

AIRD & BERLIS LLP

Barristers and Solicitors

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June 24, 2016

Our File No. 110576

DELIVERED

Michelle Knieriem, Planner
Community Planning – Toronto & East York District
City of Toronto
Toronto City Hall
18th Floor, East Tower
100 Queen Street West
Toronto, ON M5H 2N2

Dear Ms. Knieriem:

Re: Site Plan Resubmission
200 Dundas Street East, 241–251 Jarvis Street & 280 George Street
City of Toronto File No. 14 174889 STE 27 SA

We act on behalf of Dundas Square Gardens Inc., the owner of the above-noted lands.

In response to comments received from City Planning dated June 10, 2016 and Development Engineering dated May 24, 2016 regarding our client's April 2016 resubmission, we are pleased to provide the following materials:

1. A Resubmission Form.
2. A Data Sheet (unchanged since the April submission).
3. Five full size copies and one reduced copy of revised architectural plans prepared by Page + Steele IBI Group Architects:

A1.00 Context Plan and Site Statistics (January 18, 2016)
A002 Survey (January 18, 2016)
A003 Site Plan/ Roof Plan & TGS Statistics Template (June 17, 2016)
A1.07 Ground Floor Plan (June 17, 2016)
A1.08 Level 2 Plan – Mezzanine (April 7, 2016)
A1.09 Level 3 Plan – City Space (April 7, 2016)
A1.09a Level 4 Plan (January 18, 2016)
A1.09b Level 5 Plan (January 18, 2016)
A1.10 Level 6 Plan (January 18, 2016)
A1.11 Level 7 Plan (January 18, 2016)
A1.12 Level 8 Plan (January 18, 2016)
A1.13 Level 9 Plan (January 18, 2016)
A1.14 Level 10 Plan (January 18, 2016)
A1.15 Level 11 Plan (January 18, 2016)

- A1.16 Level 12 Plan (January 18, 2016)
- A1.17 Level 13 Plan (January 18, 2016)
- A1.18 Level 14-17 Plan (January 18, 2016)
- A1.19 Level 18 Plan (January 18, 2016)
- A1.20 Level 19 Plan (January 18, 2016)
- A1.21 Level 20 Plan - Amenity (January 18, 2016)
- A1.22 Level 21 & 26-29 Plan (January 18, 2016)
- A1.23 Level 22-25 Plan (January 18, 2016)
- A1.24 Level 30-33 & 38-41 Plan (January 18, 2016)
- A1.25 Level 34-37 & 42-45 Plan (January 18, 2016)
- A1.26 Level 47 & 48 Floor Plan (January 18, 2016)
- A1.26 Level 49 & 50 Plan (January 18, 2016)
- A1.27 Mechanical Penthouse Plan (January 18, 2016)
- A3.01 South Elevation (June 17, 2016)
- A3.02 West Elevation (June 17, 2016)
- A3.03 East Elevation (June 17, 2016)
- A3.04 North Elevation (June 17, 2016)
- A3.05 Podium South Elevation Dundas Street East (1:50) (June 17, 2016)
- A3.06 Podium West Elevation Jarvis Street (1:50) (January 18, 2016)
- A3.07 Podium East Elevation George Street (1:50) (January 18, 2016)
- A3.10 Rendering (View From South East) (April 7, 2016)
- A4.1 Building Section (January 18, 2016)
- A4.2 Building Section (January 18, 2016)

Note: a pdf of the complete set of architectural plans as well as a pdf of a set just including the revised plans dated June 17, 2016 are included with this submission. The complete set is provided for your assistance in completing the NOAC.

4. Five copies of a Response to City Planning Comments table dated June 2016 indicating changes to the plans prepared by Page & Steele/IBI Group Architects.
5. Four full size copies and one reduced copy of the revised landscape plans, prepared by LandArtDesign Landscape Architects dated June 17, 2016:

- L-001 Landscape Master Plan
- L-100 Ground Floor Landscape Plan
- L-101 Ground Floor Paving Layout Plan
- L-102 Utility Coordination Plan
- L-103 Grading Coordination Plan
- L-110 Utility Coordination Sections
- L-300 Paving Details
- L-302 Landscape Details
- L-310 Toronto Standard Details – Paving Furniture
- L-311 Toronto Standard Details - Tree Planting
- L-400 Tree Preservation Plan

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Note: a pdf of the complete set of landscape plans (all plans dated June 17, 2017) as well as a pdf of a set just including the revised plans (as noted above) dated June 17, 2016 are included with this submission.

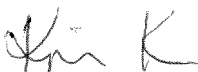
6. Five copies of a Response to Comments table prepared by LandArtDesign Architects Inc. dated June 2016.
7. Five copies of the Landscape Cost Estimate prepared by LandArtDesign Architects Inc. dated June 2016.
8. Five copies of the following materials from Riaboy Engineering Ltd.:

Stormwater Management Report revised June 16, 2016
Site Servicing and Grading Plan (14-RE-352) dated June 20,2016
Response to Development Engineering letter (dated May 24, 2016) dated June 20, 2016
9. Five copies of a letter prepared by Jablonsky, Ast and Partners dated June 16, 2016.
10. Five full size copies and one reduced copy of the Loading Dock (lighting plan) dated June 19, 2016.
11. A DVD-RW containing the above-noted documents and a copy of this letter.

If you have any questions regarding this resubmission, please do not hesitate to contact the undersigned or Sandra Marki, Land Use Planner, of this office at 416-865-4705.

Yours truly,

AIRD & BERLIS LLP



Kim M. Kovar
KMK/sm

cc: Dundas Square Gardens Inc.

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