

NO.	COMMENT	RESPONSE	DRAWING #
	<p><b>Supplementary Planning and Urban Design; Katherine Bailey <a href="mailto:Katherine.bailey@toronto.ca">Katherine.bailey@toronto.ca</a></b> <b>October 25, 2022</b></p>		
	<p><b>Road Placement</b></p>		
	<p>Internal Local Street G may be provided as a private street, subject to the following criteria. A minimum width of 16.5 metres must be provided between Building 1C and the shared property line with 40 Oak Street. The footprint of Building 1C will need to be adjusted accordingly. The private street must be designed to look and feel like a public street. Underground parking may be located beneath the private street. When preparing cross sections, please note that a minimum width of 1.5 metres is required for street tree planting.</p>	<p>Local Street G is provided as a private street (16.5m wide). Separation distance between the mid-rise building and tower in Building 1C has been reduced to 15m. Street G has been designed to look and feel like a public street. The proposed cross section has been included in Planning and Urban Design Addendum. The minimum width of street tree planting is provided.</p>	<p>Planning and Urban Design Addendum, page 15</p>
	<p>Tubman Avenue/Sword Street must be provided as a public street in the previously-approved location. Underground parking will not be permitted to encroach under the public street.</p>	<p>Local Street J (Tubman Ave extension) is provided as a public street with a 15m ROW. A 2m setback has been provided to the buildings from the new property line along Street J. Buildings 3J, 3K, 4L, 4M and underground parking has been updated accordingly.</p>	
	<p><b>Built Form</b></p>		
	<p>Provide separation distances of at least 18 metres between towers and mid-rise buildings. The 3D Model views at the end of this letter illustrate the following moves that are recommended to accomplish this:</p>	<p>The separation distances in the Revised Proposal maintain and exceed the light, view and privacy standard of 5.5 and 11 metres and mid-rise buildings and podium elements are situated to ensure compliance with the light, view privacy standard. A separation distances of at least 16m between towers and mid-rise buildings at upper levels is provided along the east-west corridor. Discussion is included in Planning and Urban Design Addendum.</p>	<p>Planning and Urban Design Addendum, page 26</p>
	<p>Provide a 3 metre setback between the base building and the tower along the east-west corridor for Buildings 1C, 2E, 2I, 3K and 3M. The resulting separation distance between the towers and mid-rise buildings across the east-west corridor will be 18 metres at the closest point. The other purpose of this setback is to frame the open spaces in the east-west corridor with appropriate proportions.</p>	<p>As discussed in the Planning and Urban Design Addendum, a 1m setback between the base building and the tower element is provided along the east-west corridor to provide pedestrian perception to the upper building elements.</p>	
	<p>Narrow the 11-storey component of Buildings 1C and 3K to provide a separation distance of 18 metres from the tower. If some 11-storey components on the site need to be increased to 12-storeys, this would be acceptable. A 15 metre separation distance is acceptable for Building 2E in recognition of its lower tower height.</p>	<p>The Building 1C separation distance has been decreased to 15m to allow for 16.5m private street (Street G), to satisfy City comments. Discussion included in Planning and Urban Design Addendum. The 11-storey component of Building 3K has remained as a 11-storey component and has increased the separation distance from the tower of Building 3K from 16.5 metres to 20.8 metres.</p>	
	<p>As previously stated, Buildings 1C, 2E, 2I, 3K and 3M may be located closer to Oak Street. Shifting the buildings 1 metre to the south for a setback of 3 metres from Oak Street at the closest point would further improve the separation distances from Buildings 1B, 2D, 2H, 3J and 3L and the at-grade conditions in the east-west corridor.</p>	<p>The draft zoning by-law submitted with the original submission provided a setback closer to Oak Street but the concept showed the building set further back. Buildings 1C, 2E, 2I, 3K and 3M (now 4K and 4M) have</p>	

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		been moved in the Framework, 1 meter to the south for a setback of 3 meters from Oak Street to satisfy this comment.	
	It is expected that the tower floor plates initially proposed as part of this application will need to be reduced to accommodate tower setbacks and adequate separation distances for all of the towers proposed for these Phases.	The tower floor plates have not been reduced. Buildings 4M tower floor plates have been reshaped to accommodate tower setbacks and the addition of the new public street (Street J). This approach is also consistent with the Phase 3 Regent Park Zoning By-law 275-2014 which stipulates a maximum floor plate size of 750 and 800 square metres of gross floor area (GFA). The 2005 Regent Park Urban Design Guidelines recommend a maximum floorplate of 800 square metres, or approximately 26.0 metres by 31.0 metres, exclusive of balconies, in Guideline 10.4. Further justification has been provided within the Planning and Urban Design Addendum.	
	Building 3M will require specific consideration by the design team to explore whether two towers can be accommodated on this block while complying with the City's requirements for tall building setbacks, setbacks, separation distances, and floor plate sizes. The block may not be large enough for two towers, in which case the design team should look at other opportunities to provide the proposed housing in Phases 4 & 5.	Building 4M (former 3M) has been reshaped and the separation distance modified to 19 metres. This separation distance is appropriate and the block is sufficiently sized for the two towers. The introduction of Street J (Tubman Ave extension) and the City's request for a setback along the east-west connection resulted in shifts in the location of and the configuration of the tower on 3M. Please see the Planning and Urban Design Brief for a discussion of the revised plan for Plots 3 and Plot 4.	
	Building setbacks must be shown on the architectural plans along Gerrard Street East and any other locations where they are contemplated.	Building setbacks have been included on the architectural plans. The final urban design guidelines will provide further design direction.	
	<b>Other Comments</b>		
	Further comments with respect to the Central Plaza, the surrounding built form, and opportunities for tree preservation in this area will be provided following discussions with the Toronto Public Library.	Noted	
	<b>Planning and Urban Design; Katherine Bailey <a href="mailto:Katherine.bailey@toronto.ca">Katherine.bailey@toronto.ca</a></b>		
	<b>Site Organization</b>		
	City Planning staff have significant concerns with the elimination of the north-south internal local streets identified in the Secondary Plan which may deviate from the vision of physically integrating Regent Park with adjoining neighbourhoods through the introduction of connected, pedestrian friendly, publicly-owned streets and the creation of a fine-grained pattern of blocks.	Public Street J and Private Street G have been added to the framework.	
	In Plot 1, Internal Local Street G should be provided as a public street; however, City Planning staff are open to discussing options for alternatives to a typical public street in this location which provides a clear, direct connection through the block from Gerrard Street East to Oak Street and does not compromise the width of the public space.	Local Street G has been provided as a private street. Buildings 1A, 1B and 1C have been adjusted to accommodate a 16.5m clear, direct north-south connection between Gerrard Street East and Oak Street.	
	In Plot 2, the elimination of Internal Local Streets H and I from the plan is proposed to allow for a new Central Plaza. The shape and dimensions of the Central Plaza as well as the elimination of the internal local streets will require further consideration, including a review of the width of the proposed pedestrian connections and how effectively the space connects this block with Gifford Street and Nasmith Avenue to the north and the Big Park to the south.	The Central Plaza is a generous open space that connects Gerrard Street East to Oak Street for pedestrians and cyclists. Please see landscape plans for more details.	

