

March 18, 2019

Katherine Bailey  
Planner, Community Planning  
City Planning  
City Hall, 100 Queen Street West  
Toronto, Ontario M5H 2N2

Dear Ms. Bailey:

Re: Rezoning Application 26 Grenville Street and 27 Grosvenor Street, Toronto

As part of the Provincial Affordable Housing Lands Program, an initiative of the Province's Fair Housing Plan, and as supported by the City's Open Door Affordable Housing Program, we are pleased to submit a rezoning application to permit a mixed-use development of 26 Grenville Street and 27 Grosvenor Street ("the subject site") with a two-tower proposal that includes retail, daycare and both market rental and affordable rental housing.

Greenwin Holdings Inc. and Choice REIT have been authorized to submit the rezoning application by Infrastructure Ontario, the agent for Her Majesty The Queen in Right of Ontario as represented by the Minister of Infrastructure, the current owner of the subject site.

The requested amendments would support the redevelopment of an underutilized site with two towers, 35 and 50 storeys in height, connected by a 11-storey podium. A total of 844 new residential purpose-built rental units are proposed, of which 257 (just over 30 percent) will be affordable rental units. This true mixed-use development will also include at-grade retail uses along both street frontages and a new 10,000 square foot daycare.

In support of the application, please find enclosed the following materials that were identified on the Planning Application Checklist:

- One copy of the Development Approval Application form, fee schedule, project data sheet and complete application checklist;
- Seven copies of the Draft Zoning By-law Amendment to Zoning By-law No. 438-86 of the former City of Toronto prepared by Bousfields Inc.;
- Seven copies of the Draft Zoning By-law Amendment to City-wide Zoning By-law No. 569-2013 prepared by Bousfields Inc.;
- Seven copies of the Boundary and Topographical Plan of Survey prepared by Speight, Van Nostrand & Gibson Limited;
- Seven copies of the proposed Architectural Plans prepared by Sweeny & Co Architects;



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- Seven copies of the Concept Site and Landscape Plans prepared by Terraplan Landscape Architects;
- Seven copies of the Tree Preservation Plan prepared by Kuntz Forestry Consulting Inc.;
- Two copies of the Arborist Report prepared by Kuntz Forestry Consulting Inc.;
- Seven copies of the Toronto Green Development Standards checklist coordinated by Sweeny & Co Architects;
- Seven copies of the Sun/Shadow Study prepared by Sweeny & Co Architects;
- Seven copies of the Planning Rationale and Urban Design Report
  - including the Community Services and Facilities Study as an appendix prepared by Bousfields Inc.;
  - Including the Complete Community Assessment as an appendix prepared by Bousfields Inc.;
- Seven copies of the Public Consultation Plan prepared by Bousfields Inc.;
- Seven copies of the Archaeological Assessment not required letter prepared by Katherine Bailey, City of Toronto.;
- Seven copies of the Heritage Impact Statement prepared by ERA Architects.;
- Seven copies of the Parks Issues Letter prepared by Milestone Strategy.;
- Two copies of the Urban Transportation Considerations Report prepared by BA Group;
- Two copies of the Hydrogeological Assessment prepared by BIG Consulting Inc.;
- Two copies of the Geotechnical Investigation prepared by BIG Consulting Inc.;
- Two copies of the Phase 1 ESA prepared by BIG Consulting Inc.;
- Two copies of the Functional Servicing and Stormwater Management Report prepared Counterpoint Engineering (including the ESC plan);
- 7 copies of the Grading and Servicing Plan prepared by Counterpoint Engineering;
- Seven copies of the Pedestrian Level Wind Study prepared by Gradient Wind Engineers & Scientists;
- Seven copies of the Energy Strategy prepared by EQ Building Performance;
- Seven copies of the Construction Management Plan prepared by Greenwin Inc.;
- One digital copy of the Building Mass Model prepared by Sweeny & Co Architects;
- One USB containing a digital copy of the items listed above; and
- One cheque in the amount of \$430,974.28, made payable to the Treasurer of the City of Toronto.
  - *Please note this fee is calculated for 210 affordable units only as specified in the council decision when the site originally applied for the open doors program. We will be following up with the affordable housing office immediately following submission to request a reduction for the full 257 units of affordable housing as detailed in our submission. This will result in a reduction of the fee*



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*by \$32,622.69. We are paying the amount for 210 units now in protest as to avoid having to go back to council before application submission.*

We trust that the foregoing is satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours very truly,

Brad Clifton,

Director, Planning & Development

