



PLANNING AND URBAN DESIGN

5 February 2024

Members of City Council
Toronto City Council
City Hall, 100 Queen Street West,
Toronto, ON
M5H 2N2

Attention: Members of City Council

**RE: TE10.5 - 33 Davisville Avenue and 60 Balliol Street - Official
Plan and Zoning By-law Amendment Application - Decision
Report – Approval
77 Davisville Avenue
Comment Submission
WND File: 23.598**

We are the planning consultant for Greenrock Investments (77 Davisville Avenue) Ltd. (“Greenrock”), being the registered owner of 77 Davisville Avenue, Toronto. Our client’s lands are immediately east of 33 Davisville Avenue and 60 Balliol Street (“Subject Site”), which is the subject of the above-noted Official Plan and Zoning By-law Amendment application.


Greenrock and the applicant have engaged in productive discussions regarding the proposed development and how it would relate to our client’s plans for its adjacent lands. These discussions have focused primarily on the future tower separation distance between the two sites. Based on Greenrock’s concept plan for its lands (Appendix A of this letter), Greenrock is able to meet the Tall Building Guideline recommended minimum 12.5 metre tower setback to the lot line shared with the Subject Site but there would be a less than 25 metre tower separation distance to the proposed tower on the Subject Site based on the plans for the Subject Site which were recommended for approval by community council, given that the proposed tower is set back by only 5.5 metres from the side lot line as opposed to the more typical 12.5 metres.

Given our client’s concern with the above-noted setbacks relative to its own plans, a meeting was held between the applicant, Greenrock, and City Planning staff on 5 February 2024. Our client appreciates the open and cooperative discussions with the applicant to date. These discussions are ongoing and our client

expects that they will result in the resolution of its concerns. In the meantime, we write to advise City Council of our client's interest in this matter and request notice of any decision related to this matter.

Yours very truly,

WND associates
planning + urban design



Andrew Ferancik, MCIP, RPP
Principal



APPENDIX A





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Project: 77 Davisville
Project No: 2319
Drawing: Preliminary Urban Design Proposal - Site Plan

Scale: 1:1000
Date: 13 Dec. 2023
Drawing No: SK77-3