

11- 25 Yorkville Ave. & 16, 18 Cumberland Street: 5th Submission Zoning By-Law Amendment Application (18 135369 STE 27 OZ) and Site Plan Approval Application (18 135372 STE 27 SA)						
Comment Response Matrix						
City Department, Memo Date	Comment Section	Comment Number	Comment	Consultant Action	Comment Response	Plan, Report, Detail Reference
Engineering and Construction Services Memo, Dated December 17, 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 August 22, 2019					
	1.	a)	Plan acceptable.	N/A	Noted.	N/A
	<u>Engineering and Construction Services</u>					
	Site Plan and Ground Floor Plan, Drawing No. A100 & A105, Prepared by Sweeny & Co Architects, dated August 22, 2019					
	2.	a)	Plan acceptable.	N/A	Noted.	N/A
	Functional Servicing Report, Prepared by WSP Canada Group Ltd., dated August 22, 2019					
	3.	a)	Review the report and findings on Section 2.5 to assure the application can meet the MECP procedure F-5-5. The report (Section 2.5) shows that the application is not in compliance with MECP procedure F-5-5. See that Attachment 1 for marks up on FSR.	WSP	See Civil Comment Response Letter, prepared by WSP Group, dated February 4, 2020.	Functional Servicing Report
	3.	b)	Provide the detailed list of changes in the report from the previous submitted-accepted version. Please explain the reason behind the changes.	WSP	See Civil Comment Response Letter, prepared by WSP Group, dated February 4, 2020.	Functional Servicing Report
	Servicing Groundwater Summary Form:					
	4.	a)	Provide explanation for the reason the allowable peak rate for storm has been revised from previously reviewed and accepted report. The servicing report groundwater summary (dated May 28, 2019) had been reviewed previously and accepted by previous case manager. Address markup provided in Attachment 2.	WSP	See Civil Comment Response Letter, prepared by WSP Group, dated February 4, 2020.	Servicing Groundwater Summary Form
	Hydrogeological Review Summary Form:					
	5.	a)	Form Acceptable.	EXP	The form has been updated to factor shallow groundwater's impact on construction dewatering volume and discharge rate, as requested by Toronto Water through the review of the Short-Term and Long-Term Private Water Discharge Approval Applications. No other changes have been made to the form.	Servicing Groundwater Summary Form
	<b>Part II: Site Plan Approval (SPA) Requirements</b>					
	<b>A. Revisions and Additional Information Required for Plans, Studies and Drawings (Zoning By-Law Amendment)</b>					
	1. Site Plan and Ground Floor Plan, Drawing No. A100 & A105, Prepared by Sweeny & Co Architects, dated August 22, 2019					
	<u>Transportation Services</u>					
	1.1	a)	Plan acceptable.	N/A	Noted.	N/A
<u>Fire Services</u>						
1.2	a)	Hydrant to be located no more than 45 metres from a fire department Siamese connection (Siamese connection #2).	Sweeny	Both Siamese connections are now located within 45m of a fire hydrant.	A-100, LS-100	
<u>Solid Waste Services - Multi Residential Components (Building A)</u>						
1.3	a)	The Owner must revise the site plan drawings to include the following safety measurement notation in order to receive a one-time exception to allow the City water collection vehicles to reverse into the	Sweeny/ WSP	Notes #, 2, 3 and 7 added to Architectural Site Plan. Details for warning beacons and stop signs shown on Transportation	A-100 (Note #2, 3 and 7), Transportation Figures 2	

		public laneway. i. There must be two trained staff members on-site to act as a flagman to assist our trucks with reversing onto the public lane and stopping vehicle and pedestrian traffic. ii. There must be flashing lights and signs at the top and bottom of the parking garage ramp to alert drivers that there are loading operations going on ahead. iii. Add a stop sign at the top of the parking garage ramp.		Figures 2 and 6.	and 6.
Engineering and Construction Services					
1.4	a)	Clearly show and label servicing connections in the site plan.	Sweeny	All existing and proposed servicing connections are shown on the Architectural Site Plan.	A-100
1.4	b)	Clearly label control manholes for sanitary and stormwater services.	Sweeny	All control manholes for sanitary and stormwater services are shown on the Architectural Site Plan,	A-100
2. Stormwater Management Report Building A, Prepared by WSP Canada Group Ltd., dated August 21, 2019					
2.	a)	Provide pre-development and post development drainage plan.	WSP	See Civil Comment Response Letter, prepared by WSP Group, dated February 4, 2020.	Stormwater Management Report Building A
2.	b)	Please remove calculations related to Building B from the report as both cover and scope of the report clearly state the report is dedicated to Building A only.	WSP	See