

February 5, 2021

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

Attention: David Sit, Manager

RE: Rezoning Submission No. 3  
**770 RENTAL APARTMENT UNITS – OPEN DOOR PROGRAM**  
**(534 Market and 229 Affordable Units)**  
City File Nos. 19 127586 STE OZ  
G2 - 26 Grenville Street and 27 Grosvenor Street, Toronto

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Further to the combined Rezoning and Site Plan Submission No. 2 of November 26, 2020 Greenwin Holdings Inc. and Choice Properties REIT, the owners of the lands at 26 Grenville Street and 27 Grosvenor Street are pleased to submit Rezoning Submission No. 3.

This submission is reflective of the revisions our team has made in response to comments received by City staff, area residents and neighbouring landowners since the November 26, 2020 resubmission. Site Plan Submission No. 3 is being refined to respond to site plan level comments received to date and will be submitted separately.

A summary of the revisions made between rezoning Submission No. 2 and Submission No. 3 has been summarized by Bousfields Inc., in their 2<sup>nd</sup> Addendum to the March 2019 Planning and Urban Design Rationale Letter dated February 5, 2021.

In support of this Rezoning 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;

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3. One (1) PDF of the Response Summary Table.
4. One (1) PDF file of the Revision Summary Table.
5. One (1) PDF of the Planning Letter prepared by Bousfields dated February 5, 2021.
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 revised Architectural Dwgs. prepared by Sweeny & Co Architects dated February 5, 2021.
9. One (1) PDF of the revised Sun Shadow Study prepared by Sweeny & Co Architects dated February 5, 2021.
10. One (1) PDF of the Transportation Letter – Response to Comments prepared by BA Group dated February 5, 2021.
11. One (1) PDF of the Addendum to the Pedestrian Wind Study prepared by Gradient Wind dated January 29, 2021.
12. One (1) PDF of the updated Landscape Architectural Dwg. L-100 prepared by Terraplan Landscape Architects dated February 5, 2021.
13. One (1) PDF of the Functional Servicing and Stormwater Management Report prepared by Counterpoint Engineering dated February 5, 2021; and
14. One (1) PDF of the Response to Development Engineering Attachment 1 (note: Attachment 1 includes comments to the previously submitted FRSWM Report).
15. One (1) PDF of the Servicing Report Groundwater Summary Form prepared by Counterpoint Engineering dated February 3, 2021.
16. One (1) PDF of the Hydrogeological Investigation prepared by B.I.G. Consulting Inc., dated February 5, 2021.
17. One (1) PDF of the Hydrological Review Summary Form prepared by B.I.G. Consulting Inc., dated February 5, 2021; and

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18. One (1) PDF of the completed Toronto Green Standards Checklist.

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](mailto:cbird@greenwin.ca).

Sincerely,

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

