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August 9, 2023

Derrick Wong, Senior Planner  
Community Planning  
North York District  
5100 Yonge Street  
North York, ON M2N 5V7

Dear Sir:

**RE: Planning Addendum Letter  
48 Grenoble Drive, City of Toronto  
File No. 22 127125 NNY 16 OZ; 22 127161 NNY 16 RH  
5<sup>th</sup> Submission**

We are the planning consultants for Tenblock, the owners of the lands municipally known as 48 Grenoble Drive (the “subject site”). Zoning By-law Amendment (ZBA), Site Plan Approval (SPA), and Rental Housing Demolition (RHD) applications were jointly submitted on March 21, 2022 proposing two residential towers of 43- and 41-storeys. Several resubmissions have since been filed to address stakeholder comments. In consideration of recent local and provincial housing policy initiatives, the owners filed a ZBA resubmission in July 2023, which proposed a West Tower height of 43-storeys and an East Tower height of 39-storeys.

On-going discussions between Community Planning and the owners have led to an agreement which implements the following revisions to the proposal:

- The West Tower floor plate has been reduced from 835 sq. m. to 790 sq. m..
- The East Tower height has been increased from 39-storeys to 41-storeys.
- The total number of new market residential units has decreased from 956 units to 944 units and the rental replacement units remain unchanged.

In our opinion the above noted revisions are appropriate and do not pose any negative impacts to the public realm. It is our opinion that the revised proposal continues to represent good planning, is in the public interest, satisfies the policies of the Province, and appropriately implements the City's Official Plan. We therefore recommend approval of this revised proposal to both City staff and City Council.

If you have any questions or require additional information, please do not hesitate to contact Talia Ocean at ext. 2110 or the undersigned at ext. 2100.

Yours truly,

**GOLDBERG GROUP**

A handwritten signature in black ink, appearing to read "M. Goldberg", is written over a faint rectangular stamp.

Michael S. Goldberg MCIP, RPP  
Principal

cc. Tenblock