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	In Plot 3, the continuation of Tubman Avenue/Sword Street as a public through street is important to provide access through this block and connect to the surrounding neighbourhoods.	Local Street J, a continuation of Tubman Avenue and Sword Street, has been provided as a public street with a 15m Right of Way as in the previous approved plan of subdivision.	
	City Planning staff support the addition of an east-west corridor through the blocks. This axis should be straight to ensure visibility, clear sight lines, and legibility of the space. City Planning staff would like to discuss opportunities to optimize the location of this axis.	The east-west mid-block connection is intentionally intersected by the Boilerhouse to act as a wayfinding tool and mark the location of the Central Plaza.	
	Service and loading areas should be consolidated and accessed from local streets to avoid access points from Gerrard Street East, River Street, and open spaces along the proposed east-west corridor.	The loading spaces are consolidated from Local Streets (public and private), where possible, and are accessed from private driveways to avoid reversing onto public streets.	
	<b>Public Realm and Open Spaces</b>		
	City Planning staff have significant concerns with the siting of publicly accessible open spaces within the interior of the three Plots. As proposed, these spaces do not have adequate access or visibility from public streets, are co-located with building servicing and loading areas in many locations, and are difficult to distinguish from private spaces. With the degree of enclosure by flanking buildings, these spaces raise potential safety (CPTED) issues and will have limited access to sunlight.	Noted. New private and new public streets have been added, further design elements in support of community safety will be outlined in the final Urban Design Guidelines for implementation in site plan applications.	
	The proposed Central Plaza provides an exciting opportunity for a new highly-activated public space in the middle of Phases 4 & 5. Further discussions around opportunities for public ownership in this area will be required. The interior of the Central Plaza between the proposed library and the Boiler House does not appear to be highly visible from the surrounding public streets, therefore further discussions with the Toronto Public Library will be required to refine the space allocated for the future library as well as the open space around it. The connection and interface between the Central Plaza, the Big Park, and the shared street concept for Oak Street will also require further examination as the existing conditions on the north side of the Big Park are not designed to be permeable.	TCHC has had further discussion with the Toronto Public Library regarding the location of the library and have confirmed the preferences for a Gerrard Street location. The library is intended to provide an open and active ground floor addressing both Gerrard Street and the Central Plaza. More detail will be captured in the Urban Design Guidelines and through subsequent site plan control applications.	
	City Planning staff appreciate that the Central Plaza is currently proposed to be unencumbered to allow for the long-term establishment of mature trees and landscaping. The feasibility of the proposed landscape concept for all other POPS spaces encumbered by underground parking structures will need to be assessed.	Noted.	
	Further discussion will be required with respect to the proposed ownership of the privately-owned publicly accessible open spaces and the long-term operation and maintenance of the proposed features such as community gardens, play areas, recreational courts, fitness equipment, and landscaped areas.	Noted.	
	Conditions within the building courtyards will also require further review to ensure these spaces are appropriately situated and scaled to provide usable outdoor amenity space. Reference to existing examples with comparable dimensions and building heights will assist with this review.	Noted.	
	Further discussion will be needed to incorporate a cycle track within the public realm design of Gerrard Street East	Noted, this cycle track should be located within the public boulevard.	
	<b>Built Form</b>		
	City Planning staff acknowledge that a mix of mid-rise and carefully placed tall buildings are appropriate for Phases 4 & 5. As the proposal is refined, City Planning staff would like the proposal to incorporate the following elements: <ul style="list-style-type: none"> <li>The streetwall height along Gerrard Street East should be modified to be more compatible with the context of the Cabbagetown South Heritage Conservation District on the north side and reduce the shadows on the north side of Gerrard Street. Greater variation in the streetwall height may also be appropriate to create a more interesting and varied streetscape;</li> </ul>	The plan has been designed to carefully consider the heights in relation to Cabbagetown including limiting shadow impacts and providing a pedestrian scaled environment, as supported by the revised Shadow Study.  Variation in streetwall height will also be addressed in the Urban Design Guidelines.	

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	<ul style="list-style-type: none"> <li>The building massing should include setbacks where towers face onto open spaces, including the east-west corridor, in order to frame the open spaces with appropriate proportions and provide comfortable microclimate conditions;</li> <li>Separation distances of at least 18 metres should be provided where a tower interfaces with a mid-rise building;</li> <li>With the addition of several new towers in Phases 4 &amp; 5, the tower floor plate sizes will need to be reviewed and may need to be reduced to account for the cumulative impact of more towers than initially contemplated for this area; and,</li> <li>The tower heights will require further consideration to ensure appropriate transition to the surrounding context and minimize shadow impacts on the Neighbourhoods area to the north, particularly in the morning.</li> </ul>	<p>Framing with appropriate proportion will be addressed in the detailed design of buildings and open space. The Revised Proposal does provide for a 1m setback at the top of the podium in buildings abutting the east-west corridor has been included to frame the open spaces.</p> <p>The separation distances in the Revised Proposal maintain and exceed the light, view and privacy standard of 5.5 and 11 metres and mid-rise buildings and podium elements are situated to ensure compliance with the light, view privacy standard. Separation distances are discussed in the Planning and Urban Design Addendum.</p> <p>The Urban Design Brief and Planning and Urban Design Addendum address the cumulative impact of the addition of towers beyond the in-force zoning and conclude that the shadows on adjacent lands continue to be adequately limited. Accordingly, tower floor plate sizes have not be modified in this regard. Tower floor plates have been reshaped in Building 4M in the Revised Proposal to address changes resulting from the integration of Street J, as discussed in the Planning and Urban Design Addendum.</p> <p>Building heights have been considered in the context of the urban structure, surrounding area and the public realm and provide appropriate transition and do not result in unacceptable impacts in the surrounding context.</p>	
	Following the identification of general built form envelopes and performance standards in the Zoning By-law and Urban Design Guidelines, City Planning staff note that varied architectural expressions and designs should be provided throughout Phases 4 & 5.	Noted.	
	<b>Heritage</b>		
	Phases 4 & 5 are adjacent to the Cabbagetown South Heritage Conservation District (HCD), enacted by City Council on October 28, 2005. Heritage Planning encourages a high quality design that respects the historic context of the HCD. The cladding materials should complement the brick that predominates the adjacent District. Heritage Planning staff are looking into the Boiler House and have requested more information regarding the intended conversion to community and cultural space.	Noted	
	<b>Community Facilities</b>		
	City Planning staff support the proposal for new community space, as well as space for the Toronto Public Library, in Phases 4 & 5. The proposed community facilities should be informed by priorities identified by the community and existing strategies such as the Social Development Plan. Further discussion will be required with respect to the proposed ownership and operation of the community facilities.	Noted.	
	<b>Retail and Economic Development</b>		

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	The retail strategy should be refined for these phases, with an emphasis on fine-grain, local retail. Particular attention should be paid to Gerrard Street East as a new retail main street with a vibrant, complete streetscape. City Planning staff would also like to see a clear strategy for affordable retail space.	Noted, will be addressed on a site by site basis during the SPA process.	
	<b>Community Benefits</b>		
	With the proposed increase in height and density, the proposal would be eligible for additional community benefits pursuant to Section 37 of the Planning Act. The details of the community benefits will be discussed as the proposal is refined.	These increases do not constitute the need for additional S. 37 contributions as part of the revitalization. Additional community benefits have already been incorporated into the proposal through proposed internal community accessible space, central plaza, additional affordable housing, and east-west POPS.	
	<b>Phasing</b>		
	City Planning staff would like to discuss the proposed phasing in order to advance key community spaces and new social housing as early as possible in Phases 4 & 5	Noted, we will continue conversations as we are providing community spaces and new social housing within the first phase of construction.	
	<b>Engineering and Construction Services; Jacqueline Rodrigues, P. Eng.; Tel: 416.338.2197; <a href="mailto:Jacqueline.Rodrigues@toronto.ca">Jacqueline.Rodrigues@toronto.ca</a></b>		
	<b>Transportation Services</b>		
1.1	Continue to consult with City Planning and Transportation Services with regards to the proposed overall site layout and previously agreed upon public rights-of-way through the proposed site area, as further discussed in Section D of this memorandum.	Noted, we will continue to have conversations with Staff.	
1.2	Design, in consultation with Cycling and Pedestrian Projects, and City Planning/Urban Design, and construct a bi-directional bikeway along Gerrard Street East, including the following (as further discussed in Section D of this memorandum): a) Provide a raised two-way cycle track of 3.0 metres in width with: <ul style="list-style-type: none"> <li>• buffer zone between the roadway and the cycle track between 0.8-1.0 metres;</li> <li>• A buffer zone between the cycle track and pedestrian clearway/sidewalk between 0.6-0.8 metres;</li> </ul> b) Provide TTC transit platforms in accordance with the June 2022 design specifications (pending consultation with TTC with regards to the location of transit stops); c) Provide crossing conditions at the signalized intersections along Gerrard Street East in accordance with Ontario Traffic Manual Book 18 – Protected Intersections; d) Provide a raised bikeway and pedestrian crossing along Gerrard Street East across its intersection with Dreamers Way, in accordance with the City's Raised Crosswalk and Intersection Guidelines; e) Provide appropriate ramp/grades at the terminus points of the cycle track to be constructed within the site frontages on Gerrard Street East.	As per discussion with Transportation and Planning staff, we believe the best solution is for the services to be provided within the municipal ownership of the City's ROW.	
1.3	Provide a raised cycle track along the west side of River Street, extending from the Gerrard Street East intersection through the new signalized intersection at Oak Street, in accordance with the City's March 2022 design specification. (This specification can be provided upon request).	The rezoning application does not preclude the implementation of cycling facilities on River Street. The design of cycling facilities along the River Street corridor should be reviewed in a fulsome manner by staff, given the implications to lands further south, which are not part of this application.	

