

September 25, 2020

North York District
Community Planning Office
North York Civic Centre
5100 Yonge Street
Toronto, Ontario M2N 5V7

Attention: Kathryn Moore, Planner

**Re: Application for Zoning By-law Amendment
Rezoning Application
2731481 Ontario Inc. and DVP Hotel Development LP**

Dear Ms Moore

In support of the ZBA application for the above noted property, we are pleased to enclose the undermentioned plans and studies in electronic format. Along with this letter, we have formally submitted a letter for Payment Under Protest, pertaining to the Application fees as per the City of Toronto's Application Fee Schedule.

Please find the following documents for ZBA Submission:

- Development Checklist;
- Project Data Sheet;
- Payment Schedule 2.3 Zoning Mixed Use;
- Computer Generated Building Mass Model;
- Development Approval Application with Fee Schedule;
 - Architectural Drawings;
 - Underground Garage Plans
 - Boundary Plan of Survey
 - Topographical Survey
 - Context Plan
 - Floor Plans
 - L101 Concept Site and Landscape Plan
 - L201_Site Section Elevation
 - L202_Site Section Elevation
 - Planning Rationale;
 - Community Services and Facilities Study

- Public Consultation Strategy Report;
- Draft Zoning By-Law Amendment (text and schedule);
 - Draft ZBA 112-2016
 - Draft ZBA 569-2013
- Natural Heritage Impact Study;
- Green Development Standards Checklist;
 - Check list MHRR
 - Soil Volume for Tree Planting
- Noise Impact Study and Vibration Study;
- Archeological Assessment;
- Pedestrian Level Wind Study;
- Sun/Shadow Study;
- Slope and Erosion Study;
- Heritage Impact Assessment HIA;
- Transportation Impact Study;
 - Loading Study
 - Parking Study
- Geotechnical Study/Hydrogeological Review;
- Servicing and Stormwater Management Report;
- Phase I Contaminate Site Assessment _ Environmental Impact Study;
- Arborist Report;
 - Tree Inventory and Protection Plan
- Energy Efficiency Report;

We trust that the enclosed revised documents will be found to be complete and in order. However, if you have any questions, please do not hesitate to contact me.

Yours very truly,

DVP Hotel Development LP



Jimmy Sun
Vice President Development