



August 22, 2019

Susan McAlpine
Senior Planner
City Planning – Toronto and East York District
Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Ms. McAlpine:

***Re: Zoning By-law Amendment Application
145 Wellington Street West***

We are the planning consultants for 145 Wellington Portfolio Inc., with respect to its property at 145 Wellington Street West, which is located at the southeast corner of Wellington Street West and Simcoe Street in the City of Toronto (the “subject site”).

On behalf of our client, we are pleased to submit a rezoning application to permit a mixed-use development on the subject site, an underutilized site in the City’s Financial District that is currently occupied by an aging 13-storey office building. The proposal contemplates the redevelopment of the subject site with full non-residential and office space replacement in a contemporary 13-storey podium, topped with a 52-storey residential tower, for an overall building height of 65 storeys. A total of 14,800 square metres of non-residential gross floor area is proposed, including grade-related retail, along with 476 new purpose-built rental residential units.

As set out in our Planning & Urban Design Rationale, it is our opinion that the proposed development represents good and appropriate land use planning and urban design, and reflects an important opportunity to redevelop a prominent site in the City’s Financial District, in proximity to three subway stations, to create additional rental housing supply, while maintaining the existing non-residential uses in a true mixed-use building.

As outlined in our Public Consultation Strategy Report, 145 Wellington Portfolio Inc. and the project team are committed to ongoing engagement with local stakeholders, existing office tenants and the broader public about the proposed development. In addition to meetings with the local residents’ association and BIA, tenant representatives, the Ward Councillor, and Community Planning staff, the project team has set up a website (www.145wellington.com) to inform interested parties about the proposal and communicate with the public throughout the development application review process.

In support of the application, please find enclosed the following materials:

- One (1) copy of the Development Approval Application Form, Fee Schedule, Project Data Sheet and Complete Application Checklist with correspondence with Susan McAlpine and Peter Raynes;
- Two (2) copies of the Architectural Plan drawing set, Boundary and Topographical Plan of Survey, and a digital copy of the Building Mass Model, prepared by Turner Fleischer Architects;
- Two (2) copies of the Landscape Plan drawing set, prepared by Janet Rosenberg Landscape Architects;
- One (1) copy of the completed Toronto Green Standard checklist, prepared by EQ Building Performance;
- One (1) copy of the Draft Zoning By-law Amendment to Zoning By-law No. 438-86 of the former City of Toronto, prepared by Bousfields Inc.;
- One (1) copy of the Draft Zoning By-law Amendment to Zoning By-law No. 569-2013, prepared by Bousfields Inc.;
- Two (2) copies of the Tree Preservation Plan, prepared by Canopy Consulting; and
- One (1) USB containing a digital copy of the above-mentioned materials and the following reports:
 - The Planning and Urban Design Rationale Report, Complete Community Assessment, and Community Services and Facilities Study, prepared by Bousfields Inc.;
 - The Public Consultation Strategy Report, prepared by Bousfields Inc.;
 - The Arborist Report, prepared by Canopy Consulting;
 - The Functional Servicing and Stormwater Management Report, prepared by Counterpoint Engineering;
 - The Urban Transportation Considerations, prepared by BA Group;
 - The Pedestrian Level Wind Study, prepared by Novus;
 - The Sun/Shadow Study, prepared by Turner Fleischer Architects;
 - The Energy Strategy and Calculations, prepared by EQ Building Performance;
 - The Heritage Impact Assessment, prepared by ERA Architects;
 - The Geotechnical Report, prepared by McClymont & Rak;
 - The Hydrogeological Report, prepared by McClymont & Rak;
 - The Phase 1 Environmental Site Assessment (ESA), prepared by McClymont & Rak; and
 - The Stage 1 Archaeological Resource Assessment, prepared by Amick Consultants Limited.

Please note that although a Housing Issues Report was identified as a requirement on the complete application checklist provided, it was determined through further discussions with you that it was not actually required.



We trust that the foregoing is satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact the undersigned or Ben Abbott of our office.

Yours very truly,
Bousfields Inc.

A handwritten signature in black ink, appearing to read "Mike Dror", written in a cursive style.

Mike Dror, MCIP RPP

cc. David Cox & Matthew Kingston [145 Wellington Portfolio Inc.]