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1.4	Provide raised contra-flow cycle tracks on Sackville Street and Sumach Street, extending from Gerrard Street East to Oak Street within the site lands, in accordance with the City's March 2022 design specification. (This specification can be provided upon request).	BA Group has discussed this item with City Transportation Services staff. In order to maintain fire routing requirements, the design will be maintained as shown in the initial submission.	
1.5	Label/provide minimum unobstructed/consistent 3.0 metre wide pedestrian clearway along Gerrard Street East, and identify where Pedestrian Clearway Easements will be needed to secure the required public space, as further discussed in Section D of this memorandum.	Noted. A consistent 3.0M wide pedestrian clearway have been provided along Gerrard Street and have been identified in the Plans.	L1.01-03
1.6	Label/provide minimum unobstructed/consistent 2.1 metre wide pedestrian clearways along Oak Street, Sackville Street, Sumach Street, Dreamers Way, and River Street, and identify where Pedestrian Clearway Easements will be needed to secure the required public space, as further discussed in Section D of this memorandum	Noted. A consistent 2.1M wide pedestrian clearway have been provided along Oask Street, Sackville Street, Sumach Street, Dreamers Way, and River Street and have been identified in the Plans.	L1.01-03
1.7	Design extensions of the public roadway for Sackville Street and Sumach Street. Revise the functional road plans as follows: a) Clarify the need for an R10 at the southwest corner of Gerrard Street East/Sackville Street. If possible, via a review of vehicle manoeuvring diagrams, reduce this curb radius; a) b) Reduce the curb radii at the southeast corner of Gerrard Street East/Sackville Street and the southwest corner of Gerrard Street East/Sumach Street to be 3.0 metres or less, e.g. squared off as per the one-way street configuration.	a) The R10 would be required to permit an HSU and a garbage truck to turn from the eastbound curb lane into the southbound travel lane on Sackville Street without encroaching into the adjacent travel lanes on Gerrard Street East and proposed bike lanes on Sackville Street.  b) Noted. This change has been made.	
1.8	Delineate and identify unobstructed/unencumbered corner roundings on the site and landscape plans as lands to be conveyed to the City for a nominal sum at the following locations: a) 5.0 metre corner roundings at the southwest and southeast corners of a) Sackville Street/Gerrard Street East; b) 5.0 metre corner roundings at the southwest and southeast corners of c) Sumach Street/Gerrard Street East; d) 5.0 metre corner rounding at the southeast corner of Dreamers e) Way/Gerrard Street East; f) d) 5.0 metre corner rounding at the southwest corner of River Street/Gerrard Street East.	Noted. Unobstructed/ unencumbered corner rounding provided in the Landscape Drawings.	L1.01-03
1.9	Delineate and identify unobstructed corner roundings on the site and landscape plans as lands to be secured via Pedestrian Clearway Easements at the following locations: a) 5.0 metre corner roundings at the northwest and northeast corners of Sackville Street/Oak Street; b) 5.0 metre corner roundings at the northwest and northeast corners of Sumach Street/Oak Street; a) c) 5.0 metre corner rounding at the northwest corner of River Street/Oak Street.	Noted. Unobstructed corner rounding provided in the Landscape Drawings.	L1.01-03
1.10	Revise the loading areas to provide Type B spaces in place of Type C spaces where appropriate. Given the scale/sharing of non-residential GFA, this includes the loading area in Buildings 1A, 2E, 2I, 3K, and 3M, as further discussed in Section D of this memorandum.	All Type C spaces have been replaced with Type B spaces in the plan for the majority of loading areas. It is noted that Building 1A operates with its own loading area and will not be shared with other buildings. Application of 569-2013 to Building 1A would require 1 Type G space and no additional Type B space.	
1.11	Provide accessible parking spaces in accordance with Zoning By-law No. 89- 2022, as noted, and label these spaces with acceptable dimensions in accordance with Zoning By-law No. 579-2017, as further discussed in Section D of this memorandum.	It is the intention of this project to provide accessible parking spaces to comply with the applicable zoning standards for accessible parking spaces. For the sake of clarity, the accessible parking provisions from By-law 89-2022 have been included in the next update of the draft ZBA as part of a future submission.	

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1.12	Provide a preliminary assessment of the supply and location of publically accessible car-share spaces to be provided within the overall site lands.	Details related to the locations of publicly accessible car-share parking spaces will be provided through Site Plan approval.	
1.13	Re-locate/consolidate the proposed loading access driveways on Gerrard Street East to be provided via Sackville Street, Sumach Street, or Oak Street.	Revisions to the loading and access have been included in the Revised Proposal. The plan provided with the zoning by-law amendment application is conceptual and therefore the location of loading and access driveways will be addressed at Site Plan Application.	
1.14	Review the feasibility of consolidating the proposed vehicular and loading access driveways on River Street to be provided via one (1) curb cut.	The plan provided with the zoning by-law amendment application is conceptual and therefore the location of loading and access driveways will be addressed at Site Plan Application	
1.15	Re-locate the loading driveways or raised crossings on Sackville Street and Sumach Street so that they are not in conflict with each other, as further discussed in Section D of this memorandum.	Revisions to loading and access have been include in the Revised Proposal but details will be addressed at Site Plan Application	
<b>2.0</b>	<b>Solid Waste Services</b>		
2.1	<p>Revise drawings to indicate and annotate the following with regard to the Multi-Residential Component:</p> <ul style="list-style-type: none"> <li>a) The Type G loading space is 13 metres in length, 4 metres in width</li> <li>b) The staging pad abutting the front of the Type G loading space will be at least <ul style="list-style-type: none"> <li>i. Building 1A – 20.1 square metres</li> <li>ii. Building 1C – 67.9 square meters</li> <li>iii. Building 2E – 50.3 square metres</li> <li>iv. Building 2I – 33.2 square metres</li> <li>v. Building 3K – 61 square metres</li> <li>vi. Building 3M – 64.8 square metres</li> </ul> </li> <li>c) The Type G loading space and the staging pad abutting the front of the Type G loading space has an unencumbered vertical clearance of 6.1 metres.</li> <li>d) A bulky storage area of minimum floor area of at least 10 square metres.</li> <li>e) A garbage storage room with a minimum floor area based on the number of units. Buildings with multiple waste rooms due to towers or other reasons will require appropriately sized waste storage rooms based on the total number of units associated with them. Detailed breakdown of units required to provide minimum requirements for waste storage room.</li> <li>f) The ability of the collection to enter and exit the site in a forward motion with no more than a three-point turn.</li> <li>g) All overhead doors have a minimum vertical clearance of 4.4 metres, and a minimum width of 4 metres.</li> </ul>	<p>As noted, details of the design of loading spaces and garbage rooms will be addressed through the site plan application. The concept prepared in support of the zoning by-law amendment includes provisional direction on these matters which includes:</p> <ul style="list-style-type: none"> <li>a) All Type G loading spaces are 13 x 4m.</li> <li>b) The staging pads all meet or exceed the required area for the number of units.</li> <li>c) All loading spaces have an unencumbered vertical clearance of at least 6.1 metres</li> <li>d) Will be addressed at site plan application - Staging areas are sized to allow space for bulky storage areas of at least 10m2</li> <li>e) Breakdown of units in each building is provided in the Site Statistics. Garbage storage rooms have been sized to meet or exceed the required size based on the number of units</li> <li>f) Tracking of loading vehicles are included in the Transportation Study</li> <li>g) Will be addressed at site plan application - all overhead doors will meet or exceed the minimum requirements –</li> </ul>	
2.2	<p>Revise drawings to indicate and annotate the following with regard to the Non- Residential Component:</p> <ul style="list-style-type: none"> <li>a) a) A storage space for the waste that will be generated by the nonresidential component of this development. This non-residential waste room must be independent from the residential waste room and must be accessible without entering the residential waste room.</li> </ul>	The zoning by-law amendment for Regent park does not address the detail of the location of storage space for non-residential uses. This matter will be addressed at Site Plan Application.	
2.3	<p>Revise drawings to indicate and annotate the following with regard to the Toronto Public Library Collection:</p> <ul style="list-style-type: none"> <li>a) Collection of waste materials for this development will take place curbside on Gerrard St E.</li> <li>b) A waste storage area that located within the building and is at least 12 square meters, but may need to be larger to allow storage of all waste material between collection days.</li> </ul>	The Toronto Public Library will lead its own design process for their building that will be addressed by TPL at Site Plan Application stage.	

