

May 27, 2015

Tribute (Mutual Street) Limited
1815 Ironstone Manor
Pickering, Ontario
L1W 3W9

**Attention: Mr. Steve Deveaux
Vice-President, Land Development**

Dear Mr. Deveaux:

**Re: 75-83 Mutual Street
Ward 27 – Toronto Centre-Rosedale
Proposed 38-Storey Mixed-use Redevelopment
Planning Rationale Report – Addendum Letter**

Hunter & Associates Ltd. has been retained by Tribute (Mutual Street) Limited (“Tribute”) to provide professional planning services and to prepare a Planning Rationale Report evaluating and in support of its proposed 38-storey mixed-use redevelopment of its property on the east side of Mutual Street between Dundas Street East and Shuter Street in Downtown Toronto. The property is approximately 0.15 hectares (0.37 acres) in size and consists of an assembly of properties municipally known as 75-83 Mutual Street (the “Site”).

This planning letter provides an update to our Planning Rationale Report prepared in June 2014 in support of Tribute’s original proposal and planning applications as further explained and highlighted in this Addendum.

Background

On July 2, 2014, Tribute submitted concurrent applications for Rezoning (14 183553 STE 27 OZ), Rental Housing Demolition and Conversion (14 183555 STE RH) and Site Plan Approval (14 183547 STE 27SA) for its proposed 38-storey, mixed-use redevelopment of the Site. The applications were submitted by Cassels Brock & Blackwell LLP (Signe Leisk).

Originally, the mixed-use redevelopment consisted of 375 residential units (of which 22 are rental replacement units that exist on Site) and 378 m² of retail space with 100 parking spaces in a four-level underground garage.

Together with and informed by other design and engineering professionals retained by Tribute, we prepared a Planning Rationale Report (June 2014) in support of and evaluating the proposed redevelopment. We also prepared a Housing Issues Report (June 2014) that dealt more specifically with the proposed demolition and replacement of existing rental apartments (22 studio (bachelor) apartments) on Site within the new development. We also assisted by drafting Zoning By-law amendment(s) for the City’s initial consideration and review.

Our Planning Rationale Report described the Site and development context, reviewed and evaluated relevant planning policy, zoning and urban design guidelines, explained the original proposal and provided our findings and professional planning opinions on these matters.

Overall, we found and concluded that Tribute's proposal and the implementing Rezoning conformed to the Toronto Official Plan, was consistent with the Provincial Policy Statement and conformed to the Growth Plan.

A Notice of Complete Application was issued by City Planning on July 31, 2014.

During the application's initial circulation, Tribute and its consulting team were provided technical comments from various City divisions and other agencies including:

- Parks, Forestry & Recreation (July 31, 2014)
- Nav Canada (August 7, 2014)
- Development Engineering (August 22, 2014)
- Urban Forestry (August 26, 2014)
- City Buildings/Zoning Examiner Notice (September 3, 2014)
- City Planning (November 25, 2014)

There were also some detailed and standard design comments received from various utilities and Canada Post.

Following the City's municipal election in the Fall 2014, City Planning prepared its Preliminary Report (dated December 15, 2014) for consideration by Toronto and East York Community Council at its meeting on January 13, 2015. City Planning felt that Tribute's proposal could not be supported in its current form and expressed particular concern with respect to its proposed 38-storey height and tower separation from adjacent buildings to the north and east.

On January 12, 2015, we presented Tribute's proposal together with Graziani+Corazza Architects and other professionals at an open house/community consultation meeting hosted by the City.

Since Tribute's planning applications were filed and our Planning Rationale Report was prepared, it should be noted that there have been some further additions and changes with respect to approved and proposed buildings that share the Site's planned context. The east part of Downtown Toronto continues to evolve relatively quickly and substantially. Recent approvals and proposals nearby include:

- 186 Jarvis Street – the Ryerson proposal for a 30-storey residence was approved by the City (191 units/14.4 fsi);
- 175-191 Dundas Street/235 Jarvis Street (south/east corner) – a 47-storey mixed-use development was filed, appealed to the OMB and recently recommended for approval by the City (May 5, 2015) (528 units/29 times fsi);
- 225 Jarvis Street (The Grand Hotel) – a proposal was recently submitted (March 2015) for a 45-storey residential building (451 units) in addition to the existing 13-storey hotel;
- 215-229 Church Street/117 Dundas Street (south/east corner) – a proposal was submitted (December 2014) for a 46-storey, mixed-use development (616 units/24.7 times fsi)

The Site is also outside but along the west edge of the City's recently adopted Official Plan Amendment (OPA 82), a Site and Area-Specific Policy (SASP 461) for the Garden District Area. This area generally extends from Jarvis Street (west) to Sherbourne Street (east) and from Queen Street/Moss Park (south) to Allan Gardens/Carlton Street (north). The SASP establishes modified and refined additional planning policy for the Garden District area based on a City-led study over the past few years.

