

King Street I GP Inc on behalf of King Street I LP

77 King Street West, Suite 4230
Toronto, Ontario
M5K1E7

December 17th, 2020

Delivered via secure file transfer

Mr. Thomas Rees
Senior Planner
Community Planning, City Planning Division
City of Toronto
City Hall
100 Queen Street West, 18th Floor
Toronto, ON
M5H2N2

Attention: Thomas Rees – Senior Planner

Dear Mr. Rees,

**RE: 234-250 King Street East and 162 Princess Street
Proposed Mixed-Use Development
First Submission of Zoning By-Law Amendment**

The enclosed materials have been prepared in support of a Zoning By-law Amendment (ZBA) application pursuant to comments received from our Pre-Application Consultation submissions and discussions held on July 27th, 2020 and September 17th, 2020 with Community Planning, Urban Design and Heritage Preservation Services.

The subject property is located on the northwest corner of King Street East and Princess Street. The subject property is comprised of 7 parcels of land with a total area of approximately 1,949.5sqm (20,983.8 square feet) and currently consists of a combination of 1- to 3-storey commercial/retail buildings, including a listed heritage property at 234-236 King Street East and two contributing properties identified in the St. Lawrence Heritage Conservation District Plan at 240 and 242 King Street East. King Street I GP Inc on behalf of King Street I LP is proposing to redevelop the property with a 40 storey mixed-use building, with mechanical penthouse and retail uses at grade. The proposed development consists of a total of 488 residential dwelling units and 604.5sqm of retail at grade.

The height of the proposed building is 132.85 metres, inclusive of mechanical penthouse. Vehicular and bicycle parking is proposed within three levels of underground parking; a total of 113 vehicular spaces and 490 bicycle spaces are proposed. The proposal also includes a 0.75m stratified land conveyance to allow for the widening of Duke Mews Lane to the north and the provision for a surface easement over

private lands at the northern end of the property in favor of the City of Toronto to allow for the option for a mid-block connection to Adelaide Street East in the future should that be desired. For further details, please refer to the Planning and Urban Design Rationale Report prepared by Bousfields, dated December 2020.

We acknowledge that further submissions will be filed later, with the benefit of further public input and feedback anticipated with the launch of our project website which has been designed for public information, engagement, and community stakeholder input. Please refer to the Public Consultation Strategy Report prepared by Bousfields enclosed within for further details.

We recognize that certain components of the project will require additional work and discussion, however, our intention is to further engage municipal staff, surrounding landowners, and community stakeholders as we move through the process toward application approvals and the comments received will be addressed in further submissions. Some of these community engagements have already been initiated and scheduled for early 2021.

We are pleased to submit the enclosed Zoning By-law amendment application. In support of this submission and as outlined in the Pre-Application Consultation Checklist as provided by Community Planning, we have enclosed the following drawings, reports, document, and letters in PDF format as requested:

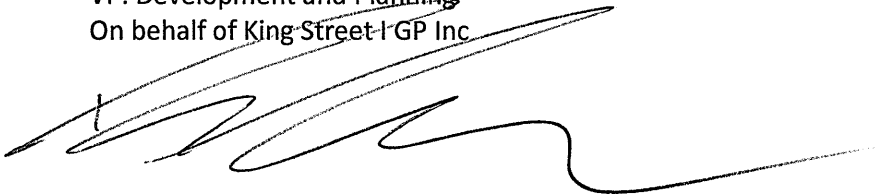
- City of Toronto Development Approval Application Form dated December 9th, 2020.
- City of Toronto Project Data Sheet.
- Completed Fee Schedule for ZBA.
- City of Toronto Pre-Application Consultation Checklist dated July 27th, 2020.
- Computer Generated Building Mass Model as prepared by IBI Architects.
- Toronto Green Development Standards Tier 1, Version 3 Checklist.
- Noise and Vibration Impact Feasibility Study prepared by J.E. Coulter and Associates dated December 2nd, 2020.
- Stage 1 Archeology Assessment prepared by CRM Lab on October 26th, 2020.
- Public Consultation Plan prepared by Bousfield on December 2020
- Planning Rationale including Community Services and Facilities in reference to the Downtown CS&F strategy in appendix, block context plan rationale also within the body of the report as well as Housing Issues declaration form, prepared by Bousfield on December 2020.
- Draft Zoning By-law amendment prepared on December 2020.
- Pedestrian Level Wind Study (full study from wind tunnel) prepared by Gradient Wind on December 2nd, 2020.
- Sun/Shadow Study prepared by IBI Architects November 2020.
- Heritage Impact Statement as prepared by ERA Architects on December 9th, 2020.
- Energy Strategy Report prepared by EVNA Engineering and Consulting Ltd on December 1st, 2020.
- Urban Transportation Impact Study including Loading and Parking prepared by the BA Group on December 7th, 2020.
- Geotechnical and Hydrogeological Engineering report prepared by Grounded Engineering on June 25th, 2020.
- Stormwater Management Report and ZBA level required Grading prepared by WSP on December 4th, 2020.

- Contaminated Site Assessment Phase 1 prepared by Grounded Engineering on June 25th, 2020.
- Functional Servicing Report prepared by WSP on December 4th, 2020.
- Arborist Report and Tree Preservation Plan prepared by Kuntz Forestry Consulting Inc on November 20th, 2020.
- Topographic and Boundary plan of survey prepared by J.D. Barnes Limited on April 6th, 2020.
- Architectural Plans prepared by IBI Architects November 30th, 2020.
 - Context Plan A-00.
 - Site/ Roof Plan A-01.
 - Underground Garage Plan(s) A-02 to A-04.
 - Site and Building Elevations A-20 to A-21.
 - Floor Plan(s) A-05 to A-18.
 - Site and Building Sections A-19.
 - Perspective Drawing(s) A-22 to A-24.
- Concept Site and Landscape Plans with above and below grade utilities, with plan L100 and L400 indicating soil volumes and soil volume sections prepared by Janet Rosenberg & Studio November 30th, 2020.

We trust that the material provided in the enclosed submission is satisfactory in order to receive confirmation of a complete application notice upon review if the submission materials and the Pre-Application Consultation Checklist. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Regards,

Ryan Millar
VP. Development and Planning
On behalf of King Street IGP Inc

A large, stylized handwritten signature in black ink, appearing to be the name Ryan Millar, written over the typed name and title.