

2 <sup>nd</sup> Submission- December 20, 2018						
City Department, Memo Date	Comment Section	Comment Number	Comment	Consultant Action	Comment Response	Plan, Report, Detail Reference
Engineering and Construction Services Memo, Dated January 25, 2019	<b>Part I: Zoning By-Law Amendment (ZBLA) Requirements</b>					
	<b>A. Revisions and Additional Information Required for Plans, Studies and Drawings (Zoning By-Law Amendment)</b>					
	<u>Transportation Services</u>					
	Site Plan and Ground Floor Plan, Drawing No. A100 & A105, Prepared by Sweeny & Co Architects, dated December 19, 2018					
	1.	a)	Shift the Type C loading space serving the 2-storey retail building fronting Cumberland Street (Building B) further south so as not to be located with the east-west public lane, as widened.	Sweeny	Type 'C' loading space for Building B has been shifted south, outside of the east-west public lane, as widened. Type C loading vehicle maneuvering tested on shifted location with no issues.	A105, WSP Comment Response Memo Figure 1, Figure 2
	<u>Engineering and Construction Services</u>					
	Site Plan and Ground Floor Plan, Drawing No. A100 & A105, Prepared by Sweeny & Co Architects, dated December 19, 2018					
	1.	a)	Plan acceptable.	Sweeny	Noted.	N/A
	Functional Servicing Report, Prepared by WSP Canada Group Ltd., dated December 14, 2018					
	General:					
	2.	a)	Sections 1.1 and 1.2 say it is assumed there are existing services to the existing buildings. Provide results of the SUE investigation mentioned as being underway and update report accordingly.	WSP	The existing services to the existing buildings have updated on Figure 2-6. A SUE Investigation completed by T2UE is included as Appendix F.	FSR, Figure 2-6 & SUE Investigation in Appendix F
	Sanitary Servicing:					
	2.	b)	Section 2.1 Existing Conditions, Clearly indicate in the report where the existing sanitary service connections are for each building and show them on the Figures and the Drawings.	WSP	Section 2.1 has been revised and updated indicating all existing sanitary service connections for each building.	FSR, Section 2.1, Figure 3 and Site Servicing Plan SS1
	2.	c)	Section 2.4; building B cannot have a service connection to the laneway. It must be to the street the building fronts on. Update in all sections and figures in the report. Confirm the sewer the existing building connects to.	WSP	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.	FSR, Section 2.4, Figure 3 and Site Servicing Plan SS1
	2.	d)	Section 2.5; update tables to reflect sanitary service for Building B connecting to combined sewer on Cumberland.	WSP	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.	FSR, Section 2.5, Table 2.4
	2.	e)	Why is a 300 mm san service connection being proposed? The size seems excessive.	WSP	The mechanical consultant has advised that Ontario Building Code requires a 300mm sanitary connection within the building mechanical system. Sanitary services from the building to municipal sewer system need to match 300mm sanitary system within the building mechanical system.	Appendix E
Groundwater:						
2.	f)	Section 2.7, Update to specify Groundwater from Building B is discharged to Cumberland.	WSP	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.	FSR, Section 2.7	
Water Servicing:						

	2.	g)	Show and label (or show in legend) the existing water services on Figure 5. The current submission figure has a lot of dots in the ROW where sewers should be. Fix this up.	WSP	The existing water services have been updated on Figure 5.	FSR, Figure 5
	2.	h)	Section 3.5, include the flow text results in the Appendix for Building A and B.	WSP	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 result for Building A has been attached in Appendix C of the FSR.	Building A Hydrant Flow Test- FSR, Appendix C
	2.	i)	Section 3.5, as noted, fire hydrant testing is required on the hydrants located on Cumberland Street to determine if the watermains are adequate to provide the minimum domestic and fire supply required for the proposed development. Provide the fire hydrant test results to show there is enough capacity for the proposed Building B of the development. All hydrant flow test results shall be in metric units, (Kpa and litres/second).	WSP	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.	N/A