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2.4	Revise drawings to indicate the collection vehicle, which is a length of 12 metres and a width of 2.4 metres, has a minimum turning radii of 9.5m inside and 14m outside entering, exiting and travelling throughout the site and the type G loading space in an unobstructed fashion.	These comments will be address as part of Site Plan Applications for each building / development phase.	
2.5	Show on the drawings that all access driveways to be used by the collection vehicle will have: <ul style="list-style-type: none"> <li>a) A maximum gradient of 8%</li> <li>b) A minimum vertical clearance of 4.4 metres throughout;</li> <li>c) A minimum width of 4.5 metres throughout; and</li> <li>d) 6 metres wide at point of ingress and egress.</li> </ul>		
3.0	<b>Engineering &amp; Construction Services</b>		
3.1	Provide a response letter detailing how each comment was addressed. The response letter must also specify any additional changes/revision made to the design of the site that were not part of the comments provided by Engineering & Construction Services, to be reviewed.		
3.2	Revise the servicing report to address the components outlined on the following website: <a href="https://www.toronto.ca/city-government/planning-development/applicationforms-fees/building-toronto-together-a-development-guide/application-supportmaterial-terms-of-reference/?accordion=servicing-report">https://www.toronto.ca/city-government/planning-development/applicationforms-fees/building-toronto-together-a-development-guide/application-supportmaterial-terms-of-reference/?accordion=servicing-report</a> . The revisions noted below provide additional details to the requirements listed in the link provided.	The enclosed Functional Servicing and Stormwater Management Report has been updated to address the requirements listed in the link.	
3.3	Please complete the following intake checklists: <ul style="list-style-type: none"> <li>a) Hydrological Review Summary, found on the City's website at: <a href="https://www.toronto.ca/wp-content/uploads/2018/08/97bb-Hydrological-Review-August-2018.pdf">https://www.toronto.ca/wp-content/uploads/2018/08/97bb-Hydrological-Review-August-2018.pdf</a></li> <li>b) Functional Servicing Report Groundwater Summary (Long Term Discharge), appended to this memorandum as Attachment 2.</li> </ul>	A completed Hydrological Review Summary and Functional Servicing Report Groundwater Summary have been submitted in support of this application.  Functional Servicing Report Groundwater Summary (Long Term Discharge form has been submitted in support of this application. As this is a rezoning project, the letters from the Mechanical and Structural consultants re the watertight foundation are not available as these consultants will not be brought on board until SPA at the earliest.	
3.4	Please ensure that all submitted report are stamped, signed and dated by a qualified Professional Engineer	The enclosed Functional Servicing and Stormwater Management Report has been signed and stamped by a qualified Professional Engineer.	
3.5	Revise the Functional Servicing & Stormwater Management Report to address the comments provided on the attached marked up document, appended to this memorandum as Attachment 3 – FSR & SWM Comments.	Comments on the attachments have been addressed in enclosed Functional Servicing and Stormwater Management Report.	
	<b>Parks; James Yun Planner, Parks Development; T: (416) 392-1740 e:James.Yun@toronto.ca</b>		
1	City Council approve that in accordance with Section 42 of the Planning Act as a component of the Registration of Plan of Subdivision, the Owner shall convey to the City, an on-site parkland dedication, having a minimum size of 1,200 square metres located directly south of Building 2G with frontage on Oak Street as well as Block 2 on Plan 66M-2491, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor;	Parkland dedication is discussed in the Planning and Urban Design Addendum	
2.	City Council approve the acceptance of on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition; the owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the General Manager, Parks, Forestry and Recreation, in consultation with the City Solicitor; and such an encumbrance will be subject to the	Parkland dedication is discussed in the Planning and Urban Design Addendum	



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	payment of compensation to the City, in an amount as determined by the General Manager, Parks, Forestry and Recreation and the Executive Director, Corporate Real Estate Management.		
3.	<p>Parks Development is interested in securing the design and construction, by the Owner, of Above Base Park Improvements. There may be opportunities to use the Parks and Recreation component of the Development Charges for this work. Further discussion is required. Should this be agreeable, the following recommendation will require the approval of City Council.</p> <p>City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry &amp; Recreation (PFR).</p> <p>The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, PFR, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.</p>	Parkland dedication is discussed in the Planning and Urban Design Addendum, no additional parkland dedication is required.	
	<b>Housing Policy ; Andrew Cohrs, Planner 416-392-4730, andrew.cohrs@toronto.ca.</b>		
	<b>General Housing comments</b>		
1	Market Units: The provision of 431 (24%) two-bedroom units and 115 (6.4%) three-bedroom units does not support the unit mix objectives of the Growing Up guidelines, Official Plan housing policies, and the Growth Plan's growth management and housing policies to accommodate within new development a broad range of households, including families with children.	Additional information about unit mix has been provided in the statistics for the concept for the Revised Proposal.	
2	<p>As the detailed design of the site progresses, the applicant should provide additional information on the proposed unit mix, unit sizes and unit layouts. With regards to site statistics, in future submissions:</p> <ol style="list-style-type: none"> <li>Provide a separate unit mix tables for market, replacement and new TCHC units;</li> <li>Please provide separate average unit sizes for market, replacement and new TCHC units. Please also combine "Bedrooms" and "Bedroom Plus" average unit sizes for these separated tables;</li> <li>Please revise Architectural Plans (site statistics) and Housing Issues Report with corrected tables to ensure documents are accurate;</li> <li>Providing these tables in spreadsheet format (Excel) would also be useful for Housing Policy staff's review.</li> </ol>	Additional information about unit mix has been provided in the statistics for the concept for the Revised Proposals.	
	<b>Social Housing Demolition and Replacement Comments</b>		
1	<p>A Rental Housing Demolition application has been received and deemed complete. In order to continue the review of the rental housing demolition application, the following additional information and steps are required:</p> <ul style="list-style-type: none"> <li>Confirmation with TCHC in regards to the timing and form of tenant notices of the RH application.</li> <li>Resubmitted unit mix and size tables for market, TCHC replacement and new TCHC units, as described above;</li> <li>Replacement unit layouts;</li> <li>Tenant relocation and assistance plan approved by Housing Secretariat</li> <li>Further details on the rationale to no longer propose grade related units.</li> </ul>	<ul style="list-style-type: none"> <li>TCHC has met with the City to discuss the timing of relocation and demolition.</li> <li>Housing Issues addendum addresses TCHC unit mix proposals and grade related unit concerns</li> <li>Unit layouts will be designed and submitted during the SPA process</li> <li>A draft TRAIP has been circulated to the housing secretariats office for review and comment</li> </ul>	
2	<p>The Rental Housing Demolition application will be dealt with under separate cover, and we will continue to work with the applicant on the relevant matters. In short these matters include those discussed above and ensuring:</p> <ol style="list-style-type: none"> <li>The TCHC housing replacement is appropriate, including the proposed total GFA of replacement units, replacement by unit type and ground related housing;</li> </ol>	<ul style="list-style-type: none"> <li>TCHC has met with the City to discuss relocation engagement to date and future strategy / timing</li> <li>Draft TRAIP has been circulated to the City</li> <li>Unit type replacement has been provided in the Housing Issues Addendum</li> </ul>	

