



City of Toronto
Community Planning – North York District
North York Civic Centre
5100 Yonge Street
Toronto, ON, M2N 5V7

Attn: Derrick Wong, RPP
Senior Planner, Community Planning – North York District

Dear Mr. Wong,

Re: 48 Grenoble Drive
4th Submission of Zoning By-law Amendment and Rental Housing Demolition applications
22 127125 NNY 16 OZ and 22 127161 NNY 16 RH

Tenblock is pleased to re-submit the enclosed Zoning By-law Amendment and Rental Housing Demolition applications to enable the redevelopment of 48 Grenoble Drive. Project components are largely unchanged from the previous submission, including public parkland dedication, privately owned publicly accessible space, a retail space/ bike café, and enhanced cycling facilities. The residential development contemplated contains 956 new units (including 1 net new affordable rental unit) and 109 replacement rental units. An initial submission was made to the City on March 21, 2022, with a Preliminary Report (dated May 24, 2022) considered by North York Community Council on June 28, 2022. Subsequently, a Community Consultation Meeting was held on January 11, 2023, followed by a combined ZBA & SPA resubmission on February 13, 2023. Tenblock subsequently received comments from several City Divisions, which were either satisfied through discussion with Staff or addressed in a scoped ZBA resubmission on May 12, 2023. As part of that ZBA resubmission, Tenblock provided a drawing set demonstrating the changes to penthouse design if a geo-energy system were to be included in the project.

On May 16, 2023, Tenblock received comments from Transportation Services to Tenblock's February 13, 2023 combined ZBA & SPA resubmission. The ZBA-related Transportation Services comments are addressed in this scoped resubmission. Revisions to the West Tower have also been contemplated in this ZBA resubmission. The geo-energy system presented as an option in the May 12, 2023 is being included in the project. Statistics are included in the comparison chart below:

	3 rd Submission (May 2023)	3 rd Submission – Geo-energy Option (May 2023)	4 th Submission (July 2023)
Building Height (incl. PH) <i>West Tower</i> <i>East Tower</i> <i>Shared Podium</i>	136.4 m 136.4 m 23.5 m	136.4 m 136.4 m 23.5 m	148.4 m 136.4 m 23.5 m
Tower Floorplates <i>West Tower</i> <i>East Tower</i>	790 m ² 790 m ²	790 m ² 790 m ²	835 m ² 790 m ²
Residential Units <i>Total</i> <i>Rental replacement</i> <i>New affordable rental</i> <i>New market units</i> <i>One-bedroom</i> <i>Two-bedroom</i> <i>Three-bedroom</i>	966 units 109 units 1 unit (two- bedroom) 856 units 543 (63%) 217 (25%) 96 (11%)	984 units 109 units 1 unit (two- bedroom) 874 units 543 (62%) 225 (26%) 106 (12%)	1066 units 109 units 1 unit (two- bedroom) 956 units 604 (64%) 241 (25%) 111 (12%)
Total Density	10.1 FSI	10.4 FSI	11.1 FSI
Total Gross Floor Area	68,122 m ²	70,225 m ²	74,717 m ²
Vehicle Parking <i>Residents</i> <i>Visitors</i> <i>Drop-off (at-grade)</i>	202 spaces 189 spaces (0.20/unit) 11 spaces (0.01/unit + 2) 2 spaces	205 spaces 190 spaces (0.19/unit) 13 spaces (0.01/unit + 2) 2 spaces	194 spaces 180 spaces (0.17/unit) 12 spaces (0.01/unit + 2) 2 spaces
Bicycle Parking <i>Long-term</i> <i>Short-term</i>	1,112 spaces 918 spaces (0.95/unit) 194 spaces (0.2/unit)	1,132 spaces 935 spaces (0.95/unit) 197 spaces (0.2/unit)	1,227 spaces 1013 spaces (0.95/unit) 214 spaces (0.2/unit)
Loading	1 Type 'G' 1 Type 'C'	1 Type 'G' 1 Type 'C'	1 Type 'G' 1 Type 'C'
Access	2 Lobbies	2 Lobbies	2 Lobbies



Amenity space	4.1 m ² /unit	4.1 m ² /unit	3.97 m ² /unit
<i>Indoor</i>	2.0 m ² /unit	2.0 m ² /unit	1.97 m ² /unit
<i>Outdoor</i>	2.1 m ² /unit	2.1 m ² /unit	2.0 m ² /unit
Parkland dedication	676 m ²	676 m ²	676 m ²
POPS	540 m ²	540 m ²	540 m ²

The increased unit count and GFA are as a result of the increase of the height of the West Tower back to the 43 storeys proposed in our initial submission (while the East Tower remains at 39 storeys), the increase of the tower floorplate for the West Tower to 835 m² (while the East Tower remains at 790 m²) and the inclusion of the geo-energy system.