Storm Servicing, Storm Drainage and Stormwater Management:						
	2.	j)	Section 4.2, Clearly indicate in the report where the existing storm service connections are for all buildings and show them on the Figures and the Drawings.	WSP	All existing storm services have been updated on Figure 6 of the FSR and site servicing plan SS1.	FSR, Figure 6, Site Servicing Plan SS1
	2.	k)	Section 4.4, car washing is not currently permitted for water balance. Remove this from suggested options of reuse.	WSP	Car washing for water reuse has been removed in all sections of the report.	FSR, All Sections
	2.	l)	Section 4.4, Water Balance, provide a plan that shows the proposed development site areas (this can be done on Figures 2 and 3 or a new pre and post development storm drainage plan. The water balance must be based on the full developable area for each lot which can be the new lot area after the widening.	WSP	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.	FSR, Figure 6A & 6B
Servicing Groundwater Summary Form:						
	3.	a)	See Mark-up.	WSP	Mark-ups addressed in updated Servicing Groundwater Summary Form	Updated Servicing Groundwater Summary Form
Hydrogeology Review Summary Form:						
	4.	a)	Complete revisions as noted in our previous memo dated October 17, 2018.	EXP	A Final Hydrogeological Report, which complies with the City of Toronto Terms of Reference will be submitted in April, 2019. The mark-ups received on the Hydrogeology Review Summary Form included with the initial submission will be addressed and a revised Form will be resubmitted with the final report.	Forthcoming
Plan of Survey of all of lots 8, 9, and 12, part of lots 7, 11, and 13 Registered Plan 355-Y, Prepared by WSP Geomatic's Ontario Ltd.						
	5.	a)	Plan to be signed and dated by the surveyor. Date should be the date the survey was done. (Note this is not referring to the plan within the architectural set. This is for the separate plan that was submitted.)	WSP	Topographic Plan of Survey is signed and dated. Deposited Boundary Plan of Survey also included with resubmission is signed and dated.	Topographic Plan of Survey, prepared by WSP Geomatics Ontario Limited, Dated November 21, 2018.  Deposited Boundary Plan of Survey, prepared by WSP Geomatics Ontario Limited, Dated March 22, 2018.
<b>Part II: Site Plan Approval (SPA) Requirements</b>						

A. Revisions and Additional Information Required for Plans, Studies and Drawings (Zoning By-Law Amendment)					
1. Site Plan and Ground Floor Plan, Drawing No. A100 & A105, Prepared by Sweeny & Co Architects, dated December 19, 2018					
Transportation Services					
1.1	a)	Provide an expansion joint, with bituminous fibre, at the east property line of the site abutting 11 – 21 Yorkville Avenue, which is similar to the details found in the City of Toronto Standard Drawing No. T-310.010-1 regarding 'location and detail of joints for sidewalks', as further discussed in Section E;	Sweeny/ TLA	Expansion joint, with bituminous fibre now Per City of Toronto Standard Drawing No. T-310.010-1 is now shown at the east property line of the site abutting 11 – 21 Yorkville Avenue, on the landscape plan.	LS-100, A100 Note #12
1.1	b)	Provide convex mirrors at the top and bottom of the access ramp to the underground garage and at the top of the internal ramp on the P1 level of the underground garage;	Sweeny	Convex mirrors now shown on all architectural underground parking plans and specifically at the top and bottom of the internal ramp on the P1 level of the underground garage.	A101, A102, A103 A104, A105
1.1	c)	Revise the streetscape design to demonstrate compliance with the Accessibility for Ontarians with Disabilities Act (AODA), and the City's Vibrant Streets Design Guidelines, which among other things, recommend the following: a) A 0.2 metre wide curb; b) A minimum 0.6 metre wide buffer strip along the curb edge; and c) A 2.5 meter wide Pedestrian Clearway along Yorkville Avenue and a 3.0 metre Pedestrian Clearway along Cumberland Street.	Sweeny/ TLA	Streetscape design now reflects 0.2m curb, 0.6m buffer strip along the curb edge, 3.0m pedestrian clearway on Yorkville Avenue and a 3.0m pedestrian clearway on Cumberland St.	LS-100, A100, A105
