



Via Digital Delivery

October 21, 2025

Derrick Wong, Senior Planner
Community Planning, North York District
North York Civic Centre
5100 Yonge Street
Toronto, Ontario
M2N 5V7

Dear Mr. Wong,

**Re: Resubmission
Zoning By-law Amendment Application
City File No. 24 253098 NNY 16 OZ
45 Grenoble Drive**

As you are aware, we are the planning consultants for 45 Grenoble Limited (the “owner”) with respect to the above-noted Zoning By-law Amendment (“ZBA”) application for the lands municipally known as 45 Grenoble Avenue in the City of Toronto (the “subject site”).

On December 20, 2024, a ZBA application was filed to permit the infill redevelopment of the subject site with a 39-storey purpose-built rental residential building (125.3 metres, exclusive of a 7.0 mechanical penthouse) atop a 5-storey podium, while retaining the existing 28-storey residential apartment building in-situ. The Original Proposal contained a total gross floor area of 28,493.5 square metres, including 405 dwelling units, resulting in a density of 3.6 FSI. Together with the existing building, the Original Proposal resulted in a combined unit count of 622 rental residential units and a combined density of 6.0 FSI on the subject site.

The Original Proposal has been revised in response to formal circulation comments received on the application, meetings with City Staff, and feedback received from residents at a public open house held on February 26, 2024, and feedback received at a community consultation meeting held on April 8, 2025.

The Revised Proposal includes new landscape improvements including a POPs space, minor revisions to the underground parking garage, and a 1-storey height increase due to the elimination of the mezzanine floor. Generally speaking, the

Revised Proposal remains as originally contemplated in terms of built form. The key revisions are outlined in **Table 1** below.

	Original Proposal (December 2024)	Revised Proposal (October 2025)
Height (excl. M.P.H.)	39-storeys (125.3 metres)	40-storeys (126.3 metres)
POPs Area	0 m ²	693 m ²
Total GFA	28,493.5 m²	28,493.5 m²
Residential GFA	28,493.5 m ²	28,493.5 m ²
Non-Residential GFA	0 m ²	0 m ²
Gross Density (F.S.I)	6.0	6.0
Total Units	622	622
Net New Units	405 (100%)	405 (100%)
One-Bedroom	174 (43%)	174 (43%)
Two-Bedroom	189 (47%)	189 (47%)
Three-Bedroom	42 (10%)	42 (10%)
Amenity Space	1,620 m² (4.0 m²/unit)	1,723.9 m² (4.3 m²/unit)
Indoor Amenity Space	913.9 m ² (2.3 m ² /unit)	913.9 m ² (2.3 m ² /unit)
Outdoor Amenity Space	706.1m ² (1.7 m ² /unit)	810 m ² (2.0 m ² /unit)
Vehicular Parking Spaces	264 spaces	260 spaces
Bicycle Parking Spaces	457 spaces	457 spaces
Residential Long Term	365 spaces	365 spaces
Residential Short Term	92 spaces	92 spaces
Loading Spaces	1 Type 'G'	1 Type 'G'

It continues to be our opinion that the Revised Proposal is appropriate from the perspectives of land use policy, built form, and urban design. The findings and analysis in our December 2024 Planning and Urban Design Rationale Report continue to be relevant and accurate.

In support of this resubmission, we are pleased to submit the following materials in response to the formal circulation comments and feedback from the community:

1. A completed Resubmission Form and Project Data Sheet;
2. A Comment Matrix completed by the Consulting Team;
3. Toronto Green Standards Version 4.0 Checklist, prepared by various consultants;
4. Toronto Green Standards Version 4.0 Statistics Template, prepared by various consultants;
5. Architectural Plans dated October 14, 2025, prepared by BDP. Quadrangle;
6. Computer Generated Massing Model, prepared by BDP. Quadrangle;
7. Landscape Plans, dated October 17, 2025, prepared by Studio TLA;
8. Transportation Response Letter, dated October 17, 2025, prepared by R.J. Burnside & Associates Limited;
9. Functional Plan – Cycle Tracks prepared by R.J. Burnside & Associates Limited;
10. Response to Comments Letter, dated October 20, 2025, prepared by Lithos Group;
11. Functional Servicing and Stormwater Management Report, dated October 2025, prepared by Lithos Group;
12. Civil Plans, dated October 20, 2025 prepared by Lithos Group;
13. Servicing Report Groundwater Summary, prepared by Lithos Group;
14. Hydrogeological Review Report, dated December 18, 2024, prepared by Grounded Engineering;
15. Draft Zoning By-law Amendment in .pdf and .docx, prepared by Bousfields Inc.; and
16. A copy of this Covering Letter.

We trust that the foregoing is satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact the undersigned or Himanshu Katyal of our office at hkatyal@bousfields.ca.

Yours very truly,
Bousfields Inc.



Tony Volpentesta, MCIP, RPP

cc: 45 Grenoble Limited