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16 May 2024

## ELECTRONIC SUBMISSION

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

Dear Angela Zhao:

RE: **Official Plan Amendment (OPA), Zoning By-Law Amendment (ZBA)  
Application Resubmission  
File No. 22 187482 NNY 16 OZ  
7 St. Dennis Dr and 10 Grenoble Dr, Toronto, ON**

On July 25, 2022, Osmington Gerofsky Development Corp (“OGDC”) submitted an initial Official Plan and Zoning By-law Amendment application (File No. 22 187482 NNY 16 OZ) to permit the infill redevelopment of 7 St. Dennis Dr and 10 Grenoble Dr (“Subject Site”) with four towers. An initial application for Site Plan Approval (File No. 23 125661 NNY 16 SA) was submitted on March 17, 2023 as well. On December 18, 2023, a second submission for the Official Plan and Zoning By-law Amendment application was filed with the City of Toronto staff.

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 and ZBA would permit infill development on the underutilized portions of the Subject Site, representing a total developable site area of 17,740 square metres (1.77 ha) (“Development Site”).

We have since received a full round of comments on the second submission from various City departments. Following issuance of the comments, several workshops and design meetings took place between the applicant team and City Staff to discuss the proposed development and to work towards an agreement on the overall site configuration and built form. In response to these ongoing discussions and the formal comments received to date, several revisions have been made to the proposal.

The revised proposal consists of four residential infill buildings, ranging in height from 40 storeys to 53 storeys. The proposed buildings will include approximately 2,536 new dwelling units (in a mix of studio, one-bedroom, two-bedroom, and three-bedroom units) across approximately 139,544 square metres of residential gross floor area (GFA) and will provide a total of 760 vehicular parking spaces and 2,542 bicycle spaces on site.

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 Flemingdon Park Station, which is planned 200 metres from the Subject Site. A series of overall site improvements to create an enhanced public realm, including a new public park, outdoor amenity space and programming, and mid-block connections are also proposed.

Please refer to the Planning Rationale Addendum Letter prepared by Urban Strategies Inc. dated May 16, 2024, for a detailed description of the changes made to the proposal.

## **SUBMISSION MATERIALS**

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

1. Cover letter, prepared by OGDC, dated May 16, 2024
2. Completed Development Approval Resubmission Form, dated May 9, 2024
3. Project Data Sheet, dated May 16, 2024
4. Comments Matrix, Response to Initial Circulation Comments, dated May 16, 2024
5. Draft Official Plan Amendment, prepared by McCarthy Tetrault, dated May 16, 2024
6. Draft Zoning By-law Amendment 569-2013, prepared by McCarthy Tetrault, dated May 16, 2024
7. Architectural Plans, prepared by architects-Alliance, dated May 16, 2024
  - a. Context Plan
  - b. Floor plans
  - c. Site and Building Sections
  - d. Site and Building Elevations
  - e. Site plan
  - f. Underground Garage plans
8. Concept Site and Landscape Plans, prepared by The MBTW Group, dated May 15, 2024
  - a. Soil Volume Plan
  - b. Landscape Plan
  - c. Landscape Sections
  - d. Tree Preservation Plan
  - e. Landscape Concept Plan Render

9. Arborist Report, Prepared by The MBTW Group, dated May 9, 2024
10. Planning Rationale Addendum, prepared by Urban Strategies Inc., dated May 16, 2024
11. Pedestrian Level Wind Study Addendum Letter, prepared by Gradient Wind Engineers & Scientists, dated May 2, 2024
12. Hydrogeological Report, prepared by Grounded Engineering, dated May 9, 2024
13. Geotechnical Report, prepared by Grounded Engineering, dated May 8, 2024
14. Transportation Updates Addendum, prepared by BA Group, dated May 16, 2024
  - a. Parking Study
  - b. Traffic Operations Assessment
  - c. Loading Study

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.

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,



**Laurie Payne**  
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