

November 25, 2020

City of Toronto
Community Planning, City Planning Division
Toronto and East York District
18th Floor, East Tower
100 Queen Street East
Toronto, ON
M5H 2N2

Attention: David Sit, Manager

RE: Rezoning and Site Plan Submission No. 2
763 RENTAL APARTMENT UNITS – OPEN DOOR PROGRAM
(534 Market and 229 Affordable Units)
City File Nos. 19 127586 STE OZ and 19 127591 STE 13 SA
G2 - 26 Grenville Street and 27 Grosvenor Street, Toronto

As you are aware, on March 19, 2019, Greenwin Holdings Inc. and Choice Properties REIT, the owners of the lands at 26 Grenville Street and 27 Grosvenor Street filed Zoning By-law Amendment and Site Plan Approval applications to permit the redevelopment of the subject site with a new two tower mixed-use development containing affordable and market rental residential, retail and daycare uses. The application included 844 rental apartments, of which 257 (30%) were to be affordable housing units. The project is supported by the Housing Secretariat under the Open Doors program and will be financed by CMHC.

Since the initial application, we have reviewed the technical circulation comments, met with staff, the community and neighbouring landowners and tenants on a number of occasions, gathered feedback on the project website and have made a number of key revisions in response to the feedback provided.

One of the key revisions was a reduction in building heights from 50 to 46 storeys and from 35 to 31 storeys to ensure no new net shadows would be cast on Opera Place Park. This revision caused a reduction in units from 844 to 763 (or 81 rental units). The affordable housing component had a corresponding decrease from 257 to 229 units (a loss of 28 affordable rental units).



A complete summary of the numerous revisions between the application and Submission No. 2 has been summarized by Bousfields Inc., in their Addendum to the Planning and Urban Design Rationale Letter dated November 13, 2020.

This submission is in response to City comments from the application of March 19, 2019. All drawings and reports have been updated to reflect the revised scheme and respond to staff comments.

In support of this resubmission, please find the following:

1. One (1) PDF file of the Development Approval Resubmission Form;
2. One (1) PDF file of the completed Project Data Sheet;
3. One (1) PDF of the Detailed Response to Staff Comments;
4. One (1) PDF file of the Detailed Revision List;
5. One (1) PDF of the Planning and Urban Design Rationale Addendum prepared by Bousfields dated November 13, 2020;
6. One (1) PDF of the Draft Site-Specific By-law Amending 438-86;
7. One (1) PDF of the Draft Site-Specific By-law Amending 569-2013;
8. One (1) PDF of the Public Consultation Strategy Addendum prepared by Bousfields dated November 2020;
9. One (1) PDF of the revised Architectural Dwgs. prepared by Sweeny & Co Architects dated November 13, 2020;
10. One (1) PDF of the revised Shadow Study prepared by Sweeny & Co Architects dated October 28, 2020;
11. One (1) PDF of the Transportation Addendum – Response to Comments prepared by BA Group dated November 13, 2020;
12. One (1) PDF of the Heritage Impact Assessment Addendum prepared by ERA Architects dated November 13, 2020;
13. One (1) PDF of the Addendum to the Pedestrian Wind Study prepared by Gradient Wind dated November 13, 2020;



14. One (1) PDF of the Structural Loading Certification prepared by Jablonsky Ast and Partners dated September 15, 2020;
15. One (1) PDF of the updated Landscape Architectural Dwgs. prepared by Terraplan Landscape Architects dated November 13, 2020;
16. One (1) PDF of the Photometric Plan (Site Plan – Lighting) prepared by SNC Lavelin dated November 13, 2020;
17. One (1) PDF of the revised Functional Servicing and Stormwater Management Report prepared by Counterpoint Engineering dated November 13, 2020;
18. One (1) PDF of the revised Site Servicing and Grading Plans prepared by Counterpoint Engineering dated November 13, 2020;
19. One (1) PDF of the Servicing Report Groundwater Summary Form prepared by Counterpoint Engineering dated November 13, 2020;
20. One (1) PDF of the Hydrogeological Investigation prepared by B.I.G. Consulting Inc., dated November 12, 2020;
21. One (1) PDF of the Hydrological Review Summary Form prepared by B.I.G. Consulting Inc., dated November 20, 2020;
22. One (1) PDF of the Tree Inventory and Preservation Plan (Arborist Report), prepared by Kuntz Forestry Consulting Inc., dated November 9, 2020. Please note that this report also includes a Pruning Plan and Prescription Measures for the Existing Trees, as requested by Urban Forestry;
23. One (1) PDF of the completed Toronto Green Standards Checklist dated November 13, 2020;
24. One (1) PDF of the completed Toronto Green Standards Statistics Template;
25. One (1) PDF of the Construction Management Plan prepared by Greenwin/Choice dated November 17, 2020;
26. One (1) PDF of the Energy Efficiency Checklist – North Tower prepared by EQ Building dated November 11, 2020;



27. One (1) PDF of the Energy Modeling Report – North Tower prepared by EQ Building dated November 11, 2020;
28. One (1) PDF of the Energy Efficiency Checklist – South Tower prepared by EQ Building dated November 16, 2020;
29. One (1) PDF of the Energy Modeling Report – South Tower prepared by EQ Building dated November 16, 2020.

We look forward to continuing to work with you on this important rental market and affordable housing project. Should you have any questions in the interim, please contact the undersigned at 647-469-2161 or cbird@greenwin.ca.

Sincerely,

Cynthia Bird, M.Pl., MCIP, RPP
Senior Development Manager

