

GOLDBERG GROUP LAND USE PLANNING AND DEVELOPMENT  
2098 AVENUE ROAD, TORONTO, ONTARIO M5M 4A8  
TEL: 416-322-6364 FAX: 416-932-9327



MICHAEL S. GOLDBERG MCIP, RPP  
[mgoldberg@goldberggroup.ca](mailto:mgoldberg@goldberggroup.ca)  
(416) 322-6364 EXT. 2100

May 5, 2021

Ms. Lynda Macdonald, Director  
Community Planning Department  
Toronto & East York District  
Toronto City Hall  
100 Queen Street West  
Toronto, ON  
M5H 2N2

Dear Ms. Macdonald:

**RE: Proposed Zoning by-law (ZBA), Site Plan Control (SPA) and  
Rental Housing Demolition (RHD) Applications  
145 St. George Street - City of Toronto  
Tenblock**

We are the planning consultants representing Tenblock, representative for the registered owner of the lands municipally known as 145 St. George Street (the “subject site”). Goldberg Group has been retained by Tenblock to file an application to amend the Zoning By-laws (ZBA) and for Site Plan Control (SPA). Additionally, a Rental Housing Demolition (RHD) application is being filed concurrently to address the rental housing demolition and replacement aspects of the redevelopment proposal.

The subject site is located on the northeast corner of St. George Street and Prince Arthur Avenue, approximately 60 m from the St. George Subway Station, representing a 1-2 minute walk. The site is currently occupied by a 12-storey residential apartment building, originally constructed in 1959, and contains 130 existing dwelling units. The application proposes a 29-storey residential apartment building with a 7-storey base building and tower element above. It contains a total of 341 dwelling units, including 130 rental replacement dwelling units and 211 new dwelling units. These units represent full replacement of existing dwelling units in accordance with the Official Plan. The total gross floor area (GFA) proposed is 23,076 square metres (calculated in accordance with By-law 569-2013), resulting in a Floor Space Index (FSI) of 10.1 times the area of the lot. Significant public realm enhancements are proposed with the provision of a 317 square metre Privately Owned – Publicly Accessible Space (POPS). This POPS includes high-quality landscaping, seating and public art, that is integrated with ground floor amenity and highly visible at this prominent corner location.

The proposed redevelopment provides for intensification and optimization of a site within an *Apartment Neighbourhood*, in the *Downtown*, that is within three Major Transit Station Areas (MTSAs), in close proximity to existing transit infrastructure and amenities. Nearby amenities include the University of Toronto Campus, employment uses, hospitals and healthcare services, museums and other entertainment, restaurants, and retail. The surrounding area context features existing tall buildings co-existing with other mid to low rise built forms. The

proposed building has been sensitively designed to appropriately transition and compatibly fit within this unique context.

The proposed residential development conforms with the City of Toronto Official Plan policies for growth management, *Apartment Neighbourhoods*, housing and built form, and the Downtown Secondary Plan. The proposed building adheres to the tall building guidelines and has had appropriate regard for the Growing Up and Pet Friendly Guidelines.

On behalf of the owner, we are pleased to file the attached plans and studies in support of a Zoning By-law Amendment (ZBA), Site Plan Control (SPA) and Rental Housing Demolition (RHD) applications for the subject site:

1. A completed Development Approval Application Form for the Zoning By-law Amendment and Site Plan Approval applications, including Fee Schedules;
2. A completed Project Data Sheet;
3. A completed Rental Housing Demolition Declaration of Use and Screening Form;
4. A completed Rental Housing Demolition Form;
5. The Planning Application Checklist, dated July 20, 2020, provided by Community Planning staff;
6. A Planning Report, prepared by Goldberg Group, dated May 5, 2021;
7. A Housing Issues Report (HIR), prepared by Goldberg Group, dated May 5, 2021;
8. A Community Services and Facilities Study (CSFS), prepared by Goldberg Group, dated May 5, 2021;
9. An Urban Design Rationale Report, dated May 5, 2021, prepared by Freedman Urban Solutions Ltd.(FUSL);
10. Public Consultation Strategy Report, prepared by Bousfields Inc., dated May, 2021;
11. A Draft Zoning By-law Amendment to City of Toronto By-law 569-2013, as amended, prepared by Goldberg Group, dated May 5, 2021;
12. A Draft Zoning By-law Amendment to City of Toronto Zoning By-law 438-86, as amended, prepared by Goldberg Group, dated May 5, 2021;
13. A Topographic and Boundary Plan of Survey, prepared by Salna Surveying, dated November 4, 2019;
14. Architectural Plans Set (including context map, site plan, Toronto Green Standards Checklist statistics, Accessibility Design Standards Checklist, garage plans, floor plans, roof plan, elevation drawings, 1:50 scale detailed colour building elevations; building sections, 3D perspective renderings), prepared by architectsAlliance, dated May 5, 2021;

15. Shadow Study, prepared by architectsAlliance, dated May 5, 2021;
16. A Computer-Generated Building Massing Model (SketchUp Model), prepared by architectsAlliance;
17. A Transportation Study, prepared by RJ Burnside & Associates Limited dated May 2021;
18. An Arborist Report Tree with Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc., dated May 5, 2021;
19. An Energy Strategy Report with Excel Calculation Sheets, by EQ Building Performance, dated May 5, 2021;
20. A Memo regarding future submission of an Energy Efficiency Report, prepared by EQ Building Performance, dated May 5, 2021;
21. A Geotechnical Engineering Report, prepared by Grounded Engineering, dated May 5, 2021;
22. A Hydrogeological Review Report and Review Summary Form, prepared by Grounded Engineering, dated May 5, 2021;
23. A Landscape Plan set (including Landscape Layout & Lighting Plan, Planting and Landscape Soil Volume Plan, Green Roof Plan, Landscape Renderings, Details and Sections), prepared by Quinn Design Associates Inc., dated May 5, 2021;
24. A Pedestrian Level Wind Study, prepared by Gradient Wind Engineers & Scientists, dated May 5, 2021;
25. A Transportation Noise and Vibration Assessment, prepared by Gradient Wind Engineers & Scientists, dated May 5, 2021;
26. A Functional Servicing and Stormwater Management report, prepared by Lithos Group Inc. dated May 5, 2021;
27. A Servicing Report Groundwater Summary, prepared by Lithos Group Inc. dated May 5, 2021;
28. Civil Engineering Drawings (including a Site Grading Plan, Site Servicing Plan, Composite Utilities Plan, Construction Management Plan, Erosion and Sediment Control Plan, Details & Sections Drawings), prepared by Lithos Group Inc. dated May 5, 2021; and
29. A completed copy of the Toronto Green Standards Version 3 Checklist.

I trust that this submission is complete for processing and circulation. If you have any questions or require additional information, please do not hesitate to contact me at (416) 322-6364 ext. 2100 or my colleague Lorraine Santos at ext. 2102.

Yours truly,

**GOLDBERG GROUP**



Michael S. Goldberg, MCIP, RPP  
Principal