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22 July 2022

## **ELECTRONIC SUBMISSION**

City Planning  
Toronto & East York District  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**RE: Official Plan Amendment (OPA), Zoning By-Law Amendment (ZBA),  
and Draft Plan of Subdivision (SUB) - Submission  
7 St. Dennis Dr and 10 Grenoble Dr, Toronto, ON**

To Whom it May Concern:

Osmington Gerofsky Development Corp (“OGDC”) is pleased to make an initial submission of the associated Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision Application for the lands municipally known as 7 St. Dennis Dr and 10 Grenoble Dr (the “Subject Site”), located near the south-east corner of Don Mills Road and Eglinton Avenue East in the Flemingdon Park neighbourhood.

The Subject Site today consists of two standalone seventeen-storey residential buildings owned and managed by WJ Properties on a total site area of approximately 38,807 square metres (3.88 hectares). Both existing residential buildings and all rental units currently on site will be retained as part of these applications. The requested OPA, ZBA, and SUB would permit infill development on the underutilized portions of the Subject Site, representing a total developable site area of 17,715 square metres (1.77 ha) (“Development Site”).

The development proposes infill intensification to build four residential buildings on the Development Site, ranging in height from 34 storeys to 52 storeys. The proposed buildings will include approximately 2,197 new dwelling units (in a mix of studio, one-bedroom, two-bedroom, and three-bedroom units) across 126,912 square meters of residential gross floor area (GFA) and will provide a total of 1,445 vehicular parking spaces and 2,200 bicycle spaces on site.

In addition to the proposed residential intensification, the development further seeks to enhance liveability and community infrastructure by transforming approximately 2,793 square meters (0.28 hectares) of the Development Site into a new, unencumbered public park for the broader community. New north-south connections (in the form of a public street and private streets), mid-block connections, and public realm improvements are also proposed to increase block

porosity and facilitate enhanced movement and connectivity to and through the site and the broader neighbourhood. The development team has recognized that future design development is needed to further integrate the public realm infrastructure with a goal of benefiting both new and existing residents of the evolving Flemington Park community.

The Subject Site represents a unique opportunity to leverage its proximity to existing and planned higher-order transit services, including the Eglinton Crosstown LRT's Science Centre Station and the future Ontario Line's Flemington Park Station, which is planned 200 metres from the Subject Site, at Don Mills Road and Gateway Boulevard.

Please refer to the enclosed submission materials for further details regarding the proposed development.

## **SUBMISSION MATERIALS**

In support of the initial submission of the associated OPA, ZBA, and SUB applications, please find enclosed electronic copies of the following:

1. Cover letter, prepared by OGDC, dated July 22, 2022
2. Completed Planning Application Checklist, prepared by City of Toronto with consultation from OGDC
3. Completed Development Approval Application form, dated July 22, 2022
  - a. Application Fee - Schedule 3.1
  - b. Application Fee – Schedule 6
  - c. Rental Housing Declaration Form
4. Completed Project Data Sheet, dated July 22, 2022
5. Boundary Plan of Survey/Topographic Survey, prepared by KRCMAR, dated February 10, 2022
6. Architectural Plans, prepared by architects-Alliance, dated July 22, 2022
  - a. Context Plan
  - b. Floor plans
  - c. Site and Building Sections
  - d. Site and Building Elevations
  - e. Site plan
  - f. Underground Garage plans

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- g. Subdivision Concept Plan
  7. Concept Site and Landscape Plans, prepared by The MBTW Group, dated July 15, 2022
    - a. Soil Volume Plan
    - b. Tree Preservation Plan
    - c. Landscape Concept Plan Render
  8. Functional Servicing & Stormwater Management Report, prepared by Counterpoint Engineering, dated July 2022
    - a. Public Utilities Plan
    - b. Site Grading plan
    - c. Servicing Report Groundwater Summary
  9. Planning Rationale, prepared by Urban Strategies Inc., dated July 21, 2022
    - a. Block Context Plan
  10. Energy Strategy Report, prepared by EQ Building Performance Inc., dated July 04, 2022
  11. Pedestrian Level Wind Study, prepared by Gradient Wind Engineers & Scientists, dated July 05, 2022
    - a. Template A for Complete Application Evaluation
  12. Simplified Report Graphics, prepared by architects-Alliance & Urban Strategies Inc., dated July 2022
    - a. Site Plan and Elevation Drawings
    - b. View A1, 3D model of Proposal in Context
    - c. View A2, 3D model of Proposal in Context
    - d. View B1, 3D model of Proposal in Context
    - e. View B2, 3D model of Proposal in Context
  13. Toronto Green Standards Checklists and Templates, prepared by architects-Alliance, dated July 22, 2022
    - a. Toronto Green Standards - Checklist
    - b. Toronto Green Standards - Statistics Template

- c. Toronto Green Standards – Green roof By-Law Statistics Template
  - i. Tower 1
  - ii. Towers 2, 3, & 4
- 14. Archaeological Assessment, prepared by ASI, dated July 05, 2022
- 15. Community Services & Facilities Study, prepared by Urban Strategies Inc., dated July 21, 2022
- 16. Computer Generated Building Mass Model, prepared by Urban Strategies Inc., dated July 2022
- 17. Draft Official Plan Amendment, prepared by McCarthy Tetrault dated July 2022
- 18. Draft Zoning By-law Amendment 569-2013, prepared by McCarthy Tetrault, dated July 2022
- 19. Draft Zoning By-law Amendment 7625, prepared by McCarthy Tetrault, dated July 2022
- 20. Draft Plan of Subdivision, prepared by KRCMAR, dated July 2022
- 21. Public Consultation Strategy Report, prepared by Bousfields, dated July 2022
- 22. Sun/Shadow Study, prepared by Urban Strategies Inc., dated July 07, 2022
  - a. Sun/Shadow Analysis Checklist
- 23. Geotechnical Study/Hydrological Review, prepared by Grounded Engineering, dated July 12, 2022
  - a. Geotechnical Engineering Report
  - b. Hydrogeological Review Report
    - i. Hydrological Review Summary
- 24. Transportation Impact Study, prepared by BA Group, dated July 22, 2022
  - a. Parking Study
  - b. Traffic Operations Assessment
  - c. Loading Study

25. Arborist/Tree Preservation Report, prepared by The MBTW Group dated July 13, 2022

26. Housing Issues Report, prepared by Urban Strategies Inc., dated July 21, 2022

OGDC is committed to minimizing disruption to tenants and the surrounding community, while promoting an open and transparent line of communication. By working together with all stakeholders through regular community engagement, the development team will achieve a respectful and proactive approach to address matters of concern. The project website has been created as a widely accessible communication platform, which can be accessed via the link below:

Website: [www.StDennisGrenoble.com](http://www.StDennisGrenoble.com)

A project e-mail address has also been established to address public inquiries.

E-mail: [info@StDennisGrenoble.com](mailto:info@StDennisGrenoble.com)

All comments received by the project team will be monitored, reviewed, and tracked.

OGDC looks forward to working with staff and community members on the advancement of this important development application.

We trust that these materials meet the requirements for a complete application. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours truly,



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