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17 October 2023

ELECTRONIC SUBMISSION

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

Dear Shane Taylor:

RE: **Official Plan Amendment (OPA), Zoning By-Law Amendment (ZBA)
Application Resubmission
File No. 22 162082 STE 12 OZ
33 Davisville Avenue & 60 Balliol Street, Toronto, ON**

On June 3, 2022, Osmington Gerofsky Development Corp (“OGDC”) submitted an Official Plan and Zoning By-law Amendment application (File No. 22 162082 STE 12 OZ) to permit the infill redevelopment of the southern portion of the subject site with a 39-storey residential building, comprised of a 6-storey base building and a 33-storey tower above. An application for Site Plan Approval (File No. 22 162080 STE 12 SA) was submitted concurrently.

We have since received a full round of comments on the application 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 proposed building has seen an increase in height from 39 to 40 storeys, as well as a slight increase in dwelling units from 526 to 530 units. Additionally, a 458 square meter public park has been included in the east side yard of the building, adjacent to the AI Green sculpture garden. The ground floor has been reconfigured to feature a residential lobby and larger shared indoor amenity space instead of at-grade dwelling units. The central courtyard has been refined to prioritize landscaping and pedestrian access, with vehicle access maintained via a driveway along Balliol Street. The landscaping program has been adjusted to accommodate tenant preferences, including pet amenities and seating areas.

Please refer to the Planning and Urban Design Rationale Addendum Letter prepared by Bousfields Inc. dated October 11, 2023, for a detailed description of the changes made to the proposal.

SUBMISSION MATERIALS

OGDC is pleased to resubmit materials to support the Official Plan Amendment (OPA) and Zoning By-Law Amendment (ZBA) application:

1. Cover letter, prepared by OGDC, dated October 17, 2023
2. Completed Project Data Sheet, dated October 6, 2023
3. Completed Development Approval Resubmission Form, dated October 12, 2023
4. Comments Matrix, Response to Initial Circulation Comments, dated October 17, 2023
5. Draft Official Plan Amendment, prepared by McCarthy Tetrault, dated October 16, 2023
6. Draft Zoning By-law Amendment 569-2013, prepared by McCarthy Tetrault, dated October 17, 2023
7. Title Summary, prepared by McCarthy Tetrault, dated May 19, 2022
8. Architectural Plans, prepared by Wallman Architects, dated September 29, 2023
 - a. Perspective Drawings
 - b. Context Plan
 - c. Site Plan
 - d. Area Diagrams
 - e. Manoeuvring Diagrams
 - f. Floor Plans
 - g. Underground Garage plans
 - h. Roof Plan
 - i. Elevation Drawings
 - j. Site and Building Sections
 - k. Sun/Shadow Study
9. Landscape Plans, prepared by The MBTW Group, dated October 6, 2023
 - a. Soil Volume Plan
 - b. Landscape Plans
 - c. Public Utility Plan (QL-A Overlay)

- d. Streetscape Sections
 - e. Tree Preservation Plan
10. Planning & Urban Design Rationale Addendum Letter prepared by Bousfields Inc., dated October 11, 2023
 11. Pedestrian Level Wind Study Addendum Letter, prepared by Gradient Wind Engineers & Scientists, dated October 12, 2023
 12. Toronto Green Standards Statistics Template, prepared by Wallman Architects, dated September 29, 2023
 13. Toronto Green Standards Version 4.0 Checklist, prepared by Wallman Architects, dated October 17, 2023
 14. Hydrogeological Review Report, Prepared by Grounded Engineering, dated October 10, 2023
 - a. Hydrogeological Review Summary Form
 15. Functional Servicing & Stormwater Management Report, prepared by Counterpoint Engineering, dated October 6, 2023
 - a. Site Servicing Plan
 - b. Pre-development SWM Drainage Plan
 - c. Post-development SWM Drainage Plan
 - d. Servicing Report Groundwater Summary
 16. Groundwater Summary Report, prepared by Counterpoint Engineering, Dated October 6, 2023
 17. Transportation Updates Addendum Letter, prepared by BA Group, dated October 11, 2023
 18. Subsurface Utility Exploration Quality Level A (QL-A) Report, prepared by Infrastructure Intelligence Services Inc (I2S), dated September 8, 2023
 19. Design Loading for Collection and Fire Vehicle Access, Structural Engineer addendum letter prepared by RJC, dated August 2, 2023

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. A project website has been created as a widely accessible communication platform, which can be accessed via the link below:

Website: <https://60balliol.com>

A project e-mail address and dedicated phone line have also been established to address public inquiries.

E-mail: info@60Balliol.com
Telephone: (647) 483-6116

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

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in cursive script that reads "L Payne".

Laurie Payne
Executive Vice President
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E: lpayne@ogdc.ca