

**Regent Park Phases 4 & 5 Rezoning – 3<sup>rd</sup> Submission Comment Matrix**

**Application:** 325 Gerrard Street East -- Zoning By-law Amendment, Rental Housing and Demolition/Conversion, and Draft Plan Subdivision Redline Applications

**City Application No.:** 22 136063 STE 13 OZ & 22 136078 STE 13 RH

**Date:** April 10, 2023

NO.	COMMENT	RESPONSE
	<p><b>Planning and Urban Design</b>                      Katherine Bailey, <a href="mailto:Katherine.bailey@toronto.ca">Katherine.bailey@toronto.ca</a> SEE ATTACHMENTS</p>	
	<p><b>Streets and Blocks</b></p>	
	<p>City Planning staff are pleased to see the reintroduction of Tubman Avenue and Street G as part of the network of streets and blocks in Phases 4 &amp; 5.</p> <p>Since the resubmission was received, the applicant has expressed an interest in providing Street G as an unencumbered public street, which City Planning staff support. Further discussion with Transportation Services will be required to determine the appropriate right-of-way cross-section and building setbacks, and to discuss opportunities for a consolidated loading area for Building 1A and 40 Oak Street.</p>	<p>Noted.</p>
	<p><b>Built Form</b></p>	
	<p>City Planning staff acknowledge that changes have been made to the proposed building envelopes as a result of the changes to the network of internal local streets. Further refinement will be required to achieve a built form framework that appropriately responds to the unique context of Regent Park and provides a suitable relationship to the public realm in Phases 4 &amp; 5.</p>	<p>Noted.</p>
	<p>The following areas of concern remain to be addressed in the next submission:</p> <ul style="list-style-type: none"> <li>• Buildings should be setback at least 3 metres from Tubman Avenue;</li> <li>• Tower setbacks along the east-west corridor should be increased to at least 3 metres;</li> <li>• Building 4M should provide a tower setback of at least 3 metres from Tubman Avenue; and</li> <li>• Separation distances proposed between the tower and midrise elements of Building 1C, and the towers of Building 4M are insufficient.</li> </ul> <p>City Planning staff have prepared a model showing proposed revisions to the built form framework and areas where density can be redeployed to address these issues.</p>	<p>In the Development Context Plan Report and Update to the Urban Design Guidelines:</p> <ul style="list-style-type: none"> <li>• Buildings are setback a minimum of 3 metres from Tubman Avenue. Refer to <i>Section 4.3 Building Setbacks and Separation Distances</i>;</li> <li>• Tower setbacks along the east-west corridor are increased to 3 metres. Refer to <i>Section 4.4 Base Buildings and Street Walls</i>;</li> <li>• The tower in Building 4M (now 5M) along Tubman Avenue has been removed. Refer to <i>Section 4.2 Height and Built Form</i>; and</li> <li>• Building 1C (now 2C) and the tower elements of Building 4M (now 5M) have been adjusted to provide a tower to mid rise relationship.</li> </ul>
	<p>Other built form matters that City Planning staff expect to be addressed in the next submission, including through the Urban Design Guidelines, include:</p> <ul style="list-style-type: none"> <li>• Building setbacks along the Gerrard Street East frontage to create a streetwall that frames the public realm with good proportion, minimizes shadows on the north side of Gerrard Street East, and provides an appropriate relationship with Cabbagetown and the Cabbagetown South Heritage Conservation District;</li> <li>• Building setbacks for midrise buildings along all other streets as well as the east-west corridor to frame the spaces around the buildings at a contextually appropriate scale.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Section 4.0 Built Form</i> of the Development Context Plan Report and Update to the Urban Design Guidelines provides guidance on providing a street wall that frames the public realm with good proportion, minimizes shadows on the north side of Gerrard Street East, and provides an appropriate relationship with Cabbagetown and the Cabbagetown HCD; and</li> <li>• Guidance for midrise buildings along all other streets as well as the east-west corridor to frame the spaces around the buildings at a contextually appropriate scale is also addressed in <i>Section 4.0 Built Form</i> of the Development Context Plan Report and Update to the Urban Design Guidelines</li> </ul>
	<p>With the next submission, please provide:</p>	<ul style="list-style-type: none"> <li>• Shadow studies which compare the as-of-right and proposed shadows are provided;</li> </ul>

