



March 30, 2021

Toronto and East York Community Council
Toronto City Hall 100 Queen Street West
Toronto ON M5H 2N2

**Re: Request to Amend the Zoning By-law, Application No. 19 127586 STE 13 OZ
BCCA Support of the Greenwin Proposal for Rental Accommodation.**

Dear Members of the TEYCC:

SUMMARY: The Bay Cloverhill Community Association (BCCA) supports the amendment of the Zoning By-law to permit a mixed-use building with two towers, 31 and 46 stories in height, connected by a shared podium at 27 Grosvenor Street and 26 Grenville Street.

BACKGROUND: The BCCA Development Committee first met with the Greenwin developers and architects at the Bousefields headquarters located at 2 Church Street on January 30, 2019.

At this meeting, we received an overview from Greenwin outlining their role with residential rental developments, an overview of Bousefields role with regard to community outreach, a high level overview of the development proposal and Bousefields plan to keep the local community informed on the project throughout its stages via an online website.

The discussion was cordial and a future meeting was planned to allow us to present our reaction. We were concerned with the height of the building and the height of the podium along with shadows on nearby parks and the YMCA roof garden and possible wind effects.

In addition, we were working on a Green Loop walking path that would connect neighbourhood parks in the BCCA, CWNA and McGill-Granby residents association areas.

At the next meeting we outlined the concerns listed above and also presented a detailed plan to allow the Green Loop walking path to pass through the Greenwin property. Our proposal was well received and we continued to work with Greenwin and Bousefields to refine the proposal.

The development team was very cooperative and produced the outstanding walkway proposal requested. Our other concerns were also addressed in a satisfactory manner. We enjoyed working with the Greenwin-Bousefields team and support the approval of this application.

Respectfully,
Marilyn Tait-McClellan, BCCA President
Cathy Carnevali, BCCA Secretary
Norm Waite, BCCA Treasurer
Jack Candido, BCCA Member at Large
Christine Dingemans, BCCA Member at Large

Cc: David Sit, Manager, Community Planning, Downtown Section
Katherine Bailey, Planner- Community Planning City of Toronto
Councillor Kristyn Wong-Tam, Ward 27, Toronto Centre-Rosedale