



Via Digital Delivery

December 20, 2024

Derrick Wong, Senior Planner
Community Planning, North York District
North York Civic Centre
5100 Yonge Street
Toronto, Ontario
M2N 5V7

Dear Mr. Wong,

***Re: Application for Zoning By-law Amendment
45 Grenoble Drive, City of Toronto***

We are the planning consultants for 45 Grenoble Limited and are pleased to submit a Zoning By-law Amendment application with respect to a 0.89-hectare site located at the southwest corner of the intersection of Grenoble Drive and Grenoble Drive/Deauville Lane. (the "subject site"). The subject site is currently occupied by a 28-storey rental apartment building containing 217 rental units.

The proposed Zoning By-law Amendment would permit the infill development of the subject site with a 39-storey purpose-built rental residential building (125.3 metres, exclusive of a 7.0 mechanical penthouse) atop a 5-storey podium, while retaining the existing 28-storey residential apartment building in-situ. The proposal contains a total gross floor area of 28,493.50 square metres, including 405 dwelling units, resulting in a density of 3.6 FSI. Together with the existing building, the proposal will result in a combined unit count of 622 rental residential units with a combined density of 6.0 FSI.

As outlined in our Planning and Urban Design Rationale report, which is enclosed with this application, it is our opinion the proposal is consistent with the Provincial Planning Statement (2024), and it conforms to the built form policies of the Official Plan. The proposal represents good and appropriate land use planning and urban design and reflects an important opportunity to redevelop an underutilized site, which will increase housing choices in the area, support the development of complete communities and higher order transit infrastructure in the immediate area. Accordingly, the requested Official Plan and Zoning By-law Amendment application should be approved.

Submission Materials

In support of the proposed Zoning By-law Amendment, we are pleased to enclose herewith the following digital materials:

1. Completed and Signed Development Application Form and Fee Schedule;
2. Completed Project Data Sheet;
3. Completed and Signed Rental Housing Demolition Conversion Declaration of Use and Screening Form;
4. Pre-Application Consultation Checklist dated January 26, 2024;
5. Toronto Green Standards Version 4.0 Checklist, prepared by the consulting team;
6. Toronto Green Standards Version 4.0 Statistics Template, prepared by the consulting team;
7. Plan of Survey and Public Utility Plan dated February 2023, prepared by J.D.Barnes Ltd.;
8. Architectural Plans dated December 16, 2024, prepared by BDP Quadrangle, including:
 - i. A000.S – Cover Page
 - ii. A100.S – Context Plan & Statistics
 - iii. A101.S – Site Plan
 - iv. A102.S – P3 Underground Plan
 - v. A103.S – P2 Underground Plan
 - vi. A104.S – P1 Underground Plan
 - vii. A201.S – Ground Floor Plan
 - viii. A202.S – Mezzanine and Level 2-4 Floor Plans
 - ix. A203.S – Level 5 Amenity and Typical Tower Floor Plans

- x. A401.S – East & West Elevation
 - xi. A402.S – North & South Elevation
 - xii. A451.S – Building Sections
- 9. Architectural Renderings, dated December 4, 2024, prepared by BDP Quadrangle;
- 10. Block Context Plan, dated December 2024, prepared by Bousfields Inc.;
- 11. Computer Generated Massing Model, prepared by BDP Quadrangle;
- 12. Sun/Shadow Study, dated September 11, 2024, prepared by BDP Quadrangle;
- 13. Sun/Shadow Study Cover Letter, dated November 25, 2024, prepared by BDP Quadrangle;
- 14. Shadow Study Checklist dated November 20, 2024, prepared by BDP Quadrangle Inc.;
- 15. Simplified Report Graphics, prepared by BDP Quadrangle Inc.;
- 16. Landscape Plans, dated December 12, 2024, prepared by Studio TLA, including:
 - i. LS.101 – Landscape Plan
 - ii. LS.102 – Soil Volume Plan
 - iii. LS.301 – Street Section
 - iv. LP.101 – Planting Plan
 - v. LP.201 – Planting Details
 - vi. LU.101 – Public Utilities Plan
 - vii. LR.101 – Amenity Terrace Plan
- 17. Civil Drawings dated December 18, 2024, prepared by Lithos, including:
 - i. SG-01 – Preliminary Site Grading Plan

ii. SS-01 – Site Servicing Plan

iii. PU-01 – Public Utilities Plan

18. Functional Servicing and Stormwater Management Report dated December, 2024, prepared by Lithos Group Inc.;
19. Servicing Report Groundwater Summary Form, dated December 18, prepared by Lithos Group Inc.;
20. Preliminary Geotechnical Investigation Report dated August 6, 2024, prepared by Grounded Engineering;
21. Hydrological Investigation Report, including Hydrogeological Review Summary Form and Foundation Drainage Summary Form, dated December 18, 2024, prepared by Grounded Engineering;
22. Transportation Impact Study, dated November 2024, prepared by R.J. Burnside & Associates Limited;
23. Tree Inventory & Preservation Plan, dated December 10, 2024, prepared by Kuntz Forestry Consulting Inc.;
24. Tree Inventory & Preservation Plan Report, dated December 10, 2024, prepared by Kuntz Forestry Consulting Inc.;
25. Pedestrian Level Wind Study dated August 26, 2024, prepared by Gradient Wind Engineers and Scientists;
26. Pedestrian Level Wind Study Template A for Complete Application Evaluation dated August 26, 2024, prepared by Gradient Wind Engineers and Scientists;
27. Energy Strategy Report, dated September 13, 2024, prepared by EQ Building Performance;
28. Planning and Urban Design Rationale Report, including Housing Issues Report, dated December 2024, prepared by Bousfields Inc.;
29. Community Services and Facilities Study, dated December 2024, prepared by Bousfields Inc.;

30. Draft Zoning By-law Amendment, amending By-law 569-2013, prepared by Bousfields Inc.;

31. Public Consultation Strategy Report dated December 2024, prepared by Bousfields Inc.; and

32. A copy of this Covering Letter.

We trust that the enclosed materials are satisfactory for the purposes of this application. However, should you require additional information, or wish to discuss further, please do not hesitate to contact the undersigned or Himanshu Katyal (hkatyal@bousfields.ca) of our office.

Yours very truly,
Bousfields Inc.



Tony Volpentesta, MCIP, RPP

cc: 45 Grenoble Limited (c/o Davad Investments Inc.)