	<ul style="list-style-type: none"> <li>• Updated shadows studies which compare the as-of-right and proposed shadows;</li> <li>• An updated digital massing model; and</li> <li>• A coloured composite landscape and utility plan.</li> </ul>	<ul style="list-style-type: none"> <li>• An updated digital massing model is provided; and</li> <li>• A coloured composite landscape plan provided with public utilities identified in grey.</li> </ul>
<b>Central Plaza and Toronto Public Library</b>		
	<p>Confirmation should be provided from the Toronto Public Library that the proposed framework will accommodate their needs in terms of minimum area per floor as well as operational needs related to parking and loading. This should be addressed as part of the rezoning since changes to the building footprint may affect the configuration of the walkways leading from Gerrard Street East to the Central Plaza and the footprint of the surrounding buildings. Views into the Central Plaza from Gerrard Street East will be critical for the success and safety of this space.</p>	<p>As discussed at the meeting March 29<sup>th</sup>, 2023 with Toronto Public Library, TCHC, City of Toronto Planning Staff, and Tridel, TPL confirmed that the proposed framework would accommodate their needs. Further design discussions will be undertaken to coordinate the detailed design of the future TPL building regarding operational needs related to parking and loading. The draft Urban Design Guidelines provide direction for the relationship of the future library with the Central Plaza.</p>
<b>Draft Zoning By-law Amendment</b>		
	<p>City Planning staff have undertaken a preliminary review of the draft zoning by-law amendment provided with the submission. Further review will be undertaken with subsequent resubmissions and as the other outstanding comments are addressed.</p> <ul style="list-style-type: none"> <li>• On Map 1, remove the (h) symbol from the lands to be rezoned;</li> <li>• On Map 3, the delineation and heights of the various zones will be subject to further review;</li> <li>• For Map 1 of 2, please provide the GFA and GCA of each tower floor plate with the next submission to inform further review;</li> <li>• In the Zoning Matrix, please include the proposed amendments in the final column and correct the quotations for zoning regulations 4(10)(b) on p. 13 and 6(3) PART IX 1 on p. 15;</li> <li>• With respect to land use permissions, please clarify why all uses in the CR District are proposed to be added to the G District and consider whether lands fronting on the Central Plaza should be rezoned to CR;</li> <li>• With respect to residential amenity space, the feasibility of the proposed regulations will need to be confirmed (e.g. determining conformity of pooled amenity space over multiple phases/applications);</li> <li>• With respect to bicycle parking, the requirements should be updated to address any conflicts with the Toronto Green Standard and Zoning By-law 569-2013;</li> <li>• Amendments related to parking, loading, heights and setbacks will be subject to further review; and,</li> <li>• Subject to the outcome of built form discussions, additional requirements such as stepbacks and minimum separation distances may be required to guide the development of Phases 4 &amp; 5.</li> </ul>	<ul style="list-style-type: none"> <li>• H symbols have been removed.</li> <li>• Noted – The heights on Map 3 have been updated to reflect the 3<sup>rd</sup> submission plans</li> <li>• The Regent Park ZBA have previously not restricted buildings based upon GCA, rather they have provisions that limit GFA.</li> <li>• Proposed amendments in the final column and the correct quotations for zoning regulations 4(10)(b) on p.13 and 6(3) PART IX 1 on p. 15 have been made.</li> <li>• With respect to land use permissions, our intention (as noted in the matrix) was to add non-residential permissions to provide flexibility for the upper levels of the library building. This provision has been updated to only permit: <ul style="list-style-type: none"> <li>- 8(1)(f)(b)(ii) Community Services, Cultural and Arts Facilities;</li> <li>- 8(1)(f)(b)(iv) Retail and service shops;</li> <li>- 8(1)(f)(b)(vi) Offices.</li> </ul> <p>Based on your suggestion, we have also extended the CR zone southward along the boundary of the G district to account for the non-residential uses that line the central plaza.</p> </li> <li>• At this time, the ZBA continues to provide flexibility with respect to the location of indoor amenity, to allow for the consolidation of amenity space in larger “hubs”.</li> <li>• Additional provisions from 569-2013 were added to the ZBA.</li> <li>• Noted.</li> <li>• Noted. Provisions related to stepbacks and separation distances have not been included in previous ZBAs for Regent Park. Rather, these sorts of built form measures were identified in Urban Design Guidelines. The submitted UDG for Phases 4 and 5 address a variety of built form matters.</li> </ul> <p>To support your review of the draft zoning by-law, we are resubmitting an updated matrix in PDF, and both PDF and Word versions of the draft ZBA. We look forward to working with City staff to prepare a ZBA that will implement the proposed master plan.</p>
<b>Section 37 Agreement</b>		

Eligible community benefits pursuant to Section 37 of the Planning Act will be secured in an amended Section 37 Agreement.	Noted.
<b>Urban Design Guidelines (Development Context Plan)</b>	
An update to the Urban Design Guidelines (UDG) and the preparation of a Development Context Plan for Phases 4 & 5 is a requirement of lifting the Holding (H) Symbol in the zoning by-law. The Regent Park Secondary Plan states that the Urban Design Guidelines will set out the design framework for the public realm and the relationship of buildings and private spaces to the public realm, provide a context for coordinated incremental development of individual sites and blocks, and provide guidance for the site plan control process.	Please refer to the submitted Regent Park Phases 4 and 5 Development Context Plan Report and Update to the Urban Design Guidelines
<p>A preliminary table of contents for the update was provided with the submission. Please ensure that the following additional elements are addressed:</p> <p><i>Public Realm</i></p> <ul style="list-style-type: none"> <li>• How private spaces and the public realm will be distinct as well as coordinated</li> <li>• Designing for safety and accessibility</li> <li>• Guidelines for smaller public realm elements including courtyards, rooftops, forecourts, and other front yards/setbacks 4</li> <li>• How the public realm will connect beyond the Phases 4 &amp; 5 lands, including connections between the Central Plaza and the Big Park</li> <li>• Clarify the vision for Oak Street as a shared street and how this will be achieved</li> <li>• Updated landscape concept which reflects the proposed vehicle maneuvering areas within the east-west corridor</li> <li>• Consideration of views and vistas within and around Regent Park</li> <li>• Any special considerations for the interface with 40 Oak Street</li> <li>• Interim conditions during the build-out of each phase</li> </ul> <p><i>Built Form</i></p> <ul style="list-style-type: none"> <li>• Guidelines to achieve "high quality homes"</li> <li>• Guidelines to complement the adjacent Cabbagetown South Heritage Conservation District</li> <li>• How buildings frame the spaces (streets and open spaces) around them with contextually appropriate scale</li> <li>• Ground floor animation</li> <li>• Private outdoor amenity spaces</li> <li>• Guidelines to maximize sunlight on the public realm</li> <li>• Chamfered building corners</li> <li>• Diversity of building forms and guidelines for breaking up long building facades</li> <li>• Design guidelines for retail (to facilitate fine-grained and affordable retail spaces)</li> </ul> <p><i>Access, Entrances, Parking</i></p> <ul style="list-style-type: none"> <li>• Bicycle parking and facilities</li> <li>• Consolidation of servicing accesses</li> <li>• Strategy for lay-bys</li> </ul> <p><i>Sustainable Design</i></p> <ul style="list-style-type: none"> <li>• District energy</li> <li>• Construction and cladding materials</li> </ul> <p><i>Commemoration Strategy &amp; Public Art</i></p>	<p>All elements are addressed in the Development Context Plan Report and Update to the Urban Design Guidelines. In particular:</p> <p><i>Public Realm</i></p> <ul style="list-style-type: none"> <li>• How private spaces and the public realm will be distinct as well as coordinated are addressed in <i>Section 3.2 Open Space System</i>;</li> <li>• Designing for safety and accessibility are address in <i>Section 9.1 Lighting and Accessibility</i>;</li> <li>• Guidelines for smaller public realm elements including courtyards, rooftops, forecourts, and other front yard are addressed in <i>Section 3.2 Open Space System</i>;</li> <li>• How the public realm will connect beyond the Phases 4 &amp; 5 lands are addressed in <i>Section 3.0 Public Realm &amp; Section 3.2.2 Central Plaza</i> for connections between the central plaza and the Big Park;</li> <li>• The vision for Oak Street as a shared streets and how this will be achieve is provided in <i>Section 3.1.1 Primary Local Streets</i>;</li> <li>• The interface between the east-west mews and the driveway is provided in <i>Section 3.2.5 Other Open Spaces</i>;</li> <li>• Consideration for views and vistas are addressed in <i>Section 4.5.1 Views and Vistas</i>;</li> <li>• Special considerations for the interface with 40 Oak Street are addressed in <i>Section 3.2.6 Interface with Fred Victor</i>;</li> <li>• Interim conditions during the build-out of each phase will be addressed during the SPA phase and be outlined in the supporting CMP;</li> </ul> <p><i>Built Form</i></p> <ul style="list-style-type: none"> <li>• Guidelines on how to achieve "high quality homes" are addressed in <i>Section 4.6 Design Excellence</i>;</li> <li>• Guidelines to complement the adjacent Cabbagetown South Heritage Conservation District is addressed in <i>Section 4.0 Built Form</i>;</li> <li>• How buildings frame the spaces (streets and open spaces) around them with contextually appropriate scale are addressed in <i>Section 4.4 Base Buildings and Street Wall</i>;</li> <li>• Ground floor animation is addressed in <i>Section 6.0 Ground Floor Animation</i>;</li> <li>• Private outdoor amenity spaces are addressed in <i>Section 3.2.4 Private Amenity Areas</i>;</li> <li>• Guidelines to maximize sunlight on the public realm are addressed in <i>Section 4.1 Building Typologies and 4.2 Height and Built Form</i>;</li> <li>• Chamfered building corners are addressed in <i>Section 4.5.3 Chamfers</i>;</li> </ul>