The Revised Proposal

Having considered the City's technical circulation comments, City Planning's Preliminary Report and comments and feedback from the City's community consultation, Tribute has made certain revisions to its proposed redevelopment. Highlights of these revisions include:

- The proposed residential tower, while remaining a total of 38-storeys (approximately 126 metres) in height, has been sculpted with a shallow chamfer on its east face and a large cut on the southeast to create more open views to the southwest and between the existing condominium building at 192 Jarvis Street (14-storeys) and the recently approved Ryerson residence at 186 Jarvis Street (30-storeys);
- The typical tower floor size (6th floor and up), as a result of its trapezoid reshaping, has been reduced in size from 753 m² to 705 m² (48 m² less);
- The proposed tower façade and balcony design has been reconsidered, eliminating many balconies from the tower's Mutual Street face, which helps to reinforce the 2 metre main building stepback (above its base). Similarly, many of the balconies on the tower's east face (opposite 192 Jarvis Street) have been removed. The angled (south-east) face of the building now directs views in a south-east direction as opposed to looking east toward 192 Jarvis Street. Graziani+Corazza Architects prepared a visual comparison of the original and proposed scheme which is attached to this letter;
- The proposed tower has a canted east face now ranging from approximately 20 to 21.5 metres (closest points) from the west face of 192 Jarvis Street. While less than the 25 metres sought in the City's Tall Building Guidelines, Tribute's separation distance is greater than that approved by the City between 192 Jarvis and the 42-storey Pace Condo (155 Dundas) now under-construction (approximately 12.5-13 metres) and the recently approved Ryerson residence at 186 Jarvis (10.6 metres) to 192 Jarvis;
- The proposed public parkette at 75 Mutual Street is no longer being pursued given concerns expressed by City Parks, Planning and during public consultation. Instead, the existing office will be expanded into a low-rise (4 storey) office building. This low-rise office building, separated by a widened public lane, continues to provide a 15 metre separation from the closest point of the tower to the south end of Tribute's Site (west side along Mutual Street). With the tower's significant cut back on the southeast side, this tower separation distance on the south face increases to 28 metres (east side). In addition to helping with views, the reduced tower massing on the southeast corner together with the expanded low-rise office building (75 Mutual), also visually and functionally strengthens the low-rise base building form and new urban uses on Tribute's Site along Mutual Street;

- Residential townhomes (3 units) have been introduced in the building's base along Mutual Street. Tribute will continue to seek permission for non-residential (retail) in the ground floor of the building for future zoning flexibility;
- The number of residential units has been reduced from 375 to 344 units (31 less), with an increase in supply of two-bedroom (40%) and three-bedroom (10%) units;
- Indoor and Outdoor Amenity Space have increased:
 - The original proposal included a total of 822 m² of amenity space (334 m² indoor/488 m² outdoor) which equated to approximately 2.19 m² per unit on a blended basis (based on 375 units).
 - The current proposal includes a total of 910 m² of amenity space (481 m² indoor/429 m² outdoor) which equates to approximately 2.64 m² per unit on a blended basis (based on 344 units).
- 22 rental apartments (studios/bachelor) on the 3rd floor continue to replace the rental units on Site today. The total amount of rental apartment floor space remains the same with some slight layout reconfiguration;
- The underground parking garage has been increased from 4 to 5 levels, increasing the resident parking supply to 103 exclusive resident spaces (28 more). There continues to be 23 visitor spaces and 2 car share spaces in addition; and,
- The north, south and east public lanes have all been widened as requested.

A summary table of the project statistics between Tribute's original (first submission) and revised (second submission) proposal is attached.

A full set of revised Site and Architectural Plans and Project Statistics by Graziani+Corazza Architects is included with Tribute's resubmission.

Updated Technical Evaluation & Support Materials

In response to the revised design concept, City circulation and public comments received, various technical reports and plans by other Tribute's other professionals have been updated.

