



March 28, 2019

Ms. Ashley Walker, P.Eng.
Development Engineering
Toronto & East York District
Engineering & Construction Services
55 John Street, 16th Floor
Toronto, ON M5V 3C6

Dear Ms. Walker:

**Subject: Responses to City comments for Zoning Bylaw/Official Plan Amendment & Site Plan Application No. 18 135369 STE 27 OZ; 18 135372 STE 27 SA; 18 135378 STE 27 RH
11-21 Yorkville Ave & 16-18 Cumberland St, City of Toronto**

On behalf of our client, 11 Yorkville Partnership Inc., we are pleased to provide the following information as our response to your comments regarding our Rezoning/OPA & SPA Application for the proposed development on 11-21 Yorkville Ave & 16-18 Cumberland Street.

Below we provide response to the comments of the Engineering and Construction Services review stated in the City's letter, dated Jan 25, 2019.

Response to City of Toronto Comments:

PART I: A. REVISIONS AND ADDITIONAL INFORMATION REQUIRED FOR PLANS, STUDIES AND DRAWINGS

ENGINEERING AND CONSTRUCTION SERVICES

2. Functional Servicing Report

- a) The existing services to the existing buildings have updated on Figure 2-6. A SUE investigation completed by T2UE in Appendix F of the FSR.

Sanitary Sewage

- b) Section 2.1 has been revised and updated indicated all existing sanitary service connections for each building. Figure 3 and site servicing plan SS1 have been updated with all existing sanitary service connections accordingly.
- c) Section 2.4 has been revised and updated. The proposed sanitary service of building B will be connected to existing 450mm combined sewer system on Cumberland Street south of the property. Figure 3 has been updated with proposed connection revised accordingly.
- d) Section 2.5 has been revised and updated. Table 2.4 reflecting pre- and post- discharge changes due to proposed Building B has been provided.
- e) The mechanical consultant has advised that Ontario Building Code requires a 300mm sanitary connection within the building mechanical system. Sanitary services from the

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building to municipal sewer system need to match 300mm sanitary system within the building mechanical system. A letter confirming the sanitary service sizing is included in Appendix E of the FSR.

Groundwater

f) Section 2.7 has been revised and updated by specifying 0.63L/s groundwater discharge from Building B to the combined sewers on Cumberland Street.

Water Servicing

g) The existing water services have been updated on Figure 5.

h) The hydrant flow testing will be scheduled on the existing 150 mm diameter watermain on Cumberland Street once the testing season re-opens after April of the year. Hydrant flow test results for Building A has been attached in Appendix C of the FSR.

i) A hydrant flow test on Cumberland will be completed, however we note that the proposed rezoning for Building B does not propose an increase in GFA from the existing condition, and would not cause any increase in fire and domestic water demand on the existing 150mm water on Cumberland Street. The existing watermain will continue to provide the same level of service as existing condition after the proposed development.

Stormwater Servicing, Storm Drainage and Stormwater Management

j) All existing storm services have been updated on Figure 6 of the FSR and site servicing plan SS1.

k) Car washing for water reuse has been removed in all sections of the report.

l) Figure 6A and 6B have been provided to show the pre- and post- development storm drainage conditions. Water balance has been revised to ensure the calculation is based on the full developable area for each lot which can be the new lot area after widening. See Stormwater Report for details.

3. Servicing Report Groundwater Summary

a) Markups are revised and updated. Updated Servicing Report Groundwater Summary has been attached in resubmission package.

PART II: SITE PLAN REQUIREMENT

A. REVISIONS AND ADDITIONAL INFORMATION REQUIRED FOR SITE PLAN, STUDIES AND DRAWINGS

2. Stormwater Management Report

a) Cover Page has been revised and updated by removing 16-18 Cumberland from the title of the report and included building A in the title of the report.

b) Conclusion revised and updated.

c) The proposed storage cistern for building A is 260 m³. All paragraphs have been revised and updated to be consistent.

3. Site Grading Plan SG1

a) All elevations have been revised and clearly labelled on SG1

b) All elevations along the property line after the widening have been revised and clearly indicated on SG1

c) All elevations from the new property line as widened matches existing to ensure runoff drains away from the site toward the laneway.

d) Ponding area has been hatched and updated on SG1.



- e) Hatched laneway area has been labelled and shown in legend.
- f) Liveroof Standard Green Roof System with a manufacturer's claim of water retention volume of 55L/m² is proposed and labelled within the building envelope on the grading plan.
- g) City Signature Block has been revised and updated as requested.
- h) High Water Level elevations have been included in all labels for surface ponding areas.
- i) Revised and updated.
- j) All proposed manhole and servicing features have been revised and labelled with MH number and top of grade elevation.
- k) See above.

4. Site Servicing Plan SS1

- a) Noted and updated.
- b) All existing services to each of the existing building have been labelled according to last SUE investigation provided by T2UE on Jan 29, 2019. Label "All existing services will be removed or abandoned as directed by Toronto Water" has been added.
- c) Note 5 has been removed from SS1.
- d) All items on plan have been revised to match the style in the legend.
- e) See above.

5. Cross Sections and Details SS2

- a) Noted and updated.
- b) The mechanical consultant has advised that Ontario Building Code require a 300mm sanitary services within the building mechanical system. Sanitary services from the building to municipal sewer system has been designed to match it.

6. Erosion and Sediment Control Plan ESC

- a) Noted and updated on ESC.

7. General Notes N1

- a) Site address has been included in the title block of the drawing.
- b) Noted and updated.

We trust that this letter answers all of your comments and completes our zoning bylaw/official plan amendment & site plan application submission. We are available to meet with you to discuss our submission at your earliest convenience. In the interim, if you have any questions or require additional information, please contact the undersigned at +1 289 982 4303.

Yours very truly,

WSP CANADA GROUP LIMITED

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