	<ul style="list-style-type: none"> <li>• Vision for the retained Boiler House</li> <li>• Opportunities for public art</li> </ul>	<ul style="list-style-type: none"> <li>• Diversity for building forms and guidelines for breaking up long building facades are addressed in <i>Section 4.5.2 Projections and Articulation</i>;</li> <li>• Design guidelines for retail are addressed in <i>Section 6.1 Guidelines for Retail; Access, Entrances, Parking</i></li> <li>• Bicycle parking and facilities are addressed in <i>Section 5.3 Location of Bicycle Parking and Facilities</i>;</li> <li>• Consolidation of servicing accesses are addressed in <i>Section 5.2 Parking and Services Entrances</i>;</li> <li>• Strategy for lay-bys are addressed in <i>Section 3.1 Street Designs</i>;</li> </ul> <p>Sustainable Design</p> <ul style="list-style-type: none"> <li>• TGS, Resilience, Indoor Air Quality, and Outdoor Air Quality are addressed in <i>Section 8.0 A Sustainable Design</i>; and</li> </ul> <p>Commemoration guidelines can be found in <i>Section 7.0 Commemoration guidelines</i>.</p>
	<p>Based on a preliminary review by Toronto Police Services (TPS), the building courtyards were identified as an area of particular concern for safety at night, which should be addressed in the UDG. TPS also highlighted the importance of openness, good lighting, sightlines, efficient vehicular movement, and eliminating hiding areas (e.g. hydro boxes).</p>	<p>All courtyards within the development context plan/guidelines are proposed to be used as private amenity spaces and within the guidelines, importance of openness, good lighting, sightlines, and eliminating hiding areas are addressed. Refer to <i>Section 3.2.4 Private Amenity Areas</i> of the UDG</p>
	<b>Deliverables for Final Report</b>	
	<p>In support of the Final Report on the Zoning By-law Amendment application, the following deliverables are required to provide information to Council and members of the public with respect to the key elements of the vision for Phases 4 &amp; 5. These items should be provided as part of the next submission and may be referenced in the report recommendations.</p>	<p>Noted.</p>
	<p><i>Updated Housing Issues Report</i> Following the discussions with Housing Policy staff, provide a complete updated Housing Issues Report with the details requested by staff.</p>	<p>An updated Housing Issues Report prepared by TCHC dated April 2023 is enclosed in this submission. The report addresses and reflects the outcomes of the discussions with Housing Policy and planning staff.</p>
	<p><i>Community Services and Facilities Study Addendum</i> The proposed strategy to determine the ownership, users, and management of the community facilities in Phases 4 &amp; 5, including the Boiler House and the additional space in the library building. The strategy should address the process for engagement with community stakeholders.</p>	<p>As discussed with Staff, a Non-residential Space Engagement Strategy prepared by TCHC dated April 2023 is enclosed in this submission. This strategy outlines the engagement approach for Community Space, Non-residential/Retail Space and Publically accessible Open spaces.</p>
	<p><i>Public Realm Strategy</i> The proposed strategy to determine the design, ownership, management and maintenance of the Central Plaza, east-west corridor, and other POPS spaces in Phases 4 &amp; 5. The strategy should address the process for engagement with community stakeholders.</p>	
	<p><i>Retail Strategy</i> A strategy to implement the vision of a vibrant retail main street along Gerrard Street East, viable fine-grain retail, affordable retail space, and connections to retail in Cabbagetown and the rest of Regent Park.</p>	
	<p><i>Public Consultation Strategy Addendum</i> A strategy for continued community engagement over the timeframe of the incremental build-out of Phases 4 &amp; 5. This would apply to both TCHC and market blocks.</p>	<p>As discussed with Staff, a Public Consultation Strategy Addendum prepared by TCHC dated April 2023 is enclosed in this submission. The report outlines the consultation undertaken prior to and after the April 2022 submission until now.</p>
	<p><i>Updated Phasing Plan</i> Provide an update on the planned build-out and phasing, as well as an update to the current phasing plan (including the current delineations of Phases 4 &amp; 5), if needed.</p>	<p>An updated Phasing Plan prepared by Karakusevic Carson Architects is enclosed in the submission, the Phasing Plan approach is further discussed in the cover letter prepared by TCHC and Tridel.</p>

