

January 19, 2022

John Duncan
Planner, Toronto and East York District
City Planning Division
Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Mr. Duncan:

***Re: Rezoning Resubmission (File No. 19 210278 STE 10 OZ)
145 Wellington Street West***

On behalf of our client, 145 Wellington Portfolio Inc., we are pleased to submit revised materials in support of the Zoning By-law Amendment application with respect to the above-noted property (“the subject site”). A resubmission with respect to the related Site Plan Approval Application (“SPA”) (20 191102 STE 10 SA) will be made at a later date.

An initial Zoning By-law Amendment application was submitted in August 2019 and a first resubmission was submitted in September 2020 along with the SPA submission. Since then, comments have been received from the various commenting departments and agencies, as well as from the public.

The applicant and project team remain committed to ongoing engagement with local stakeholders, existing office tenants and the broader public about the proposed development. In addition to meetings that have been held with the residents’ association, the BIA, tenant representatives, Councillor Joe Cressy, and City Planning and Urban Design staff, the applicant continues to update the project-dedicated website (www.145wellington.com) to inform interested parties about the proposal, communicate with the public throughout the development application review process and to obtain feedback from local residents. A community consultation meeting was also held on January 23, 2020.

The enclosed Planning Addendum Letter outlines changes made in response to the feedback received to date, including reductions to the proposed building’s height, gross floor area, density and number of residential units. The proposal continues to provide full replacement of the existing non-residential and office gross floor area, and will contribute to the public realm with significant improvements along both Simcoe Street and Wellington Street.




In support of the above-noted application, please find enclosed the following digital materials:

- Resubmission Form;
- Project Data Sheet;
- Revised Architectural Plans (including Toronto Green Standard Statistics) prepared by Turner Fleischer Architects, dated January 15, 2021;
- Building Mass Model, prepared by Turner Fleischer Architects;
- Study, prepared by Turner Fleischer Architects, dated January 5, 2022;
- Supplementary Sun/Shadow Study, prepared by Turner Fleischer Architects, dated January 5, 2022;
- Toronto Green Standard checklist (Version 3.0);
- Revised Landscape Plans, prepared by Janet Rosenberg Landscape Architects, dated January 12, 2022;
- Planning Rationale Addendum Letter, prepared by Bousfields Inc., dated January 19, 2022;
- Revised Draft Zoning By-law Amendment to Zoning By-law No. 569-2013, prepared by Bousfields Inc, dated January 19, 2022;
- Revised Functional Servicing and Stormwater Management Report, prepared by Counterpoint Engineering, dated December 20, 2021;
- Functional Servicing and Stormwater Management Report Response Letter, prepared by Counterpoint Engineering, dated December 20, 2021;
- Site Servicing and Grading Drawing Response, dated December 20, 2021;
- Ground Water Discharge Strategy Letter, prepared by Smith + Andersen, dated August 14, 2019;
- Transportation Response Letter, prepared by BA Group, dated December 23, 2021;
- Geohydrology Assessment Report, prepared by McClymont & Rak, dated September 2020;
- Hydrological Review Summary, prepared by McClymont & Rak, dated September 25, 2020;
- Structural Letter, prepared by Entuitive, dated December 6, 2021;
- Revised Pedestrian Level Wind Study letter, prepared by SLR Consulting, dated December 20, 2021; and
- Revised Environmental Noise Letter, prepared by SLR Consulting, dated January 17, 2022.

We trust that the foregoing is satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact us.

Yours very truly,
Bousfields Inc.



Peter F. Smith, B.E.S., MCIP, RPP



Mike Dror, MPL, MCIP, RPP

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