NO.	COMMENT	RESPONSE	DRAWING #
	<p>b. An acceptable tenant relocation and assistance plan addressing the right to return to occupy the replacement rental units at similar rents and other assistance to lessen tenant hardship, including an extended notice period to move out and consideration for special needs tenants;</p> <p>c. Tenant consultation and notification of the Rental Housing Demolition application.</p>		
3	<p>A working group, including TCHC staff, Housing Secretariat staff and Housing Policy Staff should be scheduled to address and review the following areas of concern:</p> <p>a. RGI Subsidies vs replacement social housing units</p> <p>b. TCHC and RGI Unit mix and Grade-related obligations</p> <p>c. Provision of amenity spaces</p>	<ul style="list-style-type: none"> <li>TCHC and the City have met however further discussions may be necessary to come to a conclusion</li> </ul>	
<b>Supplementary Urban Forestry ; Grant Winters <a href="mailto:grant.winters@toronto.ca">grant.winters@toronto.ca</a> ; October 26, 2022</b>			
1	<p>What is the quality level of the submitted utility drawings? This does not appear to be indicated in the drawings. Minimum QL-B is required at this stage to assess accurate horizontal locations. We can then review where QL-A will be required.</p>	<p>The current public utility level consists of: Oak Street &amp; Dreamers Way – QL-B based on as-built drawings Gerrard Street &amp; River Street – QL-C</p> <p>Future SUE investigation works will be undertaken to determine QL-A levels. TCHC is a public housing provider and is required to follow strict procurement rules with prescribed timelines. A consultant will be on boarded once this process is complete.</p>	
2	<p>Provide a utility overlay (existing and proposed utilities) on the Soil Volume Plans and Landscape Plan. The current Soil Volume Plan is not legible enough to conduct a fulsome review. Please ensure the utilities are distinctly illustrated. The sections also appear to be missing underground utility information. Ensure all utilities are included on the soil volume sections that are in proximity to proposed tree planting. Illustrate minimum recommended clearances in the soil volume sections per MCR Appendix O.</p>	<p>Noted. Landscape drawings including Landscape Site Plan and Soil Volume Plan has utilities underlaid.</p>	L2.01-03
3	<p>The Public Utility Plan illustrates existing conditions only and does not indicate where tree planting is proposed. Provide the existing/proposed location of utilities in and under the boulevard, as well as proposed lateral connections and infrastructure for the development within the right-of-way and on the development site. Coordinate this information with the Soil Volume Plan and Landscape Plan.</p>	<p>The public utility plan has been underlaid on the soil volume plan.</p>	
	<p>Once we have confirmed QL-B data for the site with an adequate Utility / Soil Volume Plan, we can determine where we believe QL-A is necessary.</p>	<p>See comment #1 above.</p>	
<b>Urban Forestry ; Grant Winters <a href="mailto:grant.winters@toronto.ca">grant.winters@toronto.ca</a></b>			
<b>Public Utilities Plan and Sections</b>			
1a	<p>Utility data is to be provided as per the American Society of Civil Engineers (ASCE) Standard 38, to Quality Level B (QL-B). Where tree planting locations are proposed, provide utility data to Quality Level A (QL-A). QL-A provides precise horizontal and vertical utility information, typically obtained by exposure (i.e. “daylighting”) using minimally intrusive excavation equipment. Quality level of the subsurface utility data should be clearly noted adjacent to the professional stamp of the consulting engineer, on all plans and documents as certification of the quality level.</p>	<p>See comment #1 above.</p>	
1b	<p>The Public Utilities Plan should be submitted as a separate plan, and also as an underlay (in grey) on the Landscape and Planting Plan and the Soil Volume Plan (SVP) and any soil cell drawings, if applicable.</p>	<p>Landscape drawings including Landscape Site Plan and Soil Volume Plan has utilities underlaid. Planting Plan will be provided in a future SPA submission.</p>	L1.01-03 and L2.01-03

NO.	COMMENT	RESPONSE	DRAWING #
<b>Soil Volume Plan and Sections</b>			
a	<p>Provide a typical section drawing for each soil area, including all utilities and their associated clearances as listed in the City's Municipal Consent Requirements, Appendix O.</p> <p>i. For soil areas with subsurface structures (e.g. soil trench with a hydrant, light pole, etc.), provide additional section drawings as necessary to capture correlating changes to the growing medium volume.</p> <p>ii. Dimensions (including depth) of the excavation, the soil cell trench, and the soil profile for both typical sections and where the depth varies (e.g. at the tree planting area, where a different soil depth occurs over an underground utility/structure, etc.).</p>	<p>Typical sections have been provided in the Landscape Drawings indicating planting profile considering Appendix O preferred horizontal and vertical clearances. Advancement of Sections will be provided in subsequent SPA submission.</p>	L3.01
B	<p>Where soil cells are used to achieve soil volume, include the following:</p> <p>i. Manufacturer's site-specific soil cell layout in plan and sections to scale, stamped by a licensed professional Civil Engineer and a Structural Engineer in the Province of Ontario warranting that the product as proposed satisfies all City of Toronto loading requirements.</p> <p>ii. Manufacturer's product and installation specifications.</p> <p>iii. Soil Volume Plan to be stamped by a full member of the Ontario Association of Landscape Architects.</p>	<p>Soil cells boundary has been identified on the Soils Volume Plans which achieves the minimum requirement of 30m<sup>3</sup>/ tree. Soil Cell layout shall be stamped by approved Civil / Structural engineer in subsequent SPA submission.</p>	L2.01-04
<b>General Comments</b>			
1	<p><b>Trees Exempt From By-Law:</b> The applicant is advised that eight (8) privately-owned trees (Trees 13, 15, 60, 98, 100, 107, 109, and 152) are 100% dead, imminently hazardous, and/or are Ash trees infected with Emerald Ash Borer (a terminal disease) and thus qualify as exceptions under provision 813-13 of the Private Tree By-Law. Exceptions under provision 813-13 do not require a formal permit application for removal however they do <b>require that the applicant submit a request for a By-Law Exception to Urban Forestry.</b></p>	<p>Noted.</p>	
2	<p><b>Tree Removal Not Supported by Urban Forestry:</b> The current proposal is to remove every tree from the site to facilitate the proposed development. In accordance with the Official Plan policies outlined in Section A above, the protection and preservation of existing healthy mature trees should be incorporated into the design. Sixteen (16) mature healthy privately owned trees (Trees 36, 38, 62, 63, 66, 77, 79, 81, 90, 92, 113, 114, 138, 139, 144, and 145) are proposed for removal to facilitate construction of the development. Urban Forestry does not support the removal of these healthy privately-owned trees.</p> <p><b>Provide revised Plans and Arborist Report that allow for the preservation of these trees (some minor injury to the tree(s) may be acceptable). Revisions to the plans of most/all disciplines will be required to accommodate the preservation of these trees. If these trees will be injured, the revised Arborist Report must include detailed instructions on means/methods to be used to minimize impact and a discussion of the anticipated level of encroachment and tree impact. Sufficient tree protection measures must be specified for existing bylaw protected trees to be retained.</b> The applicant is advised that the minimum tree protection zones of protected trees is measured in all directions from the base of the tree at grade (i.e. the graphical description of this area must also account for the trunk diameter), and that any disruption to the grade within this zone requires a tree permit.</p> <p>a. The sixteen (16) mature healthy trees indicated above appear to be located largely along the north flank of the site.</p> <p>b. Feasibility of appropriate tree preservation must be explored.</p> <p>c. Ensure adequate setbacks are provided for canopy and root growth. Proposed underground structures must be sufficiently set back from trees to ensure they survive construction.</p>	<p>Our understanding from discussion with the City is that the benefit of the overall development needs to be considered as a whole, including consideration of the retention of the 16 mature trees as identified by Urban Forestry. Three of the 16 mature trees are located within the new Street J (Sword / Tubman Ave Extension) right of way which will require removal.</p> <p>Two existing trees (#69 and #52) within the Central Plaza have been identified that could potentially be retained outside of the 16 trees. It is most likely that only 1 of the 2 trees will be retained due to the location and the design of the Library Building but further discussion and coordination with the Toronto Public Library will be required. These matters will all be confirmed during SPA submission.</p>	TP1.01-03
3	<p><b>Trees on Private Property:</b> The applicant is advised that there are privately-owned trees captured by the Arborist Report which qualify for regulation under the provisions of the Private Tree By-law. All of these trees are proposed for injury/removal from the proposed development (revised as requested above in comment 2). It is important to emphasize that all privately-owned trees to be preserved must be protected in accordance with the Private Tree By-Law and the City of Toronto <i>Tree Protection Policy and Specifications for Construction Near Trees.</i></p>	<p>Noted. Please see comment #2 above.</p>	N/A

