

## 80 Dale Ave

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**From:** 80dale@podiumdevelopments.com  
**Sent:** July 12, 2019 2:28 PM  
**To:** '80 Dale Ave'  
**Cc:** 'Councillor Ainslie'  
**Subject:** RE: 80 Dale Ave: Community Follow-Up

Hello Neighbours,

We wanted to provide you with a status update on the 80 Dale Avenue development applications.

The application has been re-submitted to the City for their review of the Official Plan and Zoning By-Law Amendments to permit the proposed residential uses and parkland exchange, along with a Site Plan Approval application. The application will undergo a long process of detailed review before the plans are finalized or considered for approval by the City.

Thank you to all those who provided comments in February at the Consultation on the original proposal, and in May via email on the revised design which was the base for this revised application. Your feedback formed the foundation of the re-design, and we hope you see the proposal as a reasonable and desirable addition to the community.

The City will soon make the submission materials available on the Application Information Centre webpage:  
<https://www.toronto.ca/city-government/planning-development/application-information-centre/>.

We have also made the Architectural Plans and 3D-rendered imagery available on our project website:  
<http://www.podiumdevelopments.com/80dale>.

Two small notes for your information. We originally communicated the re-design as 6 and 11 storeys, and the application has been submitted showing 7 and 12 storeys which partially is a result of counting the upper (second) storey of the townhouse units as a full storey in both buildings. Secondly, we have submitted with both buildings as apartment uses, but have also allowed for specific mature type uses (retirement, nursing homes, etc..) that we are continuing to target but do not have a firm commitment as of yet. The total amounts of units, density and accordingly residents and parking in all scenarios are reduced considerably from the original submission in May 2018.

The next opportunity for input will be this fall when the City hosts a community consultation meeting as a requirement of the planning process. A notice will be circulated prior to the meeting notifying residents of the exact date, time, and location.

We hope you enjoy the rest of the summer.

Warm Regards,  
**80 DALE AVENUE LTD.**