

June 9, 2021

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 Submission No. 4
Site Plan Submission No. 3
**770 RENTAL APARTMENT UNITS – OPEN DOOR PROGRAM
(539 Market and 231 Affordable Units)**
City File Nos. 19 127586 STE OZ and 19 127591 STE 13 SA
G2 - 26 Grenville Street and 27 Grosvenor Street, Toronto

Further to Rezoning and Site Plan Submission No. 2 of November 26, 2020 and Rezoning Submission No. 3 of February 5, 2021, Greenwin Holdings Inc. and Choice Properties REIT, the owners of the lands at 26 Grenville Street and 27 Grosvenor Street, are pleased to submit Site Plan Submission No. 3 and Rezoning Submission No. 4.

This submission is reflective of the revisions our team has made in response to site plan level comments received by City staff from our November 26, 2020 submission, as well as revisions in response to City comments from our February 5, 2021 rezoning submission.

As discussed with staff and the Concept 2 Keys Team, it would be appreciated if the submitted Architectural Drawings prepared by Sweeny Architects, dated June 4, 2021 could be forwarded for expedited final review to Toronto Buildings, as well as to the 569-2013 Zoning By-Law Team.

We anticipate that the submitted plans are substantially in accordance with the draft Zoning By-Law Amendments amending 438-86 and 569-2013 attached to the Final Report adopted by City Council on May 5, 2021. We would appreciate confirmation of this before the Bills are introduced to City Council for enactment on July 14, 2021.



We anticipate that a *Notice of Approval Conditions* for our Site Plan will also be obtained as a result of this submission.

Therefore, in support of this final Rezoning and Site Plan submission, please find the following:

1. One (1) PDF file of the **Development Approval Resubmission Form**.
2. One (1) PDF file of the **Project Data Sheet**.
3. One (1) PDF of the **Toronto Green Standards Checklist**.
4. One (1) PDF of the *Revision Summary Table*.
5. One (1) PDF of the revised **Architectural Drawings** prepared by Sweeny & Co Architects dated June 4, 2021.
6. One (1) PDF of the *Response Summary to Children's Services Comments*.
7. One (1) PDF of the **Transportation Letter – Response to Comments** prepared by BA Group dated June 8, 2021.
8. One (1) PDF of the **Signage Plan** prepared by BA Group dated June 2021.
9. One (1) PDF of the updated **Landscape Architectural Drawings** prepared by Terraplan Landscape Architects dated June 4, 2021.
10. One (1) PDF of the **Tree Inventory (Arborist Report)** prepared by Kuntz Forestry Consulting Services dated February 3, 2021.
11. One (1) PDF of the **Tree Preservation Plan** prepared by Kuntz Forestry Consulting Services dated February 3, 2021.
12. One (1) PDF of the *Response Summary to Urban Forestry Comments*.
13. One (1) PDF of the **Heritage Impact Assessment Addendum** prepared by ERA Architects, dated April 14, 2021.



14. One (1) PDF of the *Response Summary to Heritage Comments*.
15. One (1) PDF of the updated **Functional Servicing and Stormwater Management Report** prepared by Counterpoint Engineering dated June 7, 2021.
16. One (1) PDF of the *Response Summary to Development Engineering Comments*.
17. One (1) PDF of the *Response to Comments (FSR)* prepared by Counterpoint Engineering.
18. One (1) PDF of the **Servicing Report Summary Form** prepared by Counterpoint Engineering dated June 7, 2021.
19. One (1) PDF of the updated **Site Servicing and Grading Plans (SS&G)** prepared by Counterpoint Engineering dated June 7, 2021.
20. One (1) PDF of the *Response to Comments (SS&G)* prepared by Counterpoint Engineering.
21. One (1) PDF of the **Cost Estimate (Public-Right-Of-Way)** prepared by Counterpoint Engineering.
22. One (1) PDF of the **Hydrogeological Investigation** prepared by B.I.G. Consulting Inc., dated June 4, 2021.
23. One (1) PDF of the **Hydrological Review Summary Form** prepared by B.I.G. Consulting Inc.
24. One (1) PDF of the **Construction Management Plan** prepared by Greenwin dated June 4, 2021; and
25. One (1) PDF of the **Traffic Management During Construction Plan** prepared by BA Group, dated June 4, 2021.

Housekeeping Item

We note and appreciate that the **Environment and Energy Division** has accepted the previously submitted EQ Building Performance Energy Reports in its letter dated February 8, 2021. The date of the EQ Design Development Stage Energy Modelling Reports is actually



November 11, 2020, not December 10, 2020. As reference to these accepted reports will become a Site-Specific Post Approval Condition, we ask that the correct date of the EQ Building Performance Energy Reports be shown as November 11, 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

