

November 1, 2021

Mr. Oren Tamir  
 Manager, Community Planning  
 Toronto & East York District  
 City Planning Division  
 Toronto City Hall  
 100 Queen Street West, 18<sup>th</sup> Floor East  
 Toronto, Ontario, M5H 2N2

**Attention: Ms. Corinna Prior, Planner**

Dear Mr. Tamir:

**Re: 1198-1210 Yonge Street and 2-8 Birch Avenue  
 Toronto-St. Paul’s Ward  
 Proposed 14-Storey, Mixed-Use Building  
 Rezoning Application  
Cover Letter (Rezoning and Draft Plan of Condominium)**

We are the planning consultants to Birch Equities Limited with respect to a proposal to redevelop its property on the northwest corner of Yonge Street and Birch Avenue with a new 14-storey (plus amenity/mechanical penthouse) mixed-use building including ground floor retail space and 67 new residential units (59 condominium and 8 rental replacement) on the floors above.

We are pleased to include the following in support of this submission for Rezoning and Draft Plan of Condominium.

**Submission Materials**

Consultant	Rezoning	Draft Plan of Condominium
Application related	Development Approval Form	
	Project Data Sheet	
	Fee Schedule	Fee Schedule
	Rental Housing Screening Form	
	Rental Housing Demolition Form	
	Toronto Green Standards Checklist	
<b>Aird &amp; Berlis LLP</b>	Zoning By-law Amendment	
KPMB Architects	Architectural Plans <ul style="list-style-type: none"> <li>• TGS Templates</li> </ul>	

	<ul style="list-style-type: none"> <li>• Context Plan</li> <li>• Site/Building Sections</li> <li>• Elevations</li> <li>• Site Plan</li> <li>• Underground Plans</li> </ul>	
		Context Plan
	3D Model	
	Shadow Study	
	Accessibility Design Standards (acknowledged)	
	Block Context Plan	
	Simplified Report Graphics	
The Planning Partnership	Landscape Plans (includes soil volume plan on LP200)	
The Planning Partnership	Arborist Report (includes tree preservation plan)	
JD Barnes		Draft Plan of Condominium
	Plan of Survey (boundary/topo)	
Hunter & Associates Ltd.	Planning Rationale Report which includes Community Facilities and Services in Appendix A (Rezoning)	
		Planning Addendum Letter (Draft Plan of Condominium)
	Housing Issues Report	
Valcoustics Canada Ltd.	Noise Impact Study	
	Vibration Study	
Gradient Wind	Pedestrian Level Wind Study	
Bousfields Inc.	Public Consultation Strategy	
Terraprobe	Geotechnical Study	
	Hydrogeological	
	Phase 1 ESA	
	Phase 2 ESA	
LEA Consulting	Transportation Impact Study (includes parking, traffic, loading)	
IBI Group	SWM FSR Report	
	Civil Plans	
HATCH	Rail Safety Assessment	
Intrinsic	Electromagnetic Field Management Plan	
Purpose	Energy Strategy	
ERA Architects Inc.	Heritage Impact	

	Assessment	
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**Conclusion**

We look forward to working with city staff to process these Rezoning and Draft Plan of Condominium applications.

Yours truly,  
**HUNTER & Associates Ltd.**

  
**Benjamin Larson, MCIP, RPP**  
**Senior Planner**