



May 7, 2024

Attn: Councillor Saxe
Toronto City Hall
100 Queen Street West, Suite C47
Toronto, ON M5H 2N2

Re: 191-199 College Street & 74-76 Henry Street
Applications for Official Plan Amendment and Zoning By-law Amendment
Application Number: 22 150580 STE 11 OZ

As the President of Unix Development, the registered owner and manager of the properties known municipally as 191-199 College Street and 74-76 Henry Street, I hereby commit to deliver the following matters, as recommended by you, as part of the Site Plan Application for the subject lands:

- a. a low-carbon energy strategy that includes at least the following sustainability measures:
 - i. a highly energy-efficient building envelope;
 - ii. no on-site combustion of fossil fuels in appliances;
 - iii. an air and/or ground source heat pump system as the exclusive or, if necessary, primary (> 85%) source of heating and cooling for the building;
 - iv. at least 100 points for energy efficiency in CHMC's MLI Select Program;
 - v. ample electrical outlets for bicycle charging in the interior bicycle parking area;
 - vi. accommodation for future solar photovoltaic system; and,

- vii. continue to explore the potential to construct the proposed development with cross-laminated timber.
- b. delivery access to the building only from the rear laneway, not from Henry Street or College Street;
- c. retail spaces suitable for the return of the existing commercial tenants;
- d. an outdoor, publicly accessible source of drinking water;
- e. outdoor public seating, to be located within or adjacent to the public right-of-way for public use, in consultation with Transportation Services; and
- f. retaining the existing by-law-protected street trees on College Street and Henry Street, if recommended by Urban Forestry.

Sincerely,



Jackey Chen | Principal

(647) 525-1869
(647) 544-1121
jackey.chen@unixhousing.ca
652 Spadina Ave, Toronto, Ontario, M5S 2H7