



April 19, 2023

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

Attn: Corinna Prior
Senior Planner, Community Planning – Toronto & East York District

Re: 145 St. George Street
2nd Submission of Zoning By-law Amendment, Rental Housing Demolition & Site Plan Approval applications
21 155923 STE 11 OZ, 21 155940 STE 11 RH, 21 155930 STE 11 SA

Tenblock is pleased to re-submit the enclosed application for Zoning By-law Amendment, Rental Housing Demolition, and Site Plan Approval for the redevelopment of 145 St. George Street. Since the original proposal was submitted on May 5, 2021, Tenblock has undertaken extensive consultation with tenants, nearby property owners and residents, the public at large, City Councillors, and City Staff and external reviewers.

We received the following key feedback:

- offer fair treatment for tenants including compensation and support to mitigate hardship, along with the right to return with equal access to a new, modernized building;
- deliver more housing near transit and services, including new affordable housing;
- improve on environmental impact and sustainable design measures;
- reduce shadow impact on Taddle Creek Park; and,
- demonstrate appropriate building height and massing transition from Bloor Street.

The enclosed materials reflect a revised development application responding to the provided feedback, planning constraints and opportunities, and emerging lifestyle changes to serve current and future residents and overall, deliver positive attributes to the future of Annex neighbourhood.

The following summarizes major changes to the development application:

- **Revised Building Typology & Architectural Design**

- The revised proposal defines a 7-storey base podium visually separated from the tower above and aligning with the street wall of the existing apartments on St. George Street.
- Projecting balconies are reduced and limited to north and south tower elevations.
- The podium cladding incorporates vertical screens to distinguish from the tower above and provide improved privacy for the podium apartments. Podium balconies are inset within the defined building face.
- The residential entrance and lobby are relocated to Prince Arthur Ave.

- **Redesigned Tower Top & Reduced Shadow Impact:**

- The tower top is re-sculpted with gradual step-backs and reduced in height to further improve the visual and height transition from Bloor Street and significantly reduce shadow impact on Taddle Creek Park and the neighbourhood.
- The revised proposal casts no shadow on Taddle Creek Park for 5 months between April 5 and September 5.
- Between March 21 and September 21, the proposal casts no shadow on the park's playground at any time, and no shadow on the entire park between 12:00pm and 2:00pm.

- **Elimination of Underground Car Parking:**

- The P2 level and all long-term resident car parking have been removed. 5 short-term vehicle parking spaces with electric chargers are available at grade, which include 2 car-share spaces.
- This removal speeds up the construction by at least 3 months for tenants to return sooner and shortens the disturbance to the neighbourhood.
- This change substantially decreases the environmental impact by reducing carbon emissions from construction and operating emissions from car trips.

- **Upgraded Bicycle Parking and Bike-related Facilities:**

- A best-in-class cycling facility designed by MJMA architects is located in the basement, with facilities for various types of bicycles including cargo bikes and e-bikes.
- A dedicated bike ramp provides easy access to the basement.



- Maintenance and washing stations, charging stations, equipment lockers, and other facilities are provided to support cycling for residents.
- 80 short-term bicycle parking spaces are provided for visitors.
- A Toronto Bike Share station located on a new curb extension at the corner of St. George St and Prince Arthur Ave provides access to 15 e-bikes for public use.
- **Introduction of Retail Space (Bike Café):**
 - A new retail space at grade is proposed as a Bike Café, providing bicycle repair, sales, and light food and a venue to support casual and organized cycling culture and events.
- **Improved Public Realm & Landscaping:**
 - Next to the Bike Café, the publicly accessible outdoor patio is a paved open space with upgraded landscaping, street furniture, and a public water fountain for casual use.
 - A double row of trees with additional large shading trees and 2.1m widened pathways offer improved pedestrian experience on St. George and Prince Arthur boulevards.
- **Decreased Carbon Emissions & Improved Sustainable Design:**
 - The revised proposal targets Tier 2 of TGS version 3 for improved sustainable impact.
 - The embodied carbon emissions per unit decreased by 24% from the original proposal, and annual carbon emissions per unit decreased by 40% from the original proposal.
 - The time for the project to reach carbon positive is reduced by 4.4 years to 8.6 years.
 - The development is proposing to incorporate further sustainable design measures such as a geo-energy facility, reduced window-to-wall ratio, and more efficient plumbing and HVAC systems.
- **Rental Replacement Apartments & Additional Affordable Rental Apartments:**
 - The revised proposal delivers an additional 57 apartments for a total of 398, including 130 rental replacement apartments, 12 new affordable rental apartments and 256 market apartments in various dwelling types and sizes.
 - The proposal introduces a greater variety of market unit types such as studio apartments and townhomes and additional 2- and 3-bedroom apartments to meet the needs of diverse households.