1.1	d)	Further to the above, revise all applicable plans including sections to identify the 0.6 metre wide buffer strip along the curb edge and a minimum of 3.0 metre pedestrian clearway along the Cumberland Street building frontage and label the width and length dimensions of the Public Pedestrian Clearway Easement area on private property on Cumberland Street.	Sweeny/ TLA	Streetscape design now reflects 0.2m curb, 0.6m buffer strip along the curb edge, 3.0m pedestrian clearway on Yorkville Avenue and a 3.0m pedestrian clearway on Cumberland St. Width and Length of the pedestrian clearway easement on private property on Cumberland St. is show on LS-100	LS-100, A100, A105
Fire Services					
1.2	a)	For buildings without interior access between separate units, the distance from the fire vehicle to one entrance of each unit of the building shall be no more than 45 metres (retail waste storage room).	Sweeny	A105 ground floor plan revised. Internal Access provided to Retail Waste Storage Room.	A105
1.2	b)	The Central Alarm and Control Facility (CACF) shall be located so that: <ul style="list-style-type: none"> <li>• There is an unobstructed view to the CACF room entry door.</li> <li>• The path of travel to the CACF room entry door does not exceed 15 metres from the building's principal entrance door.</li> </ul> Alternatively, Toronto Fire Service will accept a separate and remote annunciator installed at the front entrance, in addition to providing the CACF.	Sweeny	View to CACF room is obstructed from principle entrance (identified on plan A105 on Yorkville Ave.) therefore remote annunciator has been provided in addition to the CACF Room, just within principle entrance.	A105
Solid Waste Services - Multi Residential Components (Building A)					
1.3	a)	Revised drawings must indicate and annotate a Type G loading space that is level (+/-2%), and is constructed of a minimum of 200 mm reinforced concrete.	Sweeny	Refer to Note #5 provided on A100 Site Plan.	A100, Note #5
1.3	b)	Revised drawings must indicate and annotate a staging pad abutting the front of the Type G loading space that has an unencumbered vertical clearance of 6.1 metres, constructed of 200mm reinforced concrete and have a grade of no more than 2%.	Sweeny	Refer to Note #5 provided on A100 Site Plan.	A100, Note #5
1.3	c)	Current vehicle maneuvering diagram indicates the collection vehicle reversing into a public lane. Revised drawings must indicate and annotate a collection vehicle movement diagram with a minimum inside/outside turning radii of 9.5 metres and 14 metres respectively, when entering, exiting, and travelling throughout the site and entering/exiting the type G loading space. The diagram must also indicate the ability of the collection vehicle to enter and exit the site in a forward motion with no more than a three-point turn without the need to reverse onto a public lane.	Sweeny/ WSP	The Transportation Consultant for the project, WSP Group, have discussed this matter with City staff and confirmed that because the laneway will only serve the development and other units on the laneway, traffic volumes will be very low and thus relatively safe for garbage trucks to reverse on to the laneway. The flashing beacon warning system, as shown in <b>Figure 3</b> , will also provide additional warning to any motor vehicles exiting the ramp.  The City of Toronto Front-Loading Garbage Truck that was used in our maneuvering analysis has a 10.3 m inner turning	A105, WSP Comment Response Memo Figure 3, Figure 4, Figure 5

					radius and 14 m outside turning radius. Therefore, our garbage truck maneuver is more conservative than the 9.5 m inner radius, the turning template is provided in <b>Figure 4</b> , and the garbage truck maneuvering diagram is provided on <b>Figure 5</b> .	
