

**August 28, 2020**

City of Toronto  
 Community Planning  
 Toronto City Hall  
 100 Queen Street West  
 12<sup>th</sup> Floor East Tower  
 Toronto, ON M5H 2N2

**Attention: Kevin Friedrich BES**

1140 Yonge Inc. c/o Devron Developments is pleased to submit an application for Official Plan Amendment and Zoning Bylaw Amendment for its lands at 1134 - 1140 Yonge Street. Consistent with the appended Pre-Application Checklist, the following reports and studies have been submitted for review in electronic form:

Admin	Prepared By	Date
Project Datasheet	1140 Yonge Inc.	August 28, 2020
Pre-Application Consultation Checklist	City of Toronto	August 19, 2019
Development Approval Application Form	1140 Yonge Inc.	August 28, 2020
Application Fee Schedule	1140 Yonge Inc.	August 28, 2020
City Planning	Prepared By	Date
Draft Zoning By-Law 438-86 Amendment	Bousfield	August 28, 2020
Draft Zoning By-Law 569-2013 Amendment	Bousfield	August 28, 2020
Draft Official Plan Amendment	Bousfield	August 28, 2020
Planning Rationale	Bousfield	August 28, 2020
Community Services and Facilities Study	Bousfield	August 28, 2020
Complete Community Assessment	Bousfield	August 28, 2020
Public Consultation Plan	Bousfield	August 6, 2020
Physical of Computer Generated Building Mass Model	Audax	August 10, 2020
Sun/Shadow Study	Audax	July 21, 2020
Green Development Standards Checklist	Audax	August 10, 2020
Accessibility Design Standards Checklist	Audax	August 19, 2020
Heritage Impact Statement (Conservation Strategy)	ERA	August 18, 2020
Energy Strategy	N/R Per Kevin Friedrich	N/A
Energy Efficiency Report Memo	EQ	July 10, 2020
Pedestrian Level Wind Study	Gradient	August 11, 2020
Toronto Green Standard (TGS) Checklist	EQ	August 18, 2020
TGS High Performance New Construction Checklist	EQ	August 18, 2020

Engineering & Construction Services	Prepared By	Date
Stormwater Management Report	Counterpoint	August 10, 2020
Servicing Report	Counterpoint	August 10, 2020
Loading Study	BA	August 17, 2020
Parking Study	BA	August 17, 2020
Traffic Operations Assessment	BA	August 17, 2020
Transportation Impact Study	BA	August 17, 2020
Contaminated Site Assessment - 1134 Yonge Street	Watters	August 20, 2020
Contaminated Site Assessment - 1140 Yonge Street	Watters	August 20, 2020
Geotechnical Study	Alstrom	August 22, 2019
Geotechnical Study Addendum Letter - 1134 Yonge St.	Alstrom	July 28, 2020
Hydrological Review	EXP	August 7, 2020

Urban Forestry Services	Prepared By	Date
Arborist/Tree Preservation Report	The Planning Partnership	July 31, 2020

Survey Plans	Prepared By	Date
Boundary Plan of Survey	Land Survey Group	December 19, 2018
Topographical Survey	Land Survey Group	December 19, 2018

Architectural Plans	Prepared By	Date
Context Plan	Audax	August 10, 2020
Site Plan	Audax	August 10, 2020
Underground Garage Plan(s)	Audax	August 10, 2020
Roof Plan	Audax	August 10, 2020
Site and Building Elevations	Audax	August 10, 2020
Floor Plans(s)	Audax	August 10, 2020
1:50 scale Detailed Colour Building Elevations ( >= 5 Storey)	Audax	August 10, 2020
Site and Building Sections	Audax	August 10, 2020
Perspective Drawing (4000m2 or >)	Audax	August 10, 2020

Civil & Utilities Plans	Prepared By	Date
Site Grading Plan	Counterpoint	August 10, 2020
Construction Management Plan	N/R for OPA/ZBA	N/A
Erosion/Sediment Control Plan	Counterpoint	August 10, 2020
Public Utilities Plan/Servicing	Counterpoint	August 10, 2020

Landscape Plans	Prepared By	Date
Tree Preservation Plan	The Planning Partnership	July 31, 2020

Landscape Plan  
Landscape Plan Details  
Concept Site and Landscape Plan

Holbrook  
N/R for OPA/ZBA  
Holbrook

August 21, 2020  
N/A  
August 21, 2020

I trust that the foregoing is helpful in your review of our submission.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Wittenberg", with a long horizontal flourish extending to the right.

David Wittenberg

Director, Acquisitions & Development