



City of Toronto, City Planning Division
Community Planning – Toronto & East York District
City Hall, 18th floor, East Tower
100 Queen Street West
Toronto ON M5H 2N2

**Attn: Jeremy Humphrey
Planner, Community Planning**

Dear Mr. Humphrey,

**Re: 25 St. Mary Street
3rd Submission of Official Plan Amendment, Zoning By-law Amendment, Rental Housing
Demolition applications
21 166606 STE 13 OZ and 21 166617 STE 13 RH**

Tenblock is pleased to resubmit the enclosed applications for an Official Plan Amendment, Zoning By-law Amendment and Rental Housing Demolition to advance the comprehensive redevelopment of 25 St. Mary Street. An initial submission was made to the City on June 7, 2021 to facilitate the redevelopment of the Site with two new towers of 54 and 59 storeys, linked by a podium. A comprehensive resubmission was made to the City on November 29, 2022 to address received comments as well to reflect the numerous meetings and discussions with City staff, existing tenants, and the local community.

This resubmission is intended to address remaining City comments pertaining to the Official Plan Amendment and Zoning By-law Amendment application such that a final recommendation report can be advanced for the April 12, 2023 meeting of Toronto and East York Community Council (TEYCC). There are no changes to the built form or massing of the development proposal as part of this resubmission. Only minor revisions have been made to interior layouts on the ground floor and P1 level to address received comments from Engineering & Construction Services. Remaining technical and design details will be resolved through a future Site Plan Approval resubmission.

SUBMISSION MATERIALS

In support of the resubmission of the Official Plan Amendment, Zoning By-law Amendment, Rental and Housing Demolition applications resubmission for 25 St. Mary, the following materials are enclosed:

1. **Development Approval Resubmission Form;**
2. **Project Data Sheet;**
3. **Comment Response Matrix**, with comments and responses to 2nd OPA, ZBA Submission comments from City Planning, Heritage and ECS, dated February 13, 2023;
4. **Architectural Drawing Set**, dated February 10, 2023, prepared by gh3;
5. **FSR / SWM Report**, dated February 10, 2023, prepared by Lithos Group;
6. **Servicing Report Groundwater Summary**, dated February 10, 2023, prepared by Lithos Group;

7. **Civil Drawing Set (servicing plan and grading plan)**, dated February 10, 2023, prepared by Lithos Group;
8. **Civil Engineering Response Letter to ECS comments**, dated February 10, 2023, prepared by Lithos Group;

Please do not hesitate to contact me with any questions regarding our submissions. We appreciate your assistance to finalize the review of the enclosed materials to ensure there is no delay in moving forward to TEYCC on April 12, 2023.

Sincerely,



Evan Perlman, MCIP, RPP
Senior Development Manager
Tenblock

416-322-4111
eperlman@tenblock.ca