The revised redevelopment proposal is in keeping with the original proposal for the West Tower (43-storeys) and is in keeping with the February 2023 resubmission by for the East Tower (39-storeys). The additional height of the proposed West Tower is responsive to the latest and more recent Provincial and City policy announcements promoting increased housing supply in locations well serviced by transit. It is also responsive to the available space of this tower and the appropriate standards that are being applied to it. The existing, approved and proposed tall buildings in the surrounding area range in height with approvals of up to 48-storeys, and recent proposals of up to 55-storeys in height. This subject site is located within a transit-oriented community comprised of a mix of uses and designations. The neighbourhood will continue to evolve as a complete community and as an excellent place to create more housing given the presented employment opportunities, service amenities, and the excellent access to planned rapid transit. In addition, the subject site is a large urban site which enables a proposal that provides appropriate setbacks and stepbacks, including 30 m separation distances between the towers, while providing a generous parkland and a POPS to serve the community and residents.

The tower floorplate for the East Tower continues to be proposed at 790 m², and the West Tower is proposed at 835 m². This larger floorplate size is mitigated by the large size of the subject site, the very generous setbacks and landscaping on site, the adequate tower separation distances between the two towers, and the context of the area with very large tower footprints, including the approval to the immediate west.

18 residential units are proposed to be added to each of the penthouse levels on both towers in response to the utilization of a geo-energy system in the project. As a result of the inclusion of the geo-



energy system in the project, significantly less space is required within the mechanical penthouse allowing for the addition of 18 residential units to each of the penthouse levels on both towers, which residential units provide an optimized use of GFA within the proposed building footprint while contributing to an increase in the City's housing stock, as supported by recent provincial and municipal housing initiatives. The addition of the units within the penthouse levels does not change the overall height of the mechanical penthouse levels as compared to the previous submission. The generator has been moved to the basement with the addition of a partial third underground level to support this relocation.

SUBMISSION MATERIALS

In support of the resubmission of the ZBA / RHD applications for 48 Grenoble Drive, the following materials have been provided:

- Resubmission Form;
- Project Data Sheet;
- Comment Response Matrix, with the latest round of ZBA-related comments and responses to 3rd ZBA / RHD Submission, dated July 13, 2023;
- TGS Version 3 Checklist, dated July 10, 2023;
- Planning Addendum Letter, dated July 10, 2023, prepared by Goldberg Group;
- Architectural Drawing Set, dated July 10, 2023, prepared by Diamond Schmitt;
- 3D Massing Model, prepared by Diamond Schmitt;
- Sun Shadow Study, dated July 10, 2023, prepared by Diamond Schmitt;
- Landscape Drawing Set, dated July 10, 2023, prepared by STUDIO tla;
- Transportation Response Memo, dated July 13, 2023, prepared by RJ Burnside Inc.;
- Engineering Comment Response Letter, dated July 10, 2023, prepared by Lithos (**Note:** This Comment Response Letter was previously submitted on May 12, 2023. Comment responses have not been changed with the exception of the Appendices' names, for clarification purposes. As we have not yet received a Comment memo regarding the May resubmission, we have submitted this again for visibility);
- Servicing Report and Stormwater Management Stage 1, dated July 10, 2023, prepared by Lithos;
- Servicing Report Groundwater Summary, dated July 10, 2023, prepared by Lithos;
- Public Utilities Plan, dated July 10, 2023, prepared by Lithos;



- Geotechnical Report Update, dated July 10, 2023, prepared by Grounded; and
- Hydrogeological Report Update (including Hydrological Review Summary), dated July 10, 2023, prepared by Grounded.

The revised version of the Draft Zoning By-law Amendment (569-2013) will follow shortly under separate cover.

Thank you for working with us to finalize this application, and we trust this scoped resubmission addresses all outstanding items required for Zoning By-law Amendment approval. Note that, as mentioned above, a comprehensive comment response matrix to the latest round of received comments is enclosed with this resubmission for circulation and review. Should you have any further questions, please do not hesitate to contact me.

Sincerely,
Tenblock

Sue Chen

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