	<b>Community Services and Facilities</b> <b>Dan Godin, SIPA</b> <a href="mailto:dan.godin@toronto.ca">dan.godin@toronto.ca</a>	
	<p>Section 11.5 of the applicant’s Community Services and Facilities Inventory Study outlines a number of community benefits. Although staff are generally supportive of the variety of community amenities listed, further discussion is needed to understand and confirm the proposed ownership, management and/or tenancy and base building condition or fit out of the proposed community spaces within TCHC buildings, as well as the non-residential space proposed to “host a range of uses including micro-retail opportunities.”</p>	<p>As discussed with Staff, a Non-residential Space Engagement Strategy prepared by TCHC dated April 2023 is enclosed in this submission. This strategy outlines the engagement approach for Community Space and Non-Residential/Retail Space, this engagement will include discussions on proposed ownership, management and/or tenancy.</p>
	<p>The proposed development is also expected to add considerable demand for childcare within the Regent Park Neighbourhood and surrounding area, which is an area of need according to Children's Services Neighbourhood Priority Mapping. Consideration should be given to incorporating a non-profit, licenced child care facility within the proposed development. The facility should generally accommodate a minimum of 62 children aged 0-6 years, including 110 square feet (10.2 square metres) of interior space per child and 60 square feet (5.6 square metres) of useable outdoor playground space per child. Please find the City's Child Care Development Guidelines attached for reference.</p>	
	<b>Development Engineering</b> <b>Pat Scanga, Pat.Scanga@toronto.ca</b>	
	<b>Revisions to Plans and Additional Information Required SEE ATTACHMENTS</b>	
	<p>With the next submission, the Applicant shall provide a <b>Response Summary Letter</b> (or table). The letter shall:</p> <ul style="list-style-type: none"> <li>• Include each comment from Section A of this memo.</li> <li>• Use the same headings and numbering as Section A of this memo.</li> <li>• Provide details of how each comment was addressed, including references to specific page numbers and drawing numbers.</li> <li>• For any comments not addressed, provide a detailed explanation of why this was not done.</li> </ul>	<p>Noted.</p>
	<p>The Applicant shall also provide a <b>Revision Summary Letter</b> (or Table). The letter shall specify all revisions made to reports, plans, and drawings beyond those detailed in the Response Summary Letter, including references to specific page numbers and drawing numbers.</p> <p>The Applicant may combine the two letters above into a single document.</p>	<p>Noted.</p>
	<b>Transportation Services</b>	
1.1	Review the feasibility of providing the proposed private street (Street G) as a public right-of-way with a minimum width of 15.0 metres, as per the originally approved Subdivision plan. Be advised: the proposed right-of-way must be revised to include 2.1 metre wide pedestrian clearways on both sides;	Street G is now a public street and include within the 15.0 m public ROW a 2.1 metre wide pedestrian clearway on both sides.
1.2	<p>For Phase 3 of the proposal (e.g. the blocks between Sumach Street and River Street), and in consultation with Cycling and Pedestrian Projects, and City Planning/Urban Design, provide a preliminary design for the bi-directional bikeway along Gerrard Street East, noting the following specifications:</p> <ol style="list-style-type: none"> <li>a) A raised two-way cycle track of 3.0 metres in width with: <ul style="list-style-type: none"> <li>• A 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> </li> <li>b) A minimum of two (2) vehicle lanes (configuration to be determined) for the west leg approach to River Street;</li> <li>c) A TTC transit platform in accordance with the June 2022 design specifications (pending consultation with TTC with regards to the location of transit stops);</li> </ol>	<p>Based on conversation with Transportation staff on Feb 16<sup>th</sup>, the intention of this comment is to coordinate the interface of the individual sites with the future cycle lanes on Gerrard, the city confirmed that they are exploring the removal of the 1 through lane on Gerrard to contain the cycle path in the city ROW, their focus or intention is to ensure the streetscaping corresponds and potentially can be constructed in coordination to avoid areas of conflict etc. The city confirmed that while they do not have the funding today, they are confident it will be approved in the upcoming capital works budget post 2024.</p> <p>An offline meeting will be scheduled with Transportation and key design staff to discuss.</p>

	d) Crossing conditions at the signalized intersections along Gerrard Street East in accordance with Ontario Traffic Manual Book 18 – Protected Intersections;	
1.3	Provide a traffic sensitivity analysis for the potential closure of the eastbound curb lane along Gerrard Street East (e.g. the reduction to one [1] through-lane) and reviewing potential lane configurations at the public road intersections (in particular at River Street); and	
1.4	Re-locate the proposed access driveways on River Street and/or consolidate the proposed vehicular and loading access driveways on River Street to be provided via one (1) curb cut, as further discussed in this memorandum.	The current plans show one (1) loading driveway onto River Street. The driveway to the Block 5 (formerly named Block 4) parking facilities has now been relocated to the Tubman Avenue Extension.
<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 – 71.3 square meters</li> <li>iii. Building 2E – 50.5 square metres</li> <li>iv. Building 2I – 33.3 square metres</li> <li>v. Building 3K – 65.7 square metres</li> <li>vi. Building 4M – 65.9 square metres</li> </ul> </li> <li>c) A bulky storage area of minimum floor area of at least 10 square metres. It is encouraged to locate this within or with direct access to the loading area.</li> <li>d) 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>e) All overhead doors have a minimum vertical clearance of 4.4 metres, and a minimum width of 4 metres.</li> </ul>	<p>The Ground Floor Plan (577-KCA-EA-01-DR-A-1004-P3[P05] and 577-KCA-WE-01-DR-A-1004-P3[P05]) have been updated to indicate:</p> <ul style="list-style-type: none"> <li>- The dimensions of the Type G loading space</li> <li>- The areas of the staging pads, which all meet or exceed the minimum required areas of: <ul style="list-style-type: none"> <li>i. Building 1A – 27.4 square metres</li> <li>ii. Building 2C – 73.0 square meters</li> <li>iii. Building 3E – 52.0 square metres</li> <li>iv. Building 3I – 34.3 square metres</li> <li>v. Building 4K – 72.5 square metres</li> <li>vi. Building 5M – 65.4 square metres</li> </ul> </li> <li>- Bulky waste storage areas which all exceed 10.0 square metres</li> <li>- Minimum vertical clearance and width of overhead doors</li> </ul> <p>Garbage storage rooms areas based on detailed breakdown of units will be provided in Site Plan application/s.</p>
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 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>	Non Residential waste rooms have been indicated on the Ground Floor Plan (577-KCA-XX-XX-DR-A-1004-P3)
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 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 architectural plans have been prepared at a rezoning level and generally comply with these requirements. The design of the future library building will be further developed through the Site Plan Application process undertaken by TPL, and these elements will be incorporated into each building plan.
2.4	<p>Show on the drawings that all access driveways to be used by the collection vehicle will have:</p> <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>	The Ground Floor Plan (577-KCA-EA-01-DR-A-1004-P3[P05] and 577-KCA-WE-01-DR-A-1004-P3[P05]) have been updated to show that the required dimensions are met or exceeded throughout.
<b>Engineering and Construction Services</b>		

