

Attention: Matthew Zentner  
Community Planning, City Planning Division  
100 Queen St W, 18th Fl, East Tower  
Toronto On, M6H 2N2

October 14, 2021

Re **1-11 Selby, 47-65 Huntley, 2-18 Linden, 24-26 Linden**  
**Rezoning, Official Plan Amendment & Plan of Subdivision File: 21 141702 STE 13 PAC**

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The premise of this application is that private-sector property development can produce significant community value that goes well beyond the bottom line. The creation of exciting real estate projects, and protecting the vitality of Toronto’s cherished neighbourhoods, are not mutually-exclusive objectives. As we look at the urban landscape and its challenges in 2021, we find ourselves questioning conventional business models and adapting our work and our goals to improve the social contract between developers and communities. Our job is to create an array of values in one project – by designing, building, and programming exceptional buildings, while boldly seizing the opportunity to produce valuable community investments at the same time.

In the case of this application, those investments could include: a daycare, a community courtyard, a new park, affordable rental housing, proactive heritage conservation, industry-leading sustainability standards, community amenities and collaboration spaces. This application also seeks to create space and a platform for community equity, utilizing a not-for-profit/Community Land Trust model, or, in partnership with an existing community organization that could take on the ownership and management of the proposed community spaces and a number of the affordable rental apartment units, all at no cost. This not-for-profit entity would own and accrue equity in valuable real estate on behalf of the community. These investments are made possible by the overall density aspirations of the project, and the creation of a significant quantity of new homes on the site.

We believe this site is the perfect place to test the idea that large redevelopment projects can in fact, and should, strengthen urban communities. The property itself is a needle in a haystack, with both (a) its unique qualifying characteristics (proximity to rapid transit, adjacency to existing mixed-use areas and high-rise towers, destabilized and transitory uses, and (b) the absence of disqualifying policies (such as SASPs and pre-existing heritage district designations). The subject property is roughly a half-block (the other half has already been developed with high-rise residential buildings), and many nearby properties with similar characteristics have been redeveloped to produce denser projects with fewer public amenities.

This proposal is the work of a team of urban practitioners, united by their common interest in producing projects that improve communities and deliver positive outcomes. This application is part of a tipping-point, and belongs to a new generation of redevelopment projects in Toronto promising to strengthen neighbourhoods, rather than diminish them.

Broccolini HLS Limited Partnership is under contract with the owners of the properties municipally known as 1-11 Selby, 47-65 Huntley, 2-18 Linden, 24-26 Linden (the “subject site”). We are pleased to submit plans and the applicable studies in support of an Official Plan amendment, Zoning By-law amendment, Plan of Subdivision, and Rental Housing Demolition Application. This application is to permit a 59-Storey (west tower) and a 48-Storey (east tower) residential building, that will include: affordable rental units, S111 replacement units, community spaces, community retail, a daycare facility, on-site parkland dedication, as well as 4 levels of underground parking. Included in our plans is an alternate site plan for a

W E M A K E I T H A P P E N

*Preferred Development Scheme* which contemplates the acquisition of the municipally-owned laneway which currently bisects the site. These *Preferred* plans are not the subject of the application, however, they have been included for discussion purposes. We envision that through the acquisition of the city-owned laneway, we would be able to substantially enhance the public realm with an animated POPS (“Community Courtyard”) space. In support of the application, please find enclosed herewith the following submission documents.

Item	Materials	Date	Consultant
0	Cover Letter	14-Oct-21	N/A
1	Application Form and Fee Schedules	14-Oct-21	N/A
2	Project Data Sheet	14-Oct-21	N/A
3	Rental Screening and Demolition Application Form	14-Oct-21	N/A
4	TGS V3 and Checklist	14-Oct-21	N/A
5	PAC Checklist	N/A	N/A
6	Boundary and Topographic Survey	10-Nov-20	KRCMAR Surveyors
7	Plan of Subdivision	01-Oct-21	KRCMAR Surveyors
8	Architectural Set	14-Oct-21	IBI Group
9	Sun Shadow Study	12-Aug-21	IBI Group / Bousfield
10	Architectural Model	14-Oct-21	IBI Group
11	Functional Servicing & Stormwater Management Report	08-Oct-21	Counterpoint
12	Servicing & Public Utilities Plan	08-Oct-21	Counterpoint
13	Grading Plan	08-Oct-21	Counterpoint
14	Heritage Impact Assessment	14-Oct-21	ERA
15	Planning Rationale	14-Oct-21	Bousfields
15	Block Context Plan	14-Oct-21	Bousfields
15	Housing Issues Report	14-Oct-21	Bousfields
15	Complete Community Assessment	14-Oct-21	Bousfields
16	Draft Zoning By-law t and Draft OPA	14-Oct-21	Bousfields
17	Public Consultation Strategy Report	14-Oct-21	Bousfields
18	Landscape and Soil Volume Plan	12-Oct-21	GH3
19	Traffic Impact Study	08-Oct-21	BA Group
20	Tree Inventory and Preservation Plan Report	07-Oct-21	Kuntz Forestry
21	Tree Preservation Plan	20-Aug-21	Kuntz Forestry
22	Energy Strategy Report	06-Oct-21	Purpose
23	Pedestrian Wind Study	08-Oct-21	RWDI
24	Noise and Vibration Study	08-Oct-21	HGC Engineering
25	Geotechnical Report	08-Oct-21	Grounded Engineering
26	Hydrogeological Review Report	08-Oct-21	Grounded Engineering
27	Phase I ESA	08-Oct-21	GHD

We trust this submission meets the requirements of the City in regards to a complete application. Should you have any questions please contact us.

Sincerely,

**BROCCOLINI HLS LIMITED PARTNERSHIP**