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April 13, 2023

Christy Chow, Planner  
 Toronto City Hall, 12th fl. E.,  
 100 Queen St. W.  
 Toronto ON  
 M5H 2N2

Dear Ms. Chow,

**RE: Zoning By-law Amendment and Site Plan Approval Applications  
 15 and 17 Elm Street, City of Toronto  
 17 Elm GP Inc.**

We are the planning consultants for 17 Elm GP Inc., the applicant of the lands located on the south side of Elm Street, bordered by Harry Barberian Lane to the east and south, approximately 60 m west of Yonge Street, municipally known as 15 and 17 Elm Street, in the City of Toronto (the “subject site”). A Zoning By-law Amendment (ZBA) application and Site Plan Approval (SPA) applications were jointly submitted on September 1, 2022 proposing a 30-storey mixed-use building on the subject site. Since then, the proposal as has been revised in response to some of the circulation of comments received from City staff and external agencies, as well as feedback received from the community at the February 16<sup>th</sup>, 2023 virtual community consultation meeting and one-on-one sessions with key stakeholders, including the Panda Condo Board at 20 Edward Street.

A comparison of the initial and revised proposal is outlined in the following table. A more detailed review of the revised proposal is included within the Planning Addendum Letter prepared by our firm, dated April 10, 2023.

<b>Site and Building Statistics</b>		
	<b>Initial Submission (September 2022)</b>	<b>Resubmission (April 2023)</b>
Site Area	793 sq. m (0.20 ac.) (0.08 ha)	No change
Total GFA	14,363 sq. m	13,844 sq. m
Total Residential GFA	14,163 sq. m	13,541sq. m
Total Non-Residential GFA	200 sq. m	303 sq. m
Floor Space Index	18.12	17.46

	Initial Submission (September 2022)	Resubmission (April 2023)
<b>Dwelling Units</b>		
Studio	5 (3%)	0
One-bedroom	95 (55%)	81 (37%)
One-bedroom + Den	0	54 (25%)
Two-bedroom	51 (29%)	58 (27%)
Three-bedroom	23 (13%)	23 (11%)
Total	174 Units (100%)	216 Units (100%)
<b>Amenity Space</b>		
Indoor Amenity Space	348 sq. m	620 sq. m
Outdoor Amenity Space	298 sq. m	205 sq. m
<b>Height</b>		
Podium Height	10-storeys	8-storeys
Building Height	30-storeys (93 m + 6 m MPH)	No change
<b>Parking</b>		
Number of Vehicle Parking Spaces	22	23
Number of Bicycle Parking Spaces	192	203

We are pleased to file the attached electronic plans and studies in support of Zoning By-law Amendment and Site Plan Approval resubmission:

1. Resubmission Form;
2. Project Data Sheet;
3. Comment Response Matrix;
4. Draft Zoning By-law Amendments (ZBA) amending By-law 569-2013;
5. Planning Addendum Letter, prepared by Goldberg Group, dated April 10, 2023;
6. Architectural Plans, prepared by Partisans, dated April 10, 2023:
  - a) Cover Sheet, A0000
  - b) Project Statistics, Drawing A100 – A0003;
  - c) Site Plan, Drawing A0011;
  - d) Level P2, Drawing A900;
  - e) Level P1, Drawing A901;
  - f) Ground Floor Plan, Drawing A1000;
  - g) Level 2, Drawing A1002;
  - h) Level 3, Drawing A1003;

- i) Level 4-7 (Typical Podium), Drawing A1004;
  - j) Level 8, Drawing A1005;
  - k) Level 9-30 (Typical Tower), Drawing A1006;
  - l) MPH Level 31, Drawing A1009;
  - m) MPH Level 32, Drawing A1010;
  - n) Roof Plan, Drawing A1011;
  - o) Building Elevations, Drawing A2000 – A2020;
  - p) Building Sections, Drawing A3000;
  - q) Project Renderings, Drawing A4000 – A4001;
7. Sun Shadow Study, prepared by Partisans, dated April 11, 2023;
8. Streetscape Elevation Plan and dimensioned Context Plan, prepared by Partisans, dated April 10, 2023;
9. Landscape Plans, including Landscape Paving Plan, Planting Plan, Composite Utilities Plan, Amenity and Green Roof Plans, prepared by Studio TLA, dated April 11, 2023;
10. The following reports/studies:
- a) Transportation Memo, prepared by BA Group, dated April 12, 2023;
  - b) Landscape Cost Estimate, prepared by Studio TLA, dated April 10, 2023;
  - c) Automated Parking System Letter, prepared by Kingfisher Technical Solutions, dated April 6, 2023;
  - d) Functional Servicing and Stormwater Management Report and Civil Plans, prepared by IBI Group, dated April 12, 2023;
  - e) Pedestrian Level Wind Study Addendum Letter, prepared by SLR Consulting, dated April 12, 2023;

We would appreciate if you would circulate this resubmission at your earliest opportunity and look forward to receiving your comments. If you have any questions or require additional information, please do not hesitate to contact Michelle Tiger at ext. 2102 or the undesignated at ext. 2100.

Yours truly,

**GOLDBERG GROUP**



Michael Goldberg MCIP, RPP  
Principal  
cc. 17 Elm GP Inc