

May 5, 2021

City of Toronto Energy Efficiency Office

**Re: Energy Modelling Services – 145 St George**

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To whom it may concern,

This letter is to confirm that EQ Building Performance has been retained to perform Toronto Green Standard energy modelling services for the 145 St George project. At this stage of the project, the design is still progressing and decisions that influence energy performance have not yet been finalized.

In order to incorporate any initial SPA comments from the city and to fully explore energy efficiency measures in the energy model, the design team has elected to submit the energy model during a subsequent SPA submission. This approach has been confirmed by City staff (Austin Barton) via email dated March 26, 2021. A copy of the email correspondence is attached at the end of this memo.

Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

Samantha Menard  
Manager, Energy Team

416-645-1186 x 2983  
smenard@eqbuilding.com  
EQ Building Performance Inc.

## Esther Leung

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**From:** Energy Review <EnergyReview@toronto.ca>  
**Sent:** March 26, 2021 12:11 PM  
**To:** eperlman@tenblock.ca  
**Cc:** sjob@tenblock.ca  
**Subject:** RE: 145 St. George - Final Planning Application Checklist

Hi Evan,

Thanks for your call.

So with submitting the memo as you will, we can consider it complete. And the required documents for us to review will be provided in a later submission before NOAC.

Thanks,

### Austin Barton

**Public Energy Initiatives – New Developments**  
City of Toronto | Environment and Energy Division  
Tel: 416-899-5813 | [Austin.Barton@toronto.ca](mailto:Austin.Barton@toronto.ca)



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**From:** Energy Review  
**Sent:** March 26, 2021 11:41 AM  
**To:** 'eperlman@tenblock.ca' <eperlman@tenblock.ca>  
**Cc:** 'sjob@tenblock.ca' <sjob@tenblock.ca>  
**Subject:** RE: 145 St. George - Final Planning Application Checklist

Hello Evan,

Thanks for your email. You can submit the SPA Energy Modelling Report required, in a future submission when design decisions that influence energy performance have been finalized. You can submit any time before SPA notice of approval condition (NOAC). Our comments will still be reflected as an incomplete submission for the memo, until we receive the completed submission following the [TGS V3 Energy Modelling Guidelines](#).

Thank you,

### Austin Barton

**Public Energy Initiatives – New Developments**  
City of Toronto | Environment and Energy Division  
Tel: 416-899-5813 | [Austin.Barton@toronto.ca](mailto:Austin.Barton@toronto.ca)



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**From:** Evan Perlman [<mailto:eperlman@tenblock.ca>]  
**Sent:** March 25, 2021 11:23 AM

**To:** Lisa (City Planning) King <[Lisa.M.King@toronto.ca](mailto:Lisa.M.King@toronto.ca)>; Shahzad Khan <[Shahzad.Khan@toronto.ca](mailto:Shahzad.Khan@toronto.ca)>

**Cc:** Stephen Job <[sjob@tenblock.ca](mailto:sjob@tenblock.ca)>; Barry Brooks <[Barry.Brooks@toronto.ca](mailto:Barry.Brooks@toronto.ca)>

**Subject:** FW: 145 St. George - Final Planning Application Checklist

Good morning Lisa and Shahzad,

Tenblock is working on applications for ZBA and SPA for our property at 145 St. George Street downtown. Applications for both ZBA and SPA will be submitted concurrently for this first submission and we would appreciate your quick input for clarity on the Energy Efficiency Report for SPA to ensure there is no issue for the future notice of complete application.

Our energy consultants at EQ Building Performance have informed us that in their experiences with the City for a first SPA submission, just a quick memo is sufficient and that a report is not required for a complete application. They've prepared a quick memo that we would submit (see attached draft) that outlines that a full Energy Efficiency Report will be prepared later in the process once a building design is finalized.

The Energy Strategy Report for ZBA would still be submitted.

