

Kyle Knoeck, M.Sc.Pl., MCIP, RPP
Interim Interim Chief Planner & Executive
Director
City Planning Division**North York District**
Ground Floor, North York Civic Centre
5100 Yonge Street
Toronto ON M2N 5V7**Tel:** (416) 392-7188
Refer to: Ben DiRaimo (416) 395-7119
E-Mail: Ben.DiRaimo@toronto.caDevine Park LLP
250 Yonge Street, Suite 2302
Toronto ON M5B 2L7

Re: **REVISED PLANS** for Site Plan Approval for Ontario Land Tribunal (OLT),
decision OLT-22-002274 ratification and to Amend Site Plan Agreement
(AT6268314), Schedule “B”, Plans and Drawings.

Site Plan Control Application No. 20 115847 NNY 08 SA
4050 Yonge Street.

To implement modifications to plans and drawings made through Committee of Adjustment A0531/23NY, Notice of Decision dated November 23, 2023 (to reduce minimum residential parking and permit bike parking in a stacker) and Committee of Adjustment A0434/23NY, Notice of Decision dated January 18, 2024 (to increase gross floor area, height, and reduction in office use).

Mixed use development containing a 14-storey building with 191 residential units and a 32-storey building with 506 units and a 3-level below-grade parking structure with 387 parking spaces, and 743 bicycle parking spaces.

CON 1 WYS PT LOT 11 PLAN 204 PT LOTS 98 TO 104 RP 66R22242 PARTS 2 TO 4 AND PT PART 1
Ward 8 - Eglinton-Lawrence

The City Planning Division North York District, has completed the review of the REVISED PLANS as per the applicants request for a mixed use development containing a 14-storey building and a 32-storey building with 697 units, and a 3-level below-grade parking structure with 387 parking spaces as outlined in the following plans and drawings which will replace the plans and drawings in the Site Plan Agreement, dated 18th of January, 2023, Instrument Number AT6268314:

Drawing No.	Drawing Title	Prepared By	Drawing Date
A.01	Perspective, Consultants, & Drawing List	IBI Group	June 12, 2023 as revised to January 23, 2024
A.02	Context Plan & Site Statistics	IBI Group	June 12, 2023 as revised to January 23, 2024
A.03	Site Plan	IBI Group	June 12, 2023 as revised to January 23, 2024

A.05	P3 Parking Plan	IBI Group	June 12, 2023 as revised to January 23, 2024
A.06	P2 Parking Plan	IBI Group	June 12, 2023 as revised to January 23, 2024
A.07	P1 Parking Plan	IBI Group	June 12, 2023 as revised to January 23, 2024
A.08	Ground Floor Plan	IBI Group	June 12, 2023 as revised to January 23, 2024
A.09	Mezzanine Floor Plan	IBI Group	June 12, 2023 as revised to January 23, 2024
A.10	West Building 2 Floor Plan, East Building 2 Floor Plan	IBI Group	June 12, 2023 as revised to January 23, 2024
A.11	West Building 3 Floor Plan, East Building (Open to Below)	IBI Group	June 12, 2023 as revised to January 23, 2024
A.12	West Building 4 Floor Plan, East Building 3 Floor Plan	IBI Group	June 12, 2023 as revised to January 23, 2024
A.13	West Building 5 Floor Plan, East Building 4 Floor Plan	IBI Group	June 12, 2023 as revised to January 23, 2024
A.14	West Building 6-8 Floor Plan, East Building 5-7 Floor Plan	IBI Group	June 12, 2023 as revised to January 23, 2024
A.15	West Building 9 Floor Plan, East Building 8 Floor Plan	IBI Group	June 12, 2023 as revised to January 23, 2024
A.16	West Building 10 Floor Plan, East Building 9 Floor Plan	IBI Group	June 12, 2023 as revised to January 23, 2024
A.17	West Building 11 Floor Plan, East Building 10 Floor Plan	IBI Group	June 12, 2023 as revised to January 23, 2024
A.18	West Building 12 Floor Plan, East Building 11 Floor Plan	IBI Group	June 12, 2023 as revised to January 23, 2024
A.19	West Building 13 Floor Plan, East Building 12 Floor Plan	IBI Group	June 12, 2023 as revised to January 23, 2024
A.20	West Building 14 Floor Plan, East Building 13 Floor Plan	IBI Group	June 12, 2023 as revised to January 23, 2024
A.21	West Building 15-21 Floor Plan, East Building 14 Floor Plan	IBI Group	June 12, 2023 as revised to January 23, 2024
A.22	West Building 22-28 Floor Plan	IBI Group	June 12, 2023 as revised to January 23, 2024
A.23	West Building 29-32 Floor Plan	IBI Group	June 12, 2023 as revised to January 23, 2024
A.24	West Building MPH Plan, East Building MPH Plan	IBI Group	June 12, 2023 as revised to January 23, 2024
A.25	Roof Plan	IBI Group	June 12, 2023 as revised to January 23, 2024
A.26.1	East-West Building Section	IBI Group	June 12, 2023 as revised to January 23, 2024
A.26.2	North-South Building Section	IBI Group	June 12, 2023 as revised to January 23, 2024