3.1	Revise the Functional Servicing Report Groundwater Summary (Long Term Discharge), as needed to reflect changes made by addressing comments in this memorandum.	Revised
3.2	<p>Confirm whether the short-term (temporary) groundwater is proposed to be discharged to the City's sewer system. Revise the servicing report to include the groundwater findings from Hydrogeology Report and confirm whether the receiving sewer system has the capacity to accommodate the groundwater and the storm/sanitary flows anticipated to be generated by the site.</p> <p>The Functional Servicing Report Groundwater Summary, states "N/A". However, there needs to be a strategy in place to address water collected during construction.</p> <p>The template for the certification to haul off-site is included as Attachment 1 to this memorandum.</p>	<p>Short term discharge will be required, at this time to what level can not be determined. This will be provided as part of the SPA reports.</p> <p>N/A = Not Available</p> <p>A haul off-site letter will not be provided at the site will have a short-term agreement prior to construction.</p>
3.3	Provide figures that illustrate the intended service connection strategy for each building for storm, sanitary and water.	The figure has been provided
3.4	<p>Provide the results of a hydrant flow test that confirms the static and residual pressures in the watermains, being connected to for each building, that meet the City's requirements for sufficient fire flows to service the site.</p> <p>It appears that Buildings 3J, 3K, 4L and 4M are connecting to a watermain that has not yet been constructed. Clarify how you have confirmed capacity for a watermain that does not exist.</p>	<p>This can not be done at this time because of the city's moratorium on testing. More over we have test the watermains around the development to confirm the suitability of the network to service the proposed development. Additional testing should not be required.</p> <p>The watermain for street G &amp; J will be designed as part of the subdivision engineering approvals process. We can confirm there will be capacity by reviewing the watermain testing we conducted on the network surrounding the project and applying pressure flow and minor and major head loss calculations.</p>
3.5	Update the Ground Floor Plan, drawing no. 1004 to show the servicing strategy consistent with the Functional Servicing & Stormwater Management Report.	
3.6	Confirm where the proposed outlets to the storm sewer on Sackville Street, Sumach Street and Tubman Avenue are discharging. The storm sewers do not exist in the entire stretch of Sackville Street and Sumach Street from Gerrard Street East to Oak Street. There only exists a stub off Oak Street. Will the storm sewer need to be extended for the purposes of servicing the site. Furthermore, Tubman Avenue does not yet exist from Gerrard Street East to Oak Street.	The outlets provided are correct. The Storm sewer on Sackville and Sumach north of Oak will be constructed as part of the Subdivision design. They will only carry storm drainage from the public ROWs.
3.7	Submit a Draft Plan of Subdivision for the creation of blocks that will make up the right-of-way for the extension of Tubman Avenue and the creation of Street 'G' between Oak Street and Gerrard Street East, to permit the construction of all municipal infrastructure required to support the servicing strategy for this application.	An updated Draft Plan of Subdivision prepared by JD Barnes is enclosed in the submission, the plan reflects Street G, Sackville, and Sumach Streets as future public streets achieving the approved ROW widths/dimensions. Given the phased approach for the subdivision, the enclosed plan of subdivision reflects the lands that will registered and deposited with the Phase 4 only, a future plan of subdivision will be prepared to reflect the new Tubman Street Extension, and removal of Streets H and I. The detailed design of the future municipal infrastructure required to support the servicing strategy will be undertaken as part of the subdivision detailed design submission.
3.8	Provide a breakdown of the site statistics where retail and office GFA is separated. This is needed to confirm equivalent populations for determining sanitary flows.	We have not broken down the non res area for the buildings as the office use is the worst-case scenario for both water demand and sanitary usage, Any assumption during the rezoning as to the exact use of the non-res space is premature
3.9	Revise the Functional Servicing & Stormwater Management Report to address the comments provided on the attached marked up document, appended to this memorandum as Attachment 2 – Servicing & SWM Comments.	<ul style="list-style-type: none"> <li>- The 4 and 5 bedroom units are only TCHC units. Based on their policy of minimum 1 person per room The city criteria is flawed.</li> <li>- 240 and 250 are the correct allocations for the sanitary analyses as were are proving capacity within an existing sewer system. The 450 is only used for new construction.</li> </ul>