NO.	COMMENT	RESPONSE	DRAWING #
4	<b>Trees on City Property:</b> The applicant is advised that, as per the Arborist Report, there are no City-owned Street or Park trees adjacent to the subject lands.	Noted.	
5	<b>Permit Application and Fee:</b> By-law regulated privately-owned trees are proposed for injury/removal to accommodate the development (revised as requested above in comment 2). Urban Forestry requires the <b>submission of a complete “Application to Injure or Remove Trees”</b> and associated <b>application fees</b> (Current fees: \$377.67 per City Street tree, \$377.67 per private subject site tree, and \$790.64 per private boundary/neighbour tree). Please refer to the Payment Instructions below. The applicant is advised that submission of an application does not guarantee that a permit will be issued and that fees are subject to change. As part of the review process, Urban Forestry will independently assess the condition of the trees and the reason for their proposed removal against the provisions of the applicable by-law. The applicant may be required to submit revised plans and Urban Forestry may be required to notify the community, (co-)owner(s) of boundary/neighbour trees, consult with the ward councillor, and/or report to Council. The applicant is advised that By-law regulated trees may not be injured or removed until a Permit to Injure or Destroy a Tree has been issued by Urban Forestry, a Building or Demolition Permit has been obtained, and the construction which warrants tree injury/removal has commenced. The applicant is advised that, prior to finalization of the Site Plan Control review process, Urban Forestry may require payment of a refundable Tree Protection Guarantee for injury of City-owned trees, a non refundable Tree Loss Payment for removal of City-owned trees, a refundable Tree Planting Security Deposit to ensure the planting and survival of new City trees, and/or a cash-in-lieu payment for any required replacement trees that are not being provided. Final amounts and payment instructions will be provided upon issuance of Notice of Approval Conditions.	Noted.	
6	<b>Detailed Landscape Plans will be Required:</b> The applicant is advised that, at the time of the Site Plan Control application, Urban Forestry will require detailed Landscape Plans, Sections, and Details with sufficient information to assure Urban Forestry that the required tree planting (and associated soil volumes and soil infrastructure) is feasible and that it meets City standards.	Noted.	
7	<b>Tree Planting Detail:</b> The Landscape Plans do not provide a tree planting detail. <b>Provide revised Landscape Plans that include the following planting detail(s) (as appropriate):</b> a. Tree planting in hard boulevard surfaces with planting details T-850.026 b. A site-specific detail for each tree planting condition that is proposed and which meets the specifications of the applicable above-noted detail(s).	Noted. Planting Detail T-850.026 and site-specific detail for planting condition provided. Further refined details to be provide in subsequent SPA submission.	L3.01
8	<b>Planting Soil Specification:</b> The Landscape Plans do not provide a soil specification for tree planting that matches the City of Toronto standard Construction Specification for Growing Medium (TS 5.10, June 2021). <b>Provide revised Landscape Plans with a note specifying the following soil(s) for each specific tree planting condition (all components to match parameters as specified in TS 5.10):</b> a. Type I – Standard Mix (for trees planted in turf) b. Type III – Boulevard Mix (for trees planted in hardscaped boulevards and over underground structures)	Noted. Reference to the Specification for Growing Medium (TS 5.10, June 2021) has been noted in the drawings. Specified parameter for each condition will be provided in subsequent SPA submission.	L2.01-04
<b>Trees on City-owned Property:</b>			
1	<b>Proposed Street Trees:</b> The street trees proposed on the Landscape Plans do not meet City of Toronto standards for street tree planting. To ensure tree roots and canopies have adequate space to grow equally in all directions, <b>provide revised Landscape Plans that specify:</b> a. Minimum 3m wide continuous and largely connected open tree planting beds at-grade along the adjacent City road allowances surrounding the site, b. A minimum tree spacing of 8.0 m on centre (or as appropriate for site conditions), c. Tree species representing a diversity of large-growing shade trees, d. A minimum planting size of 70 mm caliper (balled and burlapped),	Noted. Revised Landscape Plans to accommodate Tree Planting per items identified in in the list. Proposed Street Trees within the development are spaced 8M O.C and planted at grade in a tree grate within a continuous soil trench/cell or within an open continuous landscape planter. All Street Trees has a minimum of 30m3 of soil volume.	L1.01-03 and L2.01-03

NO.	COMMENT	RESPONSE	DRAWING #
	<p>e. A minimum of 1.0 m clearance between the tree trunk and property line,  f. A minimum of 3.0 m horizontal clearance between the tree trunk and any portion of the building, including overhead canopies/outlines,  g. A minimum of 16.0 m vertical clearance from the ground within 1.5 m of the tree trunk and the underside of any overhead building canopy/outline,  h. A minimum of 30 m<sup>3</sup> of soil per tree (a revised strategy may be required to accommodate the soil volume requirements),  i. A soil depth between 0.80 m and 1.60 m throughout each tree planting area, and  j. Protect tree planting area with a raised curb and/or low (450mm ht.) decorative fence around the perimeter.</p>		
2	<p><b>Revised Continuous Soil Trench Sections:</b> Site-specific Landscape Sections/Soil Volume Plan section drawings of the continuous soil trenches at the trees and in between trees have been provided however some additional information is required to ensure that the proposal is feasible and that tree planting, soil, and soil infrastructure (e.g. soil cells, concrete bridging supports, etc.) will not conflict with other structures/elements such as building canopies/overhangs, underground structures, and underground or overhead utilities. <b>Provide revised scaled, site-specific sections that:</b></p> <p>a. To assist in the design of continuous soil trenches, refer to the Design Options for Tree Planting in Hard Surfaces drawings: <a href="https://www.toronto.ca/services-payments/streets-parking-transportation/enhancingour-streets-and-public-realm/green-streets/tree-planting-in-hard-surfaces/">https://www.toronto.ca/services-payments/streets-parking-transportation/enhancingour-streets-and-public-realm/green-streets/tree-planting-in-hard-surfaces/</a></p> <p>b. Illustrate and specify all applicable components of a functional suspended pavement system including, but not limited to:</p> <ul style="list-style-type: none"> <li>i. Granular base and sub-drainage,</li> <li>ii. Root barriers,</li> <li>iii. Edge restraints, if applicable,</li> <li>iv. Irrigation/aeration collection and distribution system – <i>including at-grade catchment device(s) to be shown on applicable sections and plans,</i></li> <li>v. Soil inspection ports (min. 1 port per 4 trees) – <i>also show location(s) on applicable plans,</i></li> <li>vi. Applicable bridging/support system (cast-in-place or pre-cast structural concrete panels or soil cells),</li> </ul> <p>c. Label at-grade passive irrigation catchment device on applicable section(s) and plan(s) as: "Passive irrigation/aeration catchment and distribution system to meet City standards",</p> <p>d. Illustrate trench conditions at the trees (with tree location(s) shown) and in between trees,</p> <p>e. Illustrate (at an accurate size, height/depth, and location) and label all overhead and underground utilities,</p> <p>f. Illustrate (at an accurate size, height/depth, and location) all building components such as canopies/overhangs and underground structures,</p> <p>g. Illustrate and label all property lines,</p> <p>h. Dimension all pertinent measurements including, but not limited to:</p> <ul style="list-style-type: none"> <li>i. Widths of open tree planter and extents of available soil underground,</li> <li>ii. Widths and depths of available soil for each portion of a given section where the depth is different (e.g. open planter at tree, soil extending under suspended pavement, etc.),</li> <li>iii. Offset from tree stem to edge of available soil,</li> <li>iv. Offsets from closest part of continuous soil trench assembly (including granular base) to closest edge of adjacent underground utilities (shown at accurate depths),</li> </ul>	<p>Noted. Revised site-specific sections / soil volume plan has been updated. Further refinement to sections will be provided in subsequent SPA submission.</p>	<p>L2.01-204 and L3.01.</p>

