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22 August 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 165979 STE 12 OZ
111 - 141 Davisville Ave, Toronto, ON**

On June 3, 2022, Osmington Gerofsky Development Corp (“OGDC”) submitted an Official Plan and Zoning By-law Amendment application (File No. 22 165979 STE 12 OZ) to permit the infill redevelopment of the northern portion of the subject site with a 32-storey residential building (109.9 metres including mechanical penthouse), comprised of a 6-storey base building and a 26-storey tower above. The application also included a 2.3 metre road widening conveyance along the Davisville Avenue frontage. An application for Site Plan Approval (File No. 22 165978 STE 12 SA) was submitted concurrently.

We have since received a full round of formal comments on the application. 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. Please refer to the Planning and Urban Design Rationale Addendum Letter prepared by Bousfields Inc. dated August 21, 2023, for a 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 August 22, 2023

2. Completed Project Data Sheet, dated August 21, 2023
3. Completed Development Approval Resubmission Form, dated August 21, 2023
4. Comments Matrix, Response to Initial Circulation Comments, dated August 21, 2023
5. Draft Official Plan Amendment, prepared by McCarthy Tetrault, dated August 2023
6. Draft Zoning By-law Amendment 569-2013, prepared by McCarthy Tetrault, dated August 2023
7. Architectural Plans, prepared by Wallman Architects, dated August 04, 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
8. Landscape Plans, prepared by The MBTW Group, dated August 09, 2023
 - a. Soil Volume Plan
 - b. Landscape Plans
 - c. Public Utility Plan (QL-A Overlay)
 - d. Streetscape Sections
 - e. Tree Preservation Plan
9. Planning & Urban Design Rationale Addendum Letter prepared by Bousfields Inc., dated August 21, 2023
10. Pedestrian Level Wind Study Addendum Letter, prepared by Gradient Wind Engineers & Scientists, dated August 08, 2023
11. Toronto Green Standards Statistics Template, prepared by Wallman Architects, dated August 2023

12. Hydrogeological Review Report, Prepared by Grounded Engineering, dated July 07, 2022
 - a. Hydrogeological Review Summary Form
13. Functional Servicing & Stormwater Management Report, prepared by Counterpoint Engineering, dated May 2022
 - a. Site Servicing Plan
 - b. Pre-development SWM Drainage Plan
 - c. Post-development SWM Drainage Plan
 - d. Servicing Report Groundwater Summary
14. Transportation Updates Addendum Letter, prepared by BA Group, dated August 21, 2023
 - a. Appendix D: Preliminary Concept Plan for Balliol Street/ Pailton Crescent Intersection Modifications
15. Arborist Report, prepared by The MBTW Group, dated August 08, 2023
16. Expanded Topographic Survey between 111 and 141 Davisville, prepared by KRCMAR, dated May 27, 2015
17. Subsurface Utility Exploration Quality Level A (QL-A) Report, prepared by Infrastructure Intelligence Services Inc (I2S), dated July 11, 2023
18. 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. 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.

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

Yours truly,

L Payne

Laurie Payne

Executive Vice President

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