	<b>Environment and Climate Change</b> <b>Bharat Joshi</b>	
	Since the GFA of this project is 303,212 sq m, exceeding the threshold of 20,000 sq m an Energy Strategy is required. Please advise other applicant to follow the Terms of Reference and submit an Energy Strategy.	As confirmed with Staff on April 3 <sup>rd</sup> , 2023 an Energy Strategy is not required for this submission, an Energy Strategy letter prepared and signed by TCHC is enclosed in this application noting that they are underway with procuring an Energy Specialist to explore energy strategies for the RPEI. Future discussions and updates will be held to the Environment and Climate Change department.
	<b>Housing Policy</b> <b>Andrew Cohrs, 416-392-4730, <a href="mailto:andrew.cohrs@toronto.ca">andrew.cohrs@toronto.ca</a></b>	
	<b>General Housing Comments</b>	
1	We request that the following be considered during the review of this development application: <b>Market Units:</b> The provision of 451 (25%) two-bedroom units and 121 (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. a. The applicant should revise the application to include a minimum of 10% 3 bedroom units. b. The unit mix for each individual market building should include 25% large units (two or three bedroom units).	The architectural plans and accompanying site stats have been prepared at a rezoning level and generally meet the intent of the Growing up Guidelines. The design of each building will be further developed through the Site Plan Application process, at which time the unit mix can be adjusted to achieve the desired ratios.
2	As the detailed design of the site progresses, the applicant should provide additional information on the proposed unit mix, unit sizes and unit layouts.	Noted, the Site Stats enclosed in the submission reflect a total of 3,246 units comprised of 1,270 TCHC units and 1,976 Market units varying in size and generally reflecting the following approximate unit mix: 47.5% 1-bedroom; 29% 2-bedroom; 20% 3-bedroom; 2.5% 4-bedroom; and 1% 5-bedroom. These ratios and unit mixes will evolve on a site-by-site basis during the Site Plan Control stage.
	<b>Social Housing Demolition and Replacement Comments</b>	
1	The Applicant submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code on December 23, 2021.  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: <ul style="list-style-type: none"> <li>• Replacement unit layouts;</li> <li>• Layouts of replacements units are requirement for approving the Rental Housing Demolition application. In the past, TCHC has provided generic TCHC layouts and minimum unit sizes at this stage. <ul style="list-style-type: none"> <li>○ Tenant Relocation and Assistance Implementation Plan approved by Housing Secretariat;</li> </ul> </li> </ul>	The TCHC Tenant Relocation and Assistance Implementation Plan for Regent Park Phases 4 & 5 was approved in December 2022 by the Housing Secretariat.  The enclosed Architectural Plans consist of draft replacement unit layouts demonstrating TCHC's current approach. Further consultation will be occur during the SPA process to refine these layouts.
2	Housing will continue to work with TCHC on the Rental Housing Demolition Application Outstanding matters include those discussed above and ensuring a. The TCHC housing replacement is appropriate, including the proposed total GFA of replacement units, replacement by unit type and ground related housing. 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. c. Tenant consultation and notification of the Rental Housing Demolition application.	Noted.



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> <ul style="list-style-type: none"> <li>a. RGI Subsidies vs replacement social housing units</li> <li>b. TCHC and RGI Unit mix and Grade-related obligations</li> <li>c. Provision of amenity spaces</li> </ul> <p>It is noted that a meeting with Housing Policy, Community Planning, TCHC staff, Housing Secretariat staff and the Councillor Moise's office has been scheduled for late January.</p>	<p>An updated Housing Issues Report prepared by TCHC dated April 2023 is enclosed in this submission. The report addresses and reflects the outcomes of the discussions with Housing Policy staff and to address the S.37 requirements, RGI subsidies, and provision of amenity space.</p>
<p><b>Urban Forestry</b> Grant Winters, <a href="mailto:grant.winters@toronto.ca">grant.winters@toronto.ca</a></p>		
<p><b>Public Utilities Plan and Sections</b></p>		
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. See 1.b. for further information regarding this requirement.</p>	<p>Noted. As agreed upon, QL_B survey have been provided as an underlay in the landscape drawings including Landscape Plans and Soil Volume Plans. Proposed trees have been adjusted accordingly to avoid utility conflict.</p>
1b	<p>An adequate Public Utilities Plan has not been provided. Given the scale of the site, Urban Forestry previously discussed and agreed on the requirement for minimum QL-B utility information along street frontages with existing utilities, except along Oak Street and Dreamers Way where the as-built drawings are sufficient. Once QL-B is received, a daylighting (QL-A) plan can be formulated through consultation with Urban Forestry and can be conducted where necessary. The provided QL-C utility information is not considered an acceptable quality level.</p>	<p>As agreed upon, QL_B survey have been provided as an underlay in the landscape drawings including Landscape Plans and Soil Volume Plans.</p>
1c	<p>Adequate utility location information must be provided prior to rezoning approval.</p>	<p>QL-B levels have been provided along Gerrard and River Street in addition to the as-builts for Dreamers Way and Oak Street. Given that Street G, Sackville, Sumach and Tubman Street will all be subject to detailed subdivision design future public utility locates will be coordinated with proposed street trees to avoid conflict.</p>
1d	<p>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>Noted, the civil materials have been stamped/signed by a certified engineer.</p>
1e	<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> <ul style="list-style-type: none"> <li>i. For clarity and ease of reference, provide a separate Public Utility Plan with the utilities delineated clearly and as the primary reference on this plan.</li> <li>ii. The Soil Volume Plan must still include a utility underlay (in grey).</li> </ul>	<p>Noted. The utilities plan has been provided as an underlay in the landscape drawings including Landscape Plans and Soil Volume Plans in grey.</p>
<p><b>Soil Volume Plan and Sections</b></p>		
2a	<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. Utility information appears to be missing from tree planting/soil sections:</p> <ul style="list-style-type: none"> <li>i. Along Gerrard St E, existing Bell conduit(s) appear to be in proximity to proposed tree planting and must be plotted in section drawings. DMOG record drawings also indicate the presence of a large (1.6m diameter) watermain in proximity to proposed tree planting. Confirm the location of this utility and plot in plan and section drawings.</li> </ul>	<p>Noted. Typical sections has be provided for each soil areas, including information on utilities and their associated clearances per Appendix O.</p> <ul style="list-style-type: none"> <li>i. Proposed Tree planting adjusted along Gerrard Street. Proposed trees are a minimum of 600mm from Bell Conduits as recommended in Appendix O. Bell conduits identified in typical section along Gerrard.</li> <li>ii. Noted. Proposed Trees along Sackville adjusted to clearances per Appendix O shown in Plan and typical section.</li> </ul>

	<ul style="list-style-type: none"> <li>ii. Along Sackville St, proposed street trees on the eastern frontage do not all measure 1m from the existing watermain as indicated in the section.</li> <li>iii. Along Oak St, the location of the 200mm watermain appears to change as along this frontage. The various locations of this utility must be plotted in section to ensure planting is feasible. Confirm 900mm gas main is abandoned. Plan L2.02 specifies proposed street trees on the southern frontage, verify if these are planned as part of this project. If so, include in sections.</li> <li>iv. Along Dreamers Way, include proximal utilities in section drawings. Section drawings for River St have not been provided and are required.</li> </ul>	<ul style="list-style-type: none"> <li>iii. Proposed street trees along the south side of Oak Street are indicatively shown and will require further discussion with the City during SPA. CPE to provide response regarding gas main.</li> </ul> <p>Noted. Utilities information has been identified in the section drawings for River Street and Dreamers Way.</p>
<b>General Comments</b>		
B1	<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>	Noted. By-law Exceptions for applicable trees will be submitted during SPA.
B2	<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. It is nonetheless 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>	Noted.
B3	<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.
B4	<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: \$395.53 per City Street tree, \$395.53 per private subject site tree, and \$828.04 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 cash-in-lieu amounts and payment instructions will be provided upon issuance of Notice of Approval Conditions.	Noted. Application to Injure or Remove Trees, and associated application fees, will be submitted during SPA.
B5	<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 further detailed Landscape Plans, Sections, and Details with sufficient	Noted. Further detailed plans, sections and details will be provided during SPA.