NO.	COMMENT	RESPONSE	DRAWING #
	v. Height of building overhangs above grade, and vi. Offset from building walls/overhangs to tree stem.		
3	<p><b>Proposed Soil Volumes:</b> The Soil Volume Plans do not specify the minimum required soil volume of 30 m3 per tree for many tree planting areas. <b>Provide revised Landscape / Soil Volume Plans that:</b></p> <p>a. Increase the total and per-tree soil volumes for each distinct tree planting area to provide 30 m3 of soil per tree, b. State the dimensions (depth and either area or width and length) used for calculating the soil volumes, c. Illustrate the extents of available soil for each tree planting area, and d. Provide details/sections specifying how the soil volume will be provided (e.g. open planting beds, soil cells, bridging, etc.).</p>	Noted. Revised Soils Volume Plan to include a minimum of 30m3 per tree. Sections demonstrating typical soil profile / condition provided in drawings.	L2.01-04 and L3.01
4	<p><b>Public Utilities Plan (PUP) Overlay:</b> The Landscape Plan(s) do not show existing and/or proposed utilities in sufficient detail or at all. In order to identify potential conflicts between utilities and trees, <b>provide revised Landscape Plans with an overlay of all existing and proposed utilities, existing trees to be preserved (if any), and proposed trees on the same plan.</b> A detailed section drawing including accurate vertical and horizontal utility information to Quality Level A is required at all critical locations where utility-tree conflicts may arise.</p>	Noted. Refer to comment #1B under Urban Forestry.	
5	<p><b>Potential Tree-Utility Conflicts:</b> New street trees are proposed within the City-owned road allowance. <b>Provide confirmation of the absence of conflicts between the proposed new street trees and proposed and existing utilities.</b> This may be provided through a review and approval by the Public Utilities Coordination Committee (PUCC) or through investigative daylighting and thorough reporting of the results to Urban Forestry by the applicant. Consultation with Toronto Water is highly recommended to confirm that the proposed continuous soil trench infrastructure above Toronto Water assets meets applicable setbacks. Urban Forestry expects that all efforts will be undertaken early in the planning process to resolve utility-tree conflicts so that the tree planting requirements are met. If a utility conflict prevents the implementation of the proposed street tree planting, Urban Forestry may not issue a tree removal permit for the existing City-owned street trees, if present.</p>	Noted. Refer to comment #1B under Urban Forestry.	
6	<p><b>Tree Openings:</b> The Landscape Plans specify new street trees along street frontages however the detail provided (L3.01) requires some adjustment to meet Urban Forestry's preferred criteria. If open tree planting beds are not feasible in some locations, and to ensure optimal conditions for future tree growth and maintenance, <b>provide revised Plans that specify the following:</b></p> <p>a. Option preferred by Urban Forestry: Substitute any tree grates for open tree planting areas of preferred minimum dimensions of 1.5 m x 1.5 m, topped with mulch and protected by a raised curb and/or low (450mm ht.) decorative fence around the perimeter, b. If tree grates are required by other City divisions, for streetscape design continuity, or for pedestrian safety, then the grates shall be sufficiently heavy to sit freely (without being secured by hardware) on a supporting frame or ledge, shall have a tree opening of at least 600 mm square or diameter, and a construction detail shall be provided, and c. Note: Vertical metal tree guards shall not be specified since these can lead to significant maintenance issues. , an expandable plastic mesh guard and bicycle deterrent sign (as per detail T=850-026-1) are required.</p>	<p>Noted. Street Trees in grates have been provided on Oak Street and Gerrard Street to support spill out programs from the building. In addition, street trees in grates have been provided along River Street to maintain a consistent approach further south.</p> <p>A 600mm diameter tree opening has been provided in the tree grate.</p>	L1.01-03 and L3.01
	<b>Trees on Privately-owned Property:</b>		
1	<p><b>Compensation Planting for Private Tree Removals:</b> The applicant is advised that, based on Urban Forestry's standard compensation ratios of 3:1 for the removal of a healthy tree and 1:1 for the removal of a poor condition tree, <b>new large-growing shade trees are required</b> on the subject lands. Subject to comment C.2, the total number of required replacement trees is subject to change. The Landscape Plans propose the planting of replacement trees, which may satisfy the compensation planting requirements. Urban Forestry will require the <b>payment of cash-in-lieu for the required replacement trees not being planted on the subject lands</b> due to space constraints. The total amount of the cash-in-lieu payment will be determined upon issuance of Notice of Approval Conditions.</p>	Noted.	

NO.	COMMENT	RESPONSE	DRAWING #
2	<p><b>Proposed Private Trees:</b> The private trees proposed on the Landscape Plans do not meet Urban Forestry's standards. <b>Provide revised Landscape Plans that specify:</b></p> <ul style="list-style-type: none"> <li>a. A standard tree spacing of 7.0 m on centre (or as appropriate for site conditions),</li> <li>b. Tree species representing a diversity of large-growing shade trees,</li> <li>c. A minimum planting size of 70 mm caliper (balled and burlapped),</li> <li>d. A minimum of 1.0 m clearance between the tree trunk and property line,</li> <li>e. A minimum of 3.0 m horizontal clearance between the tree trunk and any portion of the building, including overhead canopies/outlines,</li> <li>f. A minimum of 16.0 m vertical clearance from the ground within 1.5 m of the tree trunk and the underside of any overhead building canopy/outline,</li> <li>g. A preferred minimum of 0.75 m clearance (0.60 m absolute minimum clearance may be acceptable) between the tree trunk and the edge of the open portion of any planter,</li> <li>h. A preferred minimum of 0.75 m horizontal clearance between the tree trunk and the extent of the available underground soil volume (on at least three sides of the tree),</li> <li>i. A minimum of 30 m<sup>3</sup> of soil per tree a revised strategy may be required to accommodate the soil volume requirements), and</li> <li>j. A soil depth between 0.80 m and 1.60 m throughout each tree planting area.</li> </ul>	Refer to comment#1 under Trees on City- owned property.	
3	<p><b>Planting in Hardscape:</b> Where the Landscape Plans specify that all or a portion of the minimum required soil volume for tree planting (30 m<sup>3</sup> per tree) will be provided under hardscaping (e.g. through the use of soil cells, bridging, or similar technologies) and/or above underground structures (including parking structures), <b>provide site specific, scaled, fully dimensioned, and detailed Landscape Sections of all continuous soil trenches at the trees and in between trees.</b> Sections must <b>show the tree locations and all pertinent above- and below-grade elements</b> to ensure that the proposal is feasible and that tree planting, soil, and soil infrastructure (e.g. soil cells, concrete bridging supports, etc.) will not conflict with other structures/elements such as building canopies/overhangs, underground structures, and underground or overhead utilities.</p>	Site-specific sections and Soils Volume Plans have been provided in the landscape drawings. A minimum of 30m <sup>3</sup> / per tree of soil volume has been provided.	L2.01-04 and L3.01
4	<p><b>Proposed Soil Volumes:</b> The Soil Volume Plans do not specify the minimum required soil volume of 30 m<sup>3</sup> per tree for many tree planting areas. <b>Provide revised Landscape / Soil Volume Plans that:</b></p> <ul style="list-style-type: none"> <li>a. Increase the total and per tree soil volumes for each distinct tree planting area to provide 30 m<sup>3</sup> of soil per tree,</li> <li>b. State the dimensions (depth and either area or width and length) used for calculating the soil volumes,</li> <li>c. Illustrate the extents of available soil for each tree planting area, and</li> <li>d. The Public Utility Plan is to be layered in a grey tone as an underlay to the Soil Volume Plan</li> <li>e. Identify the location and height of above grade structures and parts of the buildings which overhang the ground floor</li> <li>f. Provide a completed Soil Volume for Tree Planting statistics template. Soil volume excludes the space occupied by any underground utilities/elements (e.g. soil cells, pipes, aggregate, etc.), in the calculation</li> <li>g. Indicate in plan and section, soil volumes to meet Toronto Green Standard Tier 1 requirements for soil area for new and retained trees on site including depth and total soil volume</li> <li>h. Where soil cells are used to achieve soil volume, include the following: <ul style="list-style-type: none"> <li>i. Manufacturer's site-specific soil cell layout in plan and sections to scale, stamped by a licensed professional Civil Engineer and a Structural Engineer in the Province of Ontario warranting that the product as proposed satisfies all City of Toronto loading requirements</li> <li>ii. Manufacturer's product and installation specifications</li> </ul> </li> </ul>	Noted. Revised Soils Volume Plan to include a minimum of 30m <sup>3</sup> per tree. Sections demonstrating typical soil profile / condition provided in drawings.	L2.01-04 and L3.01