Solid Waste Services – Non-Residential Component (Building A)						
1.3	d)	Revised drawings must indicate that the bins that will be used for the non- residential waste will be labelled separately from the bins for the residential waste.	Sweeny	Refer to Note #8 provided on A100 Site Plan.	A100, Note #8	
Engineering and Construction Services						
1.4	a)	The applicant must provide a survey credit and benchmark on all applicable plans. Having a survey plan on a different drawing is not adequate. It must be stated on each plan so it is clear where the information comes from.	All Consultants	Survey credit & Benchmark provided on all applicable plans.	A100, A105, SS1, SS2, SG-1, ESC	
2. Stormwater Management Report, Prepared by WSP Canada Group Ltd., dated December 14, 2018						
2.	a)	Cover Page; Include Building A in the title of the report. As this application now only pertains to Building A, remove 16-18 Cumberland from the title of the report.  <i>Note that it is good building B is still mentioned in the body of the report for clarity but a separate SWM report will be needed specifically for building B at the time of future site plan application.</i>	WSP	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.	SWM, Cover Page	
2.	b)	Conclusion, 1st paragraph states Building A is at municipal address of 11-25 Yorkville and 16-18 Cumberland. 16-18 Cumberland is Building B. Update accordingly.	WSP	Conclusion revised and updated.	SWM, Section 4	
2.	c)	Conclusion, Water quantity section states the proposed cistern volume is 240m3 but section 3.5 says the cistern volume is 260m3 including the sump volume of 10m3. Update these to be consistent.	WSP	The proposed storage cistern for building A is 260 m <sup>3</sup> . All paragraphs have been revised and updated to be consistent.	SWM, Section 3.5 & 4	
3. Site Grading Plan, Drawing No. SG1, Revision 2, Prepared by WSP Canada Group Ltd., dated December 14, 2018						
3.	a)	Ensure all elevations are fully legible.	WSP	All elevations have been revised and clearly labelled on SG1	SG1	
3.	b)	Elevations along the property line after the widening must be shown.	WSP	All elevations along the property line after the widening have been revised and clearly indicated on SG1	SG1	
3.	c)	Ensure runoff from the new property line as widened drains away from the site toward the laneway.	WSP	All elevations from the new property line as widened matches existing to ensure runoff drains away from the site toward the laneway.	SG1	
3.	d)	Hatch ponding area boundaries to make them clear.	WSP	Ponding area has been hatched and updated on SG1.	SG1	
3.	e)	Hatched area in laneway should be shown in the legend.	WSP	Hatched laneway area has been labelled and shown in legend.	SG1	
3.	f)	Provide a note within the building envelope on both the servicing and grading plan to indicate there will be a green roof. The note should include the type of green roof and the manufacturer's claim of water retention in metric units.	WSP	Liveroof Standard Green Roof System with a manufacturer's claim of water retention volume of 55L/m <sup>2</sup> is proposed and labelled within the building envelope on the grading plan.	SS1, SG1	
3.	g)	Update City Signature Block remove the managers name.	WSP	City Signature Block has been revised and updated as requested.	SG1	
3.	h)	The surface ponding areas on the plan should include High Water Level elevation.	WSP	High Water Level elevations have been included in all labels for surface ponding areas.	SG1	
3.	i)	Show all manholes, cbs, valves, hydrants on the plan to match the legend.	WSP	Revised and updated.	SG1	
3.	j)	All proposed manholes to be labelled clearly with MH number and top of grate elevation.	WSP	All proposed manhole and servicing features have been revised and labelled with MH number and top of grade elevation.	SG1	
3.	k)	See markup.	WSP	All Mark-ups addressed.	SG1	

<b>4. Site Servicing Plan, Drawing No. SS1, Revision 2, Prepared by WSP Canada Group Ltd., dated December 14, 2018</b>					
4.	a)	Update City Signature Block to remove the managers name.	WSP	City Signature Block has been revised and updated as requested.	SS1
4.	b)	Illustrate and label all existing storm and sanitary service connections to each building within the municipal ROW and label as to be abandoned or removed by City forces.	WSP	All existing services to each of the existing building have been labelled according to last SUE investigation provided by T2UE on Jan 29, 2019. All existing services will be removed or abandoned as directed by Toronto Water.	SS1
