

October 7, 2022

City of Toronto
 Community Planning
 Toronto City Hall
 100 Queen Street West
 12th Floor East Tower
 Toronto, ON M5H 2N2

Attention: Emilia Sasso

21 John Dev Inc. c/o Devron Developments is pleased to submit an application for Official Plan Amendment and Zoning Bylaw Amendment for its lands at 13-21 John Street and 36-40 South Station Street. Consistent with the appended Pre-Application Checklist, the following reports and studies have been submitted for review in electronic form:

Admin	Prepared By	Date
Project Datasheet	21 John Dev Inc.	03-Oct-22
Pre-Application Consultation Checklist	City of Toronto	31-Aug-22
Development Approval Application Form	21 John Dev Inc.	05-Oct-22
Application Fee Schedule	21 John Dev Inc.	03-Oct-22
Rental Housing Declaration Form	21 John Dev Inc.	03-Oct-22
Shadow Analysis Terms of Reference	3XN	06-Oct-22

City Planning	Prepared By	Date
Draft Official Plan Amendment	Bousfields	7-Oct-22
Draft Zoning By-law Amendment	Bousfields	7-Oct-22
Planning Rationale	Bousfields	7-Oct-22
Public Consultation Strategy Report	Bousfields	7-Oct-22
Community Services and Facilities Study	Bousfields	7-Oct-22
Block Context Plan	Bousfields	7-Oct-22
Housing Issues Letter	Bousfields	7-Oct-22
Energy Strategy	EQ	29-Sep-22
TGS Checklist	EQ	31-Aug-22

Engineering & Construction Services	Prepared By	Date
Functional Servicing Report	Burnside	05-Oct-22
Stormwater Management Report	Burnside	05-Oct-22
Public Utilities Plan	Burnside	05-Oct-22
Parking Study	WSP	06-Oct-22
Loading Study	WSP	06-Oct-22

Transportation Impact Study (TIS/TDM)	WSP	06-Oct-22
Traffic Operations Assessment	WSP	06-Oct-22
ESA 1 - 13-21 John St. and 36-40 South Station St.	Watters	01-Jan-22
ESA 2 - 13-21 John St. and 36-40 South Station St.	Watters	01-Jan-22
ESA 1 - 1919 Weston Rd.	Andre Breberina	16-Oct-11
ESA 2 - 1919 Weston Rd.	Andre Breberina	06-Nov-11
Geotechnical Study	EXP	12-Sep-22
Hydrological Review	EXP	7-Oct-22

Urban Forestry Services	Prepared By	Date
Tree Preservation Plan	CM Tress	25-Aug-22

Survey Plans	Prepared By	Date
Boundary Plan of Survey	Krcmar	06-Jun-22
Topographical Survey	Krcmar	06-Jun-22

Architectural Plans	Prepared By	Date
Checklists and Statistics Template	3XN	28-Sep-22
Simplified Report Graphics	3XN	28-Sep-22
Site Plan	3XN	27-Sep-22
Site and Building Elevations	3XN	27-Sep-22
Floorplans	3XN	27-Sep-22
Underground Garage Plan	3XN	27-Sep-22
Site and Building Sections	3XN	27-Sep-22
Shadow and Sun Study	3XN	27-Sep-22
Computer-Generated Building Massing Model	3XN	28-Sep-22


Landscape Plans	Prepared By	Date
Landscape Concept / Site Plan	BMI	05-Oct-22
Soil Volume Plan	BMI	05-Oct-22

Wind/Noise/Air Quality		
Pedestrian Level Wind Study	Gradient	23-Aug-22
Land Use Compatibility Study	Gradient	27-Sep-22
Air Quality Study	BCX Environmental	19-Sep-22
Noise Impact Study	HGC	21-Sep-22
Vibration Study	HGC	21-Sep-22

Cultural Heritage		
Archaeological Assessment	ASI	23-Sep-22

I trust that the foregoing is helpful in your review of our submission.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephanie Bonic', with a stylized flourish at the end.

Stephanie Bonic

Senior Development Manager

647-521-9454

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