NO.	COMMENT	RESPONSE	DRAWING #
5	<p><b>Underground Parking Limit:</b> The Landscape Plans and/or the Soil Volume Plan do not depict the limit of the underground parking structure. <b>Provide revised Landscape Plans that show the extents of the underground parking structure</b> for ease of reference to the proposed tree planting and any associated underground tree infrastructure (e.g. soil cells, concrete bridging, etc.).</p>	Noted. A dashed line has been provided to indicate the underground parking extent.	L1.01-03 and L2.01-03
6	<p><b>Planting Soil Over Underground Structures:</b> The Landscape Plans and/or the Soil Volume Plan propose large-growing shade tree planting over an underground structure. <b>Provide revised Landscape Plans that specify the following for tree planting areas over an underground structure:</b></p> <p>a. A minimum soil depth of 800 mm (not including drainage layers, protective board, or insulation for the underground structure),</p> <p>b. An engineered drainage system below the required soil depth to prevent soil saturation, and</p> <p>c. A soil composition that meets the specification for Type III – Boulevard Mix (for trees planted in hardscaped boulevards and over underground structures) as per the City of Toronto standard Construction Specification for Growing Medium (TS 5.10, June 2021)</p>	Noted. Soil volume plan over underground structures has been provided and includes a minimum of 800mm depth of planting soil for trees.	L2.01-03 and L3.01
<b>Toronto Green Standard (v. 4.0):</b>			
<p><i>Note: Comments herein pertain only to at-grade tree planting and soil volumes. Urban Forestry– Tree Protection and Plan Review does not regulate the planting of non-tree species, or above-grade tree planting or soil volumes.</i></p> <p>EC 1.1 – Tree Planting Areas and Soil Volume: Performance Measure is <b>Not Met</b></p> <p>Comments:</p> <ul style="list-style-type: none"> <li>Based on the site area of 65,000 m<sup>2</sup> (as per the Project Data Sheet), a total of 11,818 m<sup>3</sup> of soil is required for tree planting areas on site and within the public boulevard.</li> <li>The Soil Volume Plan specifies a total soil volume of 2,618 m<sup>3</sup> to be provided for at grade tree planting areas on site and within the public boulevard. This soil volume does not include Soil Areas that do not provide a minimum soil volume of 30 m<sup>3</sup> each.</li> <li>This performance measure may be met by specifying a greater volume of soil to be provided for at-grade tree planting areas on site and within the public boulevard such that the total soil volume to be provided for at-grade tree planting areas meets or exceeds the requirement.</li> </ul>		Noted. Tree planting area and soil volume has been revised to meet the minimum soil volume for the site.	
EC 1.2 – Trees Along Street Frontages: Performance Measure is <b>Met</b>		Noted.	
EC 1.3 – Parking Lots: Performance Measure is <b>Not Applicable</b>		Noted.	
<p>EC 1.4 – Watering Program: Performance Measure is <b>Not Met</b></p> <p>Comments:</p> <ul style="list-style-type: none"> <li>A watering program for at least the first two (2) years after tree planting is required.</li> <li>No watering program has been specified on the Landscape Plans.</li> <li>This performance measure may be met by specifying a watering program for at least the first two (2) years after tree planting.</li> </ul>		Noted. Watering Program notes have been provided.	L1.01-03 and L2.01-03
<p>EC 3.1 – Native and Pollinator Supportive Species: Performance Measure is <b>Not Met</b></p> <p>Comments:</p> <ul style="list-style-type: none"> <li>At least 50% of the proposed plant population is required to be comprised of native species.</li> <li>The Landscape Plans do not specify specific tree species.</li> <li>This performance measure may be met by specifying the proposed tree species where at least 50% of the proposed tree population are native tree species.</li> </ul>		Noted. Plant Species List to be provided in subsequent SPA submission.	
<p>EC 3.2 – Invasive Species: Performance Measure is <b>Not Met</b></p> <p>Comments:</p>		Noted. Plant Species List to be provided in subsequent SPA submission.	



NO.	COMMENT	RESPONSE	DRAWING #
	<ul style="list-style-type: none"> <li>None of the proposed trees are permitted to be invasive tree species.</li> <li>The Landscape Plans do not specify specific tree species.</li> <li>This performance measure may be met by specifying the proposed tree species, none of which are invasive species.</li> </ul>		
	<b>Advisory Comments:</b>		
1	<b>Tree Protection Barriers/Hoarding:</b> The owner is advised that, prior to any demolition, construction, or grading activities taking place, tree protection barriers/hoarding shall be installed in the locations indicated on the approved plans and to the satisfaction of Urban Forestry – Tree Protection & Plan Review. Once the tree protection barriers have been installed and other tree protection measures undertaken, the applicant/owner shall notify Urban Forestry TPR Representative to arrange for an inspection of the site and approval of aforementioned tree protection requirements. The owner must not proceed with any demolition, construction, or grading activities until Urban Forestry approval has been obtained.	Noted.	
2	<b>Contractor's Agreement:</b> The owner is advised that, prior to any tree work (e.g. root exploration, root/canopy pruning, injury, removal, or planting) by a private contractor on City owned land, Urban Forestry – Tree Protection & Plan Review will require submission of a complete "Agreement for Arborists Retained by Private Property Owners to Undertake Work on City Trees" and supporting documents (Certificate of Insurance, Workplace Safety and Insurance Board (WSIB) Clearance Certificate) from the contractor who will perform this work.	Noted.	
	<b>Environmental Planning; Shayna Stott, Planner 416-392-0171 <a href="mailto:Shayna.Stott@toronto.ca">Shayna.Stott@toronto.ca</a></b>		
1	TGS V4 documentation- In anticipation of TGS V4 the applicant has revised TGS V3 documentation for this submission. Based on the anticipated date of site plan application the TGS V4 should be completed and provided with the next submission including the TGS V4 checklist, and all statistics templates. The Mid to high rise standard includes options for TCHC projects to follow.	Noted, TGS V4 documentation has been prepared and submitted.	
2	Soil volume plan and public utilities plans should be provided in accordance with the updated TORs available in the development guide. This will include quality level A utility investigation during OZ.	Landscape drawings including Landscape Site Plan and Soil Volume Plan has a utilizes underlaid. Planting Plan shall be provided in subsequent SPA submission.	L1.01-03 and L2.01-03
3	Parking- is a minimum parking requirement in place for this application? Consider opportunities to reduce the levels below grade where appropriate as part of embodied carbon reduction approach.	Noted. The draft ZBA submitted as part of the initial submission removed minimum parking requirements for the market units in Phases 4 and 5 and established maximum parking rates based upon By-law 89-2022 (0.4 bach, 0.5 1-bdr, 0.8 2-bdr, 1.0 3-bdr).	
4	TGS V4 for City ACDs includes a requirement for embodied carbon assessment for buildings and landscape. Early identification of design strategies to reduce the carbon impact of materials should be considered.	Noted, further details and strategies to reduce carbon impacts will be identified at the Site Plan Approval stage on a building by building basis.	
	<b>TDSB; Paul Nichols, Planner <a href="mailto:pnichols.tlc@tdsb.on.ca">pnichols.tlc@tdsb.on.ca</a>.</b>		
0	To address the above concerns, TLC requests that the following pre-approval conditions be incorporated into the subsequent site plan agreement:	Noted.	
1	The Owner shall include the following warning clauses in all offers of purchase and sale/lease/rental/tenancy agreements of residential units for a period of ten (10) years from the date of this agreement: "Despite the best efforts of the Toronto District School Board, sufficient accommodation may not be available in the neighbourhood schools for all students anticipated from the development area. Students may be accommodated in school facilities outside the neighbourhood or students may later be transferred to other school facilities. For information regarding designated school(s), please call 416-394-7526.	Noted.	

NO.	COMMENT	RESPONSE	DRAWING #
	Residents agree that for the purpose of transportation to school, if bussing is provided by the Toronto District School Board in accordance with the TDSB's bussing policy, students will not be bussed from their home to the school facility, but will meet the bus at designated locations in or outside of the area. The above warning clauses (including this sentence) shall, for a period of ten years following registration of this Site Plan Agreement, be included in all agreements of purchase and sale and all tenancy agreements (including agreements to lease or rent) for residential units in the development covered by this Site Plan Agreement."		
2	The Owner shall advise the Toronto Lands Corporation of the estimated occupancy date and commit to providing the Toronto Lands Corporation with periodic updates on expected occupancy to ensure that the Toronto Lands Corporation has at least six (6) months' prior notice of the occupancy date. The intention is to provide the Toronto Lands Corporation and the Toronto District School Board with information for enrolment projections.	Noted.	
3	That prior to issuance of site plan approval, the applicant shall provide to the satisfaction of TDSB details regarding construction management, schedule and timelines, traffic management (pedestrian/vehicular/cycling), proposed sidewalk/street closures, construction equipment movement, noise/dust/air attenuation and mitigation as it relates to the school site and surrounding area.	Noted.	
	<b>TCDSB; Tomasz Oltarzewski at (416) 222-8282. Ext. 2278.</b>		
	This development falls within the fixed attendance boundary of: <ul style="list-style-type: none"> <li>• St Paul Catholic Elementary School • St Patrick Catholic Secondary School</li> <li>• St Mary Catholic Academy</li> </ul> <p>The closest Secondary schools serving this area are:  TCDSB projections for local area schools surrounding this development proposal remain consistent. The TCDSB will continue to monitor development growth in this area as it relates to cumulative impact on local schools.</p>	Noted.	
	<b>Enbridge; Casey O'Neil</b>		
	Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.	Noted.	
	<b>Canada Post; Mike Monteleone 647-212-0563   michael.monteleone@canadapost.ca</b>		
	Canada Post has no objections of conditions to impose on the above-noted Zoning By-law Amendment Application. Requirements for mail service relating to the 13 buildings associated with this application will be communicated in response to any resulting Site Plan Applications.	Noted.	