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03 June 2022

ELECTRONIC SUBMISSION

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

**RE: Official Plan Amendment (OPA), Zoning By-Law Amendment (ZBA),
and Site Plan Control Applications (SPA) - Submission
141 Davisville Ave, Toronto, ON**

To Whom it May Concern:

Osmington Gerofsky Development Corp ("OGDC") is pleased to make an initial submission of the associated Official Plan Amendment, Zoning By-Law Amendment and Site Plan Control Application for the lands municipally known as 141 Davisville Ave (the "Subject Site").

The Subject Site consists of a 20-storey, 313-unit rental apartment building located on the southern portion of the site. Development activity is proposed to occur on the northern portion of the Subject Site, representing a developable site area of 2,768 square metres (0.28 ha) ("Development Site"). The requested OPA, ZBA and SPA applications would permit infill intensification with a 32-storey residential building comprised of a 6-storey base building and 26-storey tower element. The existing 20-storey building currently on site will be retained.

The proposed building will include approximately 423 new dwelling units (in a mix of studio, one-bedroom, two-bedroom, and three-bedroom units) across 24,026 square metres of residential gross floor area. Please refer to the enclosed submission materials for further details regarding the proposed development.

SUBMISSION MATERIALS

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

1. Cover letter, prepared by OGDC, dated June 03, 2022

2. Completed Planning Application Checklist, prepared by OGDC with consultation from the City of Toronto planning staff
3. Completed Development Approval Application form, dated June 03, 2022
 - a. Application Fee - Schedule 3.1
 - b. Application Fee - Schedule 4.1
4. Completed Rental Housing Declaration, dated June 03, 2022
5. Completed Project Data Sheet, dated June 03, 2022
6. Block Context Plan, prepared by Bousfields Inc., dated June 2022
7. Computer Generated Building Mass Model, prepared by Wallman Architects, dated June 2022
8. Draft Official Plan Amendment, prepared by McCarthy Tetrault, dated June 2022
9. Draft Zoning By-law Amendment 438-86, prepared by McCarthy Tetrault, dated June 2022
10. Draft Zoning By-law Amendment 569-2013, prepared by McCarthy Tetrault, dated June 2022
11. Energy Strategy Report, prepared by EQ Building Performance Inc., dated May 06, 2022
 - a. Energy Memorandum
12. Pedestrian Level Wind Study, prepared by Gradient Wind Engineers & Scientists, dated May 19, 2022
13. Planning & Urban Design Rationale/Housing Issues Report prepared by Bousfields Inc., dated June 2022
14. Public Consultation Strategy Report, prepared by Bousfields Inc., dated May 2022
15. Toronto Green Standards Checklists and Templates, prepared by Osmington Gerofsky Development Corp., dated June 2022
 - a. Toronto Green Standards Checklist
 - b. Toronto Green Standards Statistics Template
16. Geotechnical Study/Hydrogeological Review, Prepared by Grounded Engineering
 - a. Geotechnical Engineering Report, dated April 29, 2022
 - b. Hydrogeological Review Report, dated May 13, 2022

17. Functional Servicing & Stormwater Management Report, prepared by Counterpoint Engineering, dated May 2022
 - a. Public Utilities Plan
 - b. Erosion/Sediment Control plan
 - c. Site Grading plan
 - d. Servicing Report Groundwater Summary
18. Transportation Impact Study, prepared by BA Group, dated May 24, 2022
 - a. Loading Study
 - b. Parking Study
 - c. Traffic Operations Assessment
19. Arborist/Tree Preservation Report, prepared by The MBTW Group, dated June 03, 2022
20. Boundary Plan of Survey/Topographic Survey, prepared by KRCMAR, dated May 27, 2015
21. Architectural Plans, prepared by Wallman Architects, dated June 03, 2022
 - a. Context Plan
 - b. Perspective Drawing
 - c. Site Plan
 - d. Site and Building Sections
 - e. Underground Garage plans
 - f. Sun/Shadow Study
22. Simplified Report Graphics, prepared by Wallman Architects, dated June 03, 2022
23. Landscape Plans, prepared by The MBTW Group, dated April 2022
 - a. Landscape and planting plan
 - b. Soil Volume Plan
 - c. Tree Preservation Plan
24. Environmental Site Assessment report, prepared by Construction Control Inc., dated January 2007

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

Website: <http://pailtondavisville.com/>

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

E-mail: info@PailtonDavisville.com

Telephone: (647) 483-4355

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

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

Executive Vice President

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