan and Zoning By-law Amendment with respect to the proposed redevelopment of the Lands, also known as Mirvish Village.

The original applications, filed in July 2015, proposed a mixed-use development for Mirvish Village including a vibrant mix of uses and a range of building heights. The proposal provided for the retention of a number of low rise heritage buildings, new mid-rise mixed-use residential buildings and a series of slender 'micro' towers with heights up to 29 storeys at the corner of Bloor and Bathurst Streets. A revised submission filed in May 2016, reflected further changes in response to community and City staff comments, including the provision of an on-site park (having a minimum area of 900 m²), retention of additional heritage properties, an overall reduction in building heights, a reduction in density and the maintenance of Honest Ed's Alley in its existing location. The May 2016 submission also included plans for discussion purposes reflecting an Enhanced Public Realm proposal which provided the option to consolidate all parking and loading functions below ground east of Markham Street and below Honest Ed's Alley, allowing for an improved public realm throughout the development.

Following further input from the community and City staff as well as in response to Official Plan policies for the Four Corners area recently adopted by Council, Westbank is pleased to provide a revised proposal that maintains many of the defining features of the original and May 2016 submissions and includes the following further refinements:

1. Consolidation of all parking and loading functions in a below grade facility east of Markham Street;
2. Removal of east/west lane on the west side of Markham Street to provide for an improved public park, now increased in size from 900 square metres to a minimum of 1,150 square metres;
3. Introduction of south-facing retail space adjacent to the enlarged public park;
4. A pedestrian tunnel connection below Markham Street to connect the new building west of Markham Street adjacent to Bloor Street with the consolidated parking and loading facilities east of Markham Street;
5. Retaining additional heritage properties at 742 and 744 Bathurst Street;
6. The retention of the existing heritage house form buildings on the east side of Markham Street in situ; and
7. A further reduction in tower and base building heights and massing.

These proposed changes reduce the height peak of the proposal mid-block on Bathurst Street to 28 storeys, bring the height of the Markham Street tower significantly below the west and south angular planes as discussed in the Four Corners policies. There is also a density reduction of approximately 10% from the original submission with the elimination of approximately 211 residential units.

Consistent with the Enhanced Public Realm proposal submitted to the City in May 2016, the consolidation of the parking and loading facilities below ground on the east side of Markham Street has many benefits, including the removal of the majority of site-generated loading and parking activities from grade, improved pedestrian connections, the enlargement of the public park and the retention of the heritage house form buildings in situ on the east side of Markham Street. To achieve these improvements to the functioning and layout of the development, the below grade structure is proposed to extend below Honest Ed's Alley. In connection with this proposal, Westbank has filed an application to close and purchase the public lane. This application is in process with the City and a decision is expected to be made early in the new year.

In support of the revised proposal we enclose the following materials as detailed on the enclosed Development Approval Resubmission Form:

1. Completed Development Approval Application Forms;
2. Ten (10) sets of architectural drawings (with the Toronto Green Standard Statistics Template included thereon and separate Site Statistics sheet), prepared by Henriquez Partners Architects, dated December 19, 2016;
3. Ten (10) sets of landscape concept drawings, prepared by Janet Rosenberg & Studio, dated December 19, 2016;
4. Three (3) sets of a Shadow Impact Study (March 21st/September 21st, June 21st and December 21st), prepared by Henriquez Partners Architects, dated December 19, 2016;
5. Ten (10) copies of a revised Toronto Green Standards Checklist;
6. Three (3) copies of Urban Design Analysis & Planning Rationale Addendum, prepared by Henriquez Partners Architects and Urban Strategies Inc., dated December 19, 2016;
7. Three (3) copies of addendum to Urban Transportation Considerations Report, prepared by BA Group, dated December 19, 2016;
8. Three (3) copies of Qualitative Pedestrian Level Wind Assessment, Mirvish Village, prepared by Gradient Wind Engineering Inc., dated December 14, 2016;
9. Three (3) copies of Revised Functional Servicing Report and Conceptual Stormwater Management Report, Mirvish Village, City of Toronto, prepared by Cole Engineering Group Ltd., dated December, 2016;
10. Ten (10) copies of Site Servicing Plans and Site Grade Plans, prepared by Cole Engineering Group Ltd., dated December, 2016;
11. Three (3) copies of revised Arborist Report, Central Tree Care Ltd, dated December 19, 2016;
12. Three (3) copies Mirvish Village Heritage Reports: Rezoning Resubmission Addendum, Conservation Principles and Guidelines and Interpretation Strategies, prepared by ERA Architects, dated December 19, 2016;
13. One (1) electronic copy of a computer-generated building mass model;
14. One disc containing Item Nos. 1-13 of the above-noted items in electronic format and this cover letter.

Westbank looks forward to continuing to work with the City, the local community and area stakeholders to implement the redevelopment of Mirvish Village. If you have any questions regarding the enclosed submission, please contact the writer or Jonah Letovsky, Westbank Projects Corp. directly at (416) 583-5888 ext. 8888.

Yours truly,

McCarthy Tétrault LLP



Cynthia MacDougall
Partner

JD

c: Ian Duke, Westbank Projects Corp.
c: Jonah Letovsky, Westbank Projects Corp.