



July 6, 2026

The Chair and Members of the Toronto and East York Community Council

Re: 191-199 College Street & 74 & 76 Henry Street
Applications for Official Plan Amendment and Zoning By-law Amendment
Application Number: 26 120321 STE 11 OZ

On behalf of 191-199 Rental Ltd., the registered owner 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. *outdoor seating, to be located within or adjacent to the public right-of-way for public use, in consultation with Transportation Services;*
- b. *low-carbon energy strategy that includes at least the following sustainability measures:*
 - i. *a highly energy-efficient building envelope;*
 - ii. *low carbon building heating and cooling, including Energy Recovery Units that provide sensible and latent heat recovery from ventilation in each suite;*
 - iii. *ample electrical outlets for bicycle charging in the interior bicycle parking area;*
 - iv. *fixtures and appliances that are efficient in their use of water and energy;*
 - v. *electric-only appliances or fireplaces in the residential units;*
 - vi. *accommodation for future solar photovoltaic system;*
 - vii. *improved stormwater management measures;*
 - viii. *installation of outdoor (dark sky) downward lighting;*
 - ix. *provision of indoor space dedication for household hazardous waste;*
 - x. *conduit to allow for electric vehicle supply equipment for 100 percent of motor vehicle parking; and*
 - xi. *green roof; and*
- c. *construction waste diversion.*

Yours sincerely,

Jackey Chen, A.S.O.
191-199 Rental Ltd.