- Tenblock is committed to providing tenants with appropriate compensation and assistance, and the right to return to similar-sized, modernized units with in-suite appliances and equal access to the new building's amenities.
- In addition, Tenblock worked with City staff and Councillor Saxe to deliver additional 12 new rental apartments limited to affordable rents.

The following materials have been provided in this submission:

- **Development Approval Application Resubmission Form**, prepared by Goldberg Group
- **Project Data Sheet**, prepared by Tenblock
- **Comment Response Matrix**, prepared by Tenblock, dated January 30, 2023
- **Toronto Green Standards version 3 Checklist**, prepared by architectsAlliance
- **Planning Rationale Addendum Letter**, prepared by Goldberg Group, dated February 2, 2023
- **Housing Issues Report Addendum**, prepared by Goldberg Group, dated February 2, 2023
- **Urban Design Addendum Report**, prepared by Freedman Urban Solutions (FUSL), dated April 19, 2023
- **Draft Zoning By-law Amendment** to City of Toronto By-law 569-2013
- **Topographic and Boundary Plan of Survey**, prepared by R.Avis Surveying, updated July 22, 2021
- **Architectural Drawings Set**, prepared by architectsAlliance, updated April 19, 2023
 - a. Context Plan
 - b. Site Plan
 - c. Underground Garage Plans
 - d. Floor Plans & Roof Plan
 - e. Site and Building Elevations
 - f. 1:50 scale Detailed Colour Building Elevations
 - g. Site and Building Sections
 - h. Perspective Drawings
- **Computer-Generated Building Massing Model**, prepared by architectsAlliance
- **Landscape Drawings Set**, prepared by Quinn Design Associates, dated January 30, 2023
 - a. Landscape Layout & Lighting Plans
 - b. Soil Volume Plan
 - c. Landscape and Planting Plans
 - a. Landscape Details and Sections



- **Lighting (Photometrics) Plan**, prepared by Smith & Andersen, dated January 23, 2023
- **Civil Engineering Drawings**, prepared by Lithos Group, dated April 19, 2023
 - a. Site Grading Plan
 - b. Site Servicing Plan
 - c. Composite Utilities Plan
 - d. Erosion and Sediment Control Plan
 - e. Construction Management Plan
- **Functional Servicing and Stormwater Management Report**, prepared by Lithos Group, dated April 19, 2023
- **Servicing Report Groundwater Summary**, prepared by Lithos Group, dated April 19, 2023
- **Sun/Shadow Studies**, prepared by Urban Strategies, dated April 13, 2023
- **Transportation Response Letter**, prepared by RJ Burnside & Associates, dated January 30, 2023
- **Pedestrian Level Wind Study**, prepared by Gradient Wind, dated January 23, 2023
- **Arborist Report**, prepared by Kuntz Forestry Consulting, revised March 22, 2023
- **Tree Preservation Plan**, prepared by Kuntz Forestry Consulting, revised March 22, 2023
- **Geotechnical Engineering Report**, prepared by Grounded Engineering, revised December 5, 2022
- **Hydrogeological Review Report and Hydrological Review Summary**, prepared by Grounded Engineering, revised December 5, 2022
- **Carbon Analysis Report**, prepared by Footprint, dated January 16, 2023
- **Cycling Facility Design Concept**, prepared by MJMA, dated March 3, 2023

We trust that this submission is complete for your review. If you have any questions or require additional information, please feel free to reach out at (416) 322-4106 or by email, dkwak@tenblock.ca.

Sincerely,

Tenblock

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