	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.	
	<b>Trees on City-owned Property:</b>	
C1	<p><b>Open Planting Beds:</b> In an effort to provide more optimal growing conditions for new trees, <b>Specify:</b></p> <ol style="list-style-type: none"> <li>a. Open and continuous tree planting beds at grade for the majority of the proposed street trees along the Oak St frontage.</li> <li>b. There appears to be sufficient space for the provision of 3m wide planting beds for each of the proposed row of trees along this frontage. A reduced planting bed width of a preferred 2m minimum may be explored to ensure adequate pedestrian access is provided.</li> <li>c. Segmented open planting beds (connected underground) may be appropriate for continuity and to provide adequate pedestrian access.</li> </ol> <p>Trees along the Oak St frontage may still be proposed in tree grates for areas of anticipated significant pedestrian use. For example, to adequately access the central open space area of the site from Regent Park.</p>	<p>Proposed Street Trees revised to include trees in planting beds along Oak Street. These planting beds are typically 2m wide to allow for adequate pedestrian circulation and access.</p> <p>Street Trees in front of the Central Plaza are proposed in tree grates to provide significant pedestrian use and circulation.</p>
C2	<p><b>Advisory for SPC, 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, provide revised Landscape Plans that specify:</p> <ol style="list-style-type: none"> <li>a. Tree species representing a diversity of large-growing shade trees, <ol style="list-style-type: none"> <li>o Protect open tree planting areas with a raised curb and/or low (450mm ht.) decorative fence around the perimeter.</li> </ol> </li> </ol>	<p>Noted. Tree Species will be identified during SPA. Proposed trees in open planting areas will have a minimum of a raised curbs and in some areas a seat height wall may be provided to support seating along the streetscape.</p>
C3	<p><b>Advisory for SPC, 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> <ol style="list-style-type: none"> <li>a. Illustrate and specify all applicable components of a functional suspended pavement system including, but not limited to: <ol 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> </ol> </li> <li>b. 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",</li> <li>c. Illustrate trench conditions at the trees (with tree location(s) shown) and in between trees,</li> <li>d. Illustrate (at an accurate size, height/depth, and location) and label all overhead and underground utilities,</li> </ol>	<p>Noted. Sections along the streetscape have been provided to show typical tree planting with soil trenches/ soil cells. Key dimensions such as planting widths, depths, proximity to underground utilities and buildings are illustrated and will be further detailed and reviewed during SPA.</p>

	<ul style="list-style-type: none"> <li>e. Illustrate (at an accurate size, height/depth, and location) all building components such as canopies/overhangs and underground structures,</li> <li>f. Illustrate and label all property lines,</li> <li>g. Dimension all pertinent measurements including, but not limited to: <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> <li>v. Height of building overhangs above grade, and</li> <li>vi. Offset from building walls/overhangs to tree stem.</li> </ul> </li> </ul>	
C4	Public Utilities Plan (PUP) Overlay: 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, 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. 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. See comments A.1. for more information regarding this requirement.	Noted. Public utilities and QL_B survey have been provided as an underlay in the landscape drawings including Landscape Plans and Soil Volume Plans. Proposed trees have been adjusted accordingly to avoid utility conflict. Sections identify utilities and recommended clearances per the Appendix O.
C5	<b>Potential Tree-Utility Conflicts:</b> New Street trees are proposed within the City-owned road allowance. <b>Prior to rezoning approval, provide confirmation of the absence of conflicts between the proposed new street trees and proposed and existing utilities.</b> This may be provided 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.	Noted. Public utilities and QL_B survey have been provided as an underlay in the landscape drawings including Landscape Plans and Soil Volume Plans. Proposed trees have been adjusted accordingly to avoid utility conflict. Sections identify utilities and recommended clearances per the Appendix O.
<b>Trees on Privately-owned Property:</b>		
D1	<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. 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.	Noted.
D2	<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> <ul style="list-style-type: none"> <li>a. A minimum of 3.0 m horizontal clearance between the tree trunk and any portion of the buildings, including overhead canopies/outlines,</li> <li>b. Numerous proposed trees do not meet this requirement.</li> <li>c. Proposed trees are illustrated with two different images. Advise if these are all considered large growing trees or if smaller species are proposed.</li> <li>d. As an advisory, only large growing trees that meet planting specifications will be considered toward TGS performance measures and planting compensation requirements.</li> </ul>	Noted. Proposed private trees will include a variety of tree species with varying sizes from large shade trees to smaller ornamental trees. Large trees have been adjusted to meet the minimum clearances.