4.	c)	Delete note 5.	WSP	Note 5 has been removed from SS1.	SS1
4.	d)	All items on plan to match the style in the legend.	WSP	All items on plan have been revised to match the style in the legend.	SS1
4.	e)	Confirm why such a large sanitary service connection is being used.	WSP	The mechanical consultant has advised that Ontario Building Code requires a 300mm sanitary connection within the building mechanical system. Sanitary services from the building to municipal sewer system need to match 300mm sanitary system within the building mechanical system.	Appendix E
4.	f)	See Markup.	WSP	All Mark-ups addressed.	SS1
<b>5. Cross Sections and Details, Drawing No. SS2, Revision 2, Prepared by WSP Canada Group Ltd., dated December 14, 2018</b>					
5.	a)	Update City Signature Block to remove the managers name.	WSP	City Signature Block has been revised and updated as requested.	SS2
5.	b)	Confirm 300mm san service is required.	WSP	The mechanical consultant has advised that Ontario Building Code requires a 300mm sanitary connection within the building mechanical system. Sanitary services from the building to municipal sewer system need to match 300mm sanitary system within the building mechanical system.	Appendix E
<b>6. Erosion and Sediment Control Plan, Drawing No. ESC, Revision 2, Prepared by WSP Canada Group Ltd., dated December 14, 2018</b>					
6.	a)	Update City Signature Block to remove the managers name.	WSP	City Signature Block has been revised and updated as requested.	ESC
<b>7. General Notes, Drawing No. N1, Revision 2, Prepared by WSP Canada Group Ltd., dated December 14, 2018</b>					
7.	a)	Include the site address on the plan.	WSP	Site address has been included in the title block of the drawing.	NT1
7.	b)	Update City Signature Block to remove the managers name.	WSP	City Signature Block has been revised and updated as requested.	NT1
<b>8. Draft R-Plan 66R-, Prepared by WSP Geomatic's Ontario Ltd.</b>					
8.1 Land and Property Surveys	a)	The areas in the schedule on the plan need to be shown, or an area certificate is required from the Surveyor.	WSP	Areas of conveyance Parts on the plans are now provided on the plan.	Draft R-Plan 66R-, Prepared by WSP Geomatic's Ontario Ltd.
<b>9. Landscape Plans, Drawing No's. LS-100, LS-200, &amp; LD-100, Revision 3, Prepared by Studio tla, dated December 17, 2018</b>					
9.	a)	Plan acceptable.	N/A	Noted.	N/A
<b>10. Additional Information</b>					
10.	a)	The applicant must provide a cost estimate and quantity breakdown for all required works within the municipal right of way including the driveway entrance(s). The estimate will include costs for utility relocations, but exclude service connections. Cost estimate to include 15% contingency, HST, and calculation for LC and engineering inspection fee.	TLA	Separate cost estimates for the work within private lands and the municipal right-of-way have been included with the resubmission.	Landscape Cost Estimate
<b>Parks, Forestry &amp; Recreation Memo,</b>	Comments from the Landscape	1.	Please ensure there is a strong visual distinction between the park and the POPS. Paving pattern and/or color can be used to differentiate.	TLA/ JRS	We would suggest that the following note be added to the Landscape Plans, to allow for Site Plan Approval to proceed, LS-100/ Future Public Park Design

Dated January 25, 2019	Architectural Unit (LS-100 and A100)				while allowing flexibility for revisions to the materiality and overall feel of the POPS when the public park design process commences.  1. The owner acknowledges and agrees that in connection with the POPS shown on the approved plans, the owner has the option to either: a. construct the POPS and convey the Easement (if any) in accordance with the accepted plans and drawings listed in this document; or b. despite Condition 1 (a) and the accepted plans and drawings listed in this document, the owner shall construct POPS in accordance with an alternative POPS design based on the outcome of the Parkland review by Parks, Forestry and Recreation that is mutually agreed upon by the owner and the City, provided the owner: a. submits all necessary drawings to amend the list of accepted plans and drawings, to the satisfaction of the Chief Planner and the General Manager Transportation Services, to reflect any associated revisions to the POPS design; and b. enters into an amending Site Plan Agreement, as may be required by the Chief Planner	