A.27.1	South Elevation	IBI Group	June 12, 2023 as revised to January 23, 2024
A.27.2	West Elevation	IBI Group	June 12, 2023 as revised to January 23, 2024
A.27.3	North Elevation	IBI Group	June 12, 2023 as revised to January 23, 2024
A.27.4	East Elevation	IBI Group	June 12, 2023 as revised to January 23, 2024
A.28.1	Partial South Elevation	IBI Group	June 12, 2023 as revised to January 23, 2024
A.28.2	Partial West Elevation	IBI Group	June 12, 2023 as revised to January 23, 2024
A.28.3	Partial North Elevation	IBI Group	June 12, 2023 as revised to January 23, 2024
A.28.4	Partial East Elevation	IBI Group	June 12, 2023 as revised to January 23, 2024
L1.0	For Reference – Utility Plan	NAK Design Strategies	January 22, 2020 as revised to January 23, 2024
L1.1	Landscape Hardscape & Lighting Plan	NAK Design Strategies	January 22, 2020 as revised to January 23, 2024
L2.2	Landscape Planting & Soil Volume Plan	NAK Design Strategies	January 22, 2020 as revised to January 23, 2024
L1.3	Ground Floor Irrigation	SiteOne Project Services	March 23, 2021 as revised to January 23, 2024
L2.0	2 nd Floor Amenity Terrace & Lighting Plan	NAK Design Strategies	January 22, 2020 as revised to January 23, 2024
L2.1	5 th Floor Amenity Terrace & Lighting Plan	NAK Design Strategies	January 22, 2020 as revised to January 23, 2024
L2.2	9 th Floor Amenity Terrace & Lighting Plan	NAK Design Strategies	January 22, 2020 as revised to January 23, 2024
L2.3	10 th Floor Amenity Terrace & Lighting Plan	NAK Design Strategies	January 22, 2020 as revised to January 23, 2024
L2.4	Amenity Level Irrigation	SiteOne Project Services	June 30, 2023 as revised to January 23, 2024
L3.0	Green Roof Plan and Details	NAK Design Strategies	December 10, 2020 as revised to January 23, 2024
L3.1	Green Roof Irrigation	SiteOne Project Services	March 23, 2023 as revised to January 23, 2024
L4.0	City Standard Details	NAK Design Services	January 22, 2020 as revised to January 23, 2024
L4.1	Ground Floor Landscape Details	NAK Design Services	January 22, 2020 as revised to January 23, 2024
L5.0	Landscape Sections	NAK Design Services	January 22, 2020 as revised to January 23, 2024
L5.1	Landscape Sections	NAK Design Services	January 23, 2024
L5.2	Landscape Sections	NAK Design Services	January 23, 2024

L5.3	Landscape Sections	NAK Design Services	January 23, 2024
PH-02	Electrical Amenity Photometrics	ABLEngineering	May 18, 2022
PH-03	Electrical Amenity Details	ABLEngineering	May 18, 2022

The issuance of the City’s Notice of Approval Conditions letter does not constitute site plan approval.

All pre-approval conditions and post approval conditions in Site Plan Agreement dated 18th January, 2023, Schedule “C” Site Specific Conditions and Schedule “B” Plans and Drawings (as revised herein) - continues to apply to the subject lands.

Should you have any questions, please contact Ben DiRaimo, Senior Planner at (416) 395-7119.

Yours truly,



David Sit, MCIP, RPP
Director, Community Planning,
North York District

August 9, 2024
(date)

cc: Antony De Francesca, Manager, Plan Examination, Toronto Building;
Anthony.defrancesca@toronto.ca
Marija.ilic, Manager, Engineering and Construction Services; marija.Ilic@toronto.ca
S. Morrow, Supervisor of Law Clerks, Planning & Administrative Tribunal Law, Legal Services; Stephanie.morrow@toronto.ca
D. Bostock, Supervisor, Urban Forestry Tree Protection and Plan Review;
david.bostock@toronto.ca
Y. Medwidsky, Supervisor, Ravine & Natural Feature Protection;
Yaroslav.medwidsky@toronto.ca