	e. Ensure any revised tree planting locations comply with previously requested standards, spacing, sizing, etc.	
D3	<b>Advisory for SPC, Planting in Hardscape:</b> Where the Landscape Plans specify that all or a portion of the minimum required soil volume for tree planting (30 m3 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.	Noted. A minimum of 30m3 of soil volume has been provided for each tree. Sections with tree planting in Hardscape has been provided to illustrate typical tree planting with soil trenches/ soil cells. Key dimensions such as planting widths, depths, proximity to underground utilities and buildings are illustrated and will be further detailed and reviewed during SPA.
D4	<b>Potential Tree-Utility Conflicts:</b> New trees are proposed within the private portion of the site. Where existing utilities exist on the subject site that appear to conflict with tree planting, specify that these utilities are to be removed or abandoned.	Noted. Public utilities and QL_B survey have been provided as an underlay in the landscape drawings including Landscape Plans and Soil Volume Plans. Proposed Trees within the private portion of the site avoid conflict with utilities.
<b>Toronto Green Standard (v. 4.0):</b>		
EC1.1	<p>Tree Planting Areas and Soil Volume: Performance Measure is <b>Met</b> Comments:</p> <ul style="list-style-type: none"> <li>Based on the site area of 58,122 m2 (as per the Project Data Sheet, which excludes public streets), a total of 10,568 m3 of soil is required for tree planting areas on site and within the public boulevard.</li> <li>The Soil Volume Plan specifies a total satisfactory soil volume of 15,563 m3 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 propose large growing shade trees and/or the entirety of the soil area does not comply with planting standards.</li> <li>Soil areas 1.05, 1.12, 1.17, 1.20, 1.22, 1.25, 1.27, 1.30, 1.32, 2.04-2.09, 2.13, 2.17, 2.19, 2.36-2.39, 2.45, 2.47-2.49, 3.05, 3.07, 3.10, 3.12, 3.13, 3.16, 3.22, 3.25, 3.27, 3.28, 3.30, 3.34, 3.36, 3.37, and 3.41 were not included in the total soil volume calculation.</li> <li>Some tree planting areas (e.g. 1.07) have been included in the total soil volume calculation, though some of the proposed trees are not considered satisfactory as they appear to be small growing trees and/or are located too close to proposed buildings.</li> <li>Clarify if soil area 3.18 is meant to provide soil under the street intersection at Gerrard St E and Tubman Ave extension.</li> <li>Two soil areas are listed as 3.22, review and revise.</li> <li>Confirmation of feasible tree planting is required as indicated in comment A above.</li> </ul>	Noted. Confirmation Soil Area 3.18 will not be provided under the intersection of Gerrard Street and Tubman Avenue Extension and has been updated in the Soil Volume Plan. Revised duplicative soil area 3.22.
EC1.2	Trees Along Street Frontages: Performance Measure is <b>Met</b>	Noted.
EC1.3	Parking Lots: Performance Measure is <b>Not Applicable</b>	Noted.
EC1.4	Watering Program: Performance Measure is <b>Met</b>	Noted.

EC2.2	<p>On-site Landscaping, Native and Plants: Performance Measure is <b>Not Met</b></p> <p>Comments:</p> <ul style="list-style-type: none"> <li>The Landscape Plans do not specify specific tree species.</li> <li>This performance measure may be met at the SPA stage.</li> </ul>	Noted.
<b>Advisory Comments:</b>		
F1	<p><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 &amp; Plan Review. Once the tree protection barriers have been installed and other tree protection measures undertaken, the applicant/owner shall notify Urban Forestry TPPR 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.</p>	Noted.
F2	<p><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 Cityowned land, Urban Forestry – Tree Protection &amp; 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.</p>	Noted.
<b>TTC</b>		
<p>Alex Butler, <a href="mailto:Alex.Butler@ttc.ca">Alex.Butler@ttc.ca</a> <b>SEE ATTACHMENTS</b></p>		
	<p>TTC eastbound near side streetcar stop #1106 on Gerrard Street East at Sackville Street; eastbound near side streetcar stop #1109 on Gerrard Street East at Sumach Street; and eastbound near side streetcar stop #1104 on Gerrard Street East at River Street, are located on the frontage of the subject site.</p> <p>We request that the applicant update the plans to reflect the bus stop and bus shelter locations. In addition, please also update the plans to include the existing curb cuts and transit shelters adjacent to each stop. As shelters are the City of Toronto's responsibility, please contact the Street Furniture Management team at <a href="mailto:streetfurniture@toronto.ca">streetfurniture@toronto.ca</a> regarding shelter placement. If you have any questions regarding the above comments, please contact Alex Butler, Operations Planner at <a href="mailto:Alex.Butler@ttc.ca">Alex.Butler@ttc.ca</a>.</p>	Noted. Existing Curb Cut and TTC Bus Shelter identified on Landscape Plans.
	<p>Drawing L1.01</p> <ul style="list-style-type: none"> <li>Include existing curb cut</li> </ul> <p>Include existing TTC bus shelter</p>	Noted. Existing Curb Cut and TTC Bus Shelter identified on Landscape Plans.
	<p>Drawing L1.02</p> <ul style="list-style-type: none"> <li>Include existing curb cut</li> <li>Include existing TTC bus shelter</li> </ul>	Noted. Existing Curb Cut and TTC Bus Shelter identified on Landscape Plans.
	<p>Drawing L1.03</p> <ul style="list-style-type: none"> <li>Include existing curb cut</li> <li>Include existing TTC bus shelter</li> </ul>	Noted. Existing Curb Cut and TTC Bus Shelter identified on Landscape Plans.
<b>Streetscaping</b>		
Paul David, Transportation Street Furniture		
<b>Streetscape</b>		

<p>We have reviewed the drawings regarding this development and our comments are as follows at the time of streetscape stage. (WO23-00494)</p> <p>Please provide the following details where it is applicable.  Construction Start Date:  Construction End Date:  Project Name / ID:  Project Limits:  List of affected locations (municipal addresses, street/cross street):  Drawings:  Permit Number (if applicable):  Contact (name, telephone number and e-mail address):</p>	<p>The proposed Phasing Plan outlines the current approach towards construction build out for the Phase 4 &amp; 5 lands, timing and details requested will be provided on a site-by-site basis at the time of Site Plan Application to provide refined details particularly related to timing.</p>
<p>Regarding our City of Toronto Bicycle Locking Rings At this time we do not have any existing or proposed Bike Locking Rings in the area of the development, therefore No objections.</p>	<p>Noted.</p>
<p>Regarding our Astral Street Furniture As per our records we have the following Existing Street Furniture Elements at each location below.</p> <p>SWC of 355 Gerrard St E &amp; Sackville St  (1) Astral Transit Shelter Site ID 2217  (1) Astral Litter Receptacle Site ID 05685</p> <p>SWC of 433 Gerrard St E &amp; Sumach St  (1) Astral Transit Shelter Site ID 2214  (1) Astral Litter Receptacle Site ID 11190</p> <p>SWC of 479 Gerrard St E &amp; River St  (1) Astral Transit Shelter Site ID T1104  (1) Astral Litter Receptacle Site ID 05686</p>	<p>Noted, similar to the above comment TCHC and their partner, Tridel, will coordinate with Astral Street Furniture as required to relocate these streetscape elements on a site-by-site basis to be coordinated at the earlier of Demolition coordination/disconnects or Site Plan Control Application submission.</p>