		2.	Show the extent of the underground parking garage beneath the park.	TLA/ Sweeny	Extend of underground parking garage beneath the park now shown Architectural Ground Floor Plan, and Landscape Plan	A100, A105, LS-100
	Advisory Comments	Dog Amenities	Given the current rise in dog-owning populations, especially within high-density developments, the applicant is expected to provide dog amenities on-site with proper disposal facilities such as dog relief stations. This will help alleviate pressure on neighborhood parks.	TLA/ Sweeny	Mutt-Mitt Station has been introduced at south end of the POPS on the west side of the proposed building. A Pet Spa for residents of the building has been introduced on the P1 level.	A104, LS-100
Strategic Initiatives, Policy & Analysis Memo, Dated February 14, 2019	Rental Housing Replacement Comments		We request that furnished floor plans for the proposed replacement units be made available as soon as possible. Once provided, we can provide comments on the layouts. These comments can be provided directly, outside of the formal commenting process.	Sweeny	Furnished floor plans for the rental replacement units, prepared by the Interior Design Consultant, Cecconi Simone, have been delivered directly to Strategic Initiatives, Policy & Analysis.	N/A
			Policy 3.2.1.6 requires the replacement of rental dwelling units by the same number, type and size. We consider that the proposed replacement programme meets this policy. We reviewed the resubmitted drawings and replacement statistics (based on a recalculated GFA) and found the replacement programme results in an improved unit mix, including larger bedroom types, replacing smaller bedroom types with larger bedroom types. The overall replacement GFA would be larger than the existing rental GFA.	11 Yorkville	Noted.	N/A
			Policy 3.2.1.6 also requires the securing of rents for replacement units for at least 10 years, which the applicant continues to propose, in accordance with the policy.	11 Yorkville	Noted. The Application and future Owner of the rental replacement units are committed to this policy requirement.	N/A
			A tenant relocation and assistance plan to address impact on tenants must be prepared to the satisfaction of the Chief Planner, in accordance with Policy 3.2.1. We will continue to work with the applicant on this matter, including holding a tenant consultation meeting to review the impacts on tenants.	11 Yorkville	Noted. City-Led Tenant Meeting to discuss tenant relocation and assistance terms is scheduled for April 2, 2019.	N/A
	General Comments		We request that the following comments be considered during this stage of the review of this development application: - We encourage affordable housing to be included in the Section 37 community benefits provided by the owner as part of this development application. New affordable housing would support the City's and Growth Plan's housing policy objectives to provide a full range of housing (tenure and affordability) within new developments.	11 Yorkville	Noted. Further discussions are to be held.	N/A

<p><b>Urban Forestry, Tree Protection &amp; Plan Review Memo, Dated January 29, 2019</b></p>	<p>Revisions and Additional Information Required Prior to Final Zoning By-law Amendment Report</p>	<p>Where tree planting to replace trees removed is not physically possible on site at a replacement ratio of 3:1, the General Manager of Parks, Forestry &amp; Recreation will accept a cash in lieu payment in an amount equal to 120 percent of the cost of replanting and maintaining the trees for a period of two years. Only large growing shade tree species which are provided an appropriate growing environment and soil volume will be counted in the 3:1 replacement ratio. For this development, the applicant is proposing to remove four (4) trees protected under the provisions of the Private Tree By-law, which would require twelve (12) replacement trees to be planted. The landscape plan which accompanies this development proposal indicates that no large growing shade trees will be planted on the site in an appropriate growing environment. As such the applicant is required to provide a cash in lieu payment for twelve (12) trees at a value of \$583.00 per tree for a total of \$6,996.00</p>	<p>11 Yorkville</p>	<p>Noted. An applicant will be submitted to provide a cash in lieu payment for twelve (12) trees at a value of \$583.00 per tree for a total of \$6,996.00.</p>	<p>N/A</p>
--	--	---	---------------------	---	------------