Urban Design & Built Form

Acronym Urban Design and Planning (Mark Sterling Consulting) has updated its Urban Design Report to reflect and evaluate changes to the proposed development.

Acronym continues to conclude that the proposed development fits into its context, while its built form represents a compatible addition to the shoulders of the emerging cluster of tall buildings around the "height peak" now approved and planned (42-47 storey range) to frame this major corner and gateway to Downtown East.

The Acronym Report has been updated to reflect additional technical considerations including building setbacks and separations, privacy, views, shadowing and pedestrian wind impacts.

The updated shadow studies by Graziani+Corazza Architects continue to demonstrate that shadow impacts on public parks and open spaces, public streets and low-rise residential Neighbourhoods are adequately limited.

The updated pedestrian wind study by Novus Environmental continues to demonstrate that pedestrian wind conditions are suitable with minimal and standard design mitigation measures recommended (eg. recessed townhome entries, windscreens on podium/amenity space roof, and trees along Mutual Street). No unsafe or uncomfortable pedestrian wind conditions are expected.

Views and building separations have been improved in relation to the existing residential condominium at 192 Jarvis (east) and future Ryerson residence southeast (186 Jarvis) through the tower redesign, notably the substantial sculpting and reduction in size particularly on its southeast corner, and the balcony reconfiguration.

We also note that Nav Canada has reviewed the proposed building and its height and location as originally planned and had no objections.

The Acronym report provides a thorough review of the City's public realm and built form (general and tall building) policies as contained in Chapter 3 of the Official Plan and the built form related policies for Mixed Use Area designations in Downtown. It also contains a review and evaluation of how the proposal meets the objective and intent of the City's Tall Building Guidelines and Downtown Vision and Supplemental Design Guidelines.

There has been no change to the proposed overall building height (38-storeys) as we believe it is suitable and can be introduced to this Downtown setting in an acceptable manner and without adverse impact.

Acronym finds the proposed redevelopment continues to represent an appropriate architectural and urban design response to its context, is good planning and in the public interest to approve.

Landscape and Urban Forestry

Ferris + Associates have provided greater detail with respect to proposed landscaping along Mutual Street including a composite utility plan, continuous tree pits, tree planting and streetscape details in addition to outdoor resident amenity areas on the base building (podium) terraces.

The landscape plans have been coordinated with other consultants including Novus Environmental (pedestrian wind) and are intended to address specific comments from the City's Urban Forestry (August 26, 2014) and Development Engineering (August 22, 2014) in relation to landscaping and streetscape improvements on and along Mutual Street.

In response to Urban Forestry comments, the materials have been revised per below:

- The following four trees are proposed along Mutual Street:
 1. London Plane
 2. Chinquapin Oak
 3. Red Oak
 4. Purple Robe Black Locust
- Utilities are shown and labelled on sheet RZ1.

- Two Cross sections are shown in the materials. The ‘cut location’ of cross section 1 and 2 is shown on RZ1. The actual cross sections are shown on RZ6. Building overhangs and utilities are included.
- Soil volumes in the soil trench are shown on RZ1 (86.4 cubic metres).

Functional Servicing & Stormwater Management

Cole Engineering has updated its Functional Servicing (FSR) and Stormwater Management Reports (SWM) in response to City Development Engineering comments (August 22, 2014) and the revised design plans.

Cole’s FSR, SWM and related plans continue to demonstrate that the proposed redevelopment can be acceptably accommodated by the area’s public servicing infrastructure (water, sanitary and storm sewers) and utilities.

Transportation

BA Group has updated its Urban Transportation Considerations report in response to the City’s Development Engineering comments (August 22, 2014) and the revised design plans.

We do note that the City’s Development Engineering comments did find that BA Group’s analysis of the traffic expected to be generated by the proposal to be acceptable. Vehicular access to the site from the north lane (as widened) was acceptable as was access to and the size of the proposed loading facilities. The general layout of the proposed underground parking garage and parking space sizes were also found by the City to be generally acceptable. The revised plans have been refined to consistently reference the public lane widening width and strata depth (where appropriate) on the north, south and east parts of the Site as requested.

The overall parking supply for residents has been increased through the addition of a 5th level in the underground parking garage with 28 additional resident parking spaces (103 exclusive resident spaces, plus 23 visitor and 2 car share).

Other design details have been addressed including convex mirrors and ramp slopes and can continue to be refined as required through final Site Plan Approval.

BA Group notes that the office component of the Project is 631 square metres, which would require 2 parking spaces in the morning period, 1 space in the afternoon period, and none in the evening period. This requirement would be eliminated as these spaces would be shared with the residential visitor parking which peaks in the evening period.

BA Group’s addendum report is included with the application’s resubmission materials. It includes discussion on the following:

- Comparative development statistics summary.
- Parking supply update.
- Parking review of Zoning By-law 569-2013 and Zoning By-law 438-86.
- Review of the proposed parking supply.
- Loading update.
- Traffic operations.

Overall, the technical studies completed as part of Tribute's application continue to indicate that the proposed redevelopment of this Site at the proposed intensity and scale can be accommodated by the surrounding road network and municipal servicing infrastructure. Like many of the other redevelopments recently approved and under-construction, the Site is very accessible to the City's subway system and many Downtown businesses, jobs, shopping, recreational and institutional services and facilities.


Conclusions and Recommendations

In our opinion, the proposed redevelopment continues to fit, respect and support its Downtown context and its land use designation as a Mixed Use Area and is compatible with the use, scale and height of buildings built, approved and expected for this part of Downtown.

Revisions to the proposed redevelopment have been carefully considered and designed, and have a sound rationale that is supported by other technical reports and professionals.

In our opinion, the proposed amendment to the former City of Toronto Zoning By-law 438-86 and new City-wide By-law 569-2013 to implement this proposal conforms to the City's Official Plan. It is also consistent with the Provincial Policy Statement and conforms to the Provincial Growth Plan. The proposal continues to represent good planning and is in the public interest to approve.

Yours truly,
HUNTER & Associates Ltd.-



J. Craig Hunter, MCIP, RPP
President

Statistical Comparison

Category		First Submission	Second Submission
Site Area		1,499m ²	1,499m ²
Base Building Setbacks	North	4.5 metres (to the centreline of the north city-owned laneway)	4.5 metres (to the centreline of the north city-owned laneway)
	South	13 metres	13 metres
	East	0 metres	0 metres
	West (Mutual)	3.2 metres (1 st and 2 nd storey) 0.2 metres (3 rd and 4 th storey)	3.2 metres (1 st and 2 nd storey) 0.2 metres (3 rd and 4 th storey)
Tower Setbacks (measured to building face)	North	6 metres (to the centreline of the north city-owned laneway)	6 metres (to the centreline of the north city-owned laneway)
	South	15 metres (6 th to 38 th storey)	15 to 28 metres (6 th to 38 th storey)
	East	5 metres (3 rd to 4 th storey) 6 metres (6 th to 38 th storey)	5 metres (3 rd to 4 th storey) 3.6 metres to 5.8 metres (6 th to 38 th storey)
	West (Mutual)	2 metres (6 th to 38 th storey)	2 metres (6 th to 38 th storey)
Tower Floor plate (approximate)		753 m ²	705 m ²
Gross Floor Area (Above Grade)			
Residential		27,812 m ²	26,478 m ²
Non-Residential		378 m ²	631 m ² (<i>177m² existing + 454m² proposed</i>)
Total		28,190 m²	27,109m²
Floor Space Index		18.81x	18.1x
Number of Units			
Studios		22 (6%)	22 (6%)
One-Bedroom		218 (58%)	152 (44%)
Two-Bedroom		102 (27%)	137 (40%)
Three-Bedroom		33 (9%)	33 (10%)
Total		375	344
Ground Floor Height (incl. Mezzanine)		4.5 metres	4.7 metres
Sidewalk Width (Mutual St)		5 metres	5 metres
Proposed Vehicular Parking (residential: visitor: non-residential: car share)		(75:23:0:2)	(103:23:0:2)

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Statistical Comparison

Proposed Bicycle Parking (residential: visitor: non- residential)	(344:38:6)	(310:35:0)
Loading Spaces: Type G	1	1
Amenity Space Indoor Residential Outdoor Residential Total Amenity Space Provided	334 m2 488 m2 822 m2 (2.19 m2/unit)	481 m2 (Ground, 2 nd , and 5 th) 429 m2 (2 nd and 5 th) 910 m2 (2.64 m2/unit)
Building Height (including mechanical penthouse and architectural elements)	126.2 metres	126.4 metres
Storeys	38 storeys	38 storeys

BALCONY COMPARISON