Thank you for your assistance,

**Evan Perlman**

Development Manager

**Tenblock**

30 Soudan Ave, Suite 200

Toronto, ON M4S 1V6

O: 416-322-7443

C: 647-239-6068

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**From:** Barry Brooks

**Sent:** March-25-21 9:53 AM

**To:** 'Evan Perlman' <[eperlman@tenblock.ca](mailto:eperlman@tenblock.ca)>

**Cc:** Ran Chen <[Ran.Chen@toronto.ca](mailto:Ran.Chen@toronto.ca)>; Oren Tamir <[Oren.Tamir@toronto.ca](mailto:Oren.Tamir@toronto.ca)>; Stephen Job <[sjob@tenblock.ca](mailto:sjob@tenblock.ca)>

**Subject:** RE: 145 St. George - Final Planning Application Checklist

Hi Evan,

We will need a basic Energy Efficiency Report for the SPA or it won't be a complete application or you can just submit the Rezoning Application at this point.

Barry

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**From:** Evan Perlman [<mailto:eperlman@tenblock.ca>]

**Sent:** March 25, 2021 9:24 AM

**To:** Barry Brooks <[Barry.Brooks@toronto.ca](mailto:Barry.Brooks@toronto.ca)>

**Cc:** Ran Chen <[Ran.Chen@toronto.ca](mailto:Ran.Chen@toronto.ca)>; Oren Tamir <[Oren.Tamir@toronto.ca](mailto:Oren.Tamir@toronto.ca)>; Stephen Job <[sjob@tenblock.ca](mailto:sjob@tenblock.ca)>

**Subject:** RE: 145 St. George - Final Planning Application Checklist

Hi Barry,

Just wanted to follow-up on my email below from last week regarding the Energy Efficiency Report for SPA.

Thank you,

**Evan Perlman**

Development Manager

**Tenblock**

30 Soudan Ave, Suite 200  
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O: 416-322-7443  
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**From:** Evan Perlman**Sent:** March-17-21 12:08 PM**To:** 'Barry Brooks' <[Barry.Brooks@toronto.ca](mailto:Barry.Brooks@toronto.ca)>**Cc:** 'Ran Chen' <[Ran.Chen@toronto.ca](mailto:Ran.Chen@toronto.ca)>; 'Oren Tamir' <[Oren.Tamir@toronto.ca](mailto:Oren.Tamir@toronto.ca)>; Stephen Job <[sjob@tenblock.ca](mailto:sjob@tenblock.ca)>**Subject:** RE: 145 St. George - Final Planning Application Checklist

Hi Barry,

Another quick question regarding PAC submission requirements:

One of the SPA submission requirements is an Energy Efficiency Report, also referred to as the energy model. In speaking with our consultant, they've advised that in their experience with the City this requirement can be pushed back to a subsequent resubmission once the building design is more final. For a first submission we'd just include a memo noting same. The Energy Strategy for ZBA would still be included.

If you could please confirm same that would be appreciated.

Thank you,

**Evan Perlman**

Development Manager

**Tenblock**

30 Soudan Ave, Suite 200  
Toronto, ON M4S 1V6  
O: 416-322-7443  
C: 647-239-6068

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**From:** Barry Brooks**Sent:** March-05-21 9:55 AM**To:** Stephen Job <[sjob@tenblock.ca](mailto:sjob@tenblock.ca)>; 'Evan Perlman' <[eperlman@tenblock.ca](mailto:eperlman@tenblock.ca)>**Cc:** Ran Chen <[Ran.Chen@toronto.ca](mailto:Ran.Chen@toronto.ca)>; Oren Tamir <[Oren.Tamir@toronto.ca](mailto:Oren.Tamir@toronto.ca)>**Subject:** 145 St. George - Final Planning Application Checklist

Hi Stephen and Evan,

Please see the attached **Planning Application Checklist** for your information and action. In terms of the Wind Study I have consulted with Ran Chen. We advise you that the computerized version is **acceptable** as this stage and should include comfort conditions for various points across the site and surrounding areas. A wind tunnel test can be done later in the process when the final height and massing is agreed on.

Regards, Barry

**Barry Brooks, BAA, BA, MCIP, RPP**

Senior Planner, Community Planning-Midtown  
City Planning Division, City of Toronto  
Email: [Barry.Brooks@toronto.ca](mailto:Barry.Brooks@toronto.ca)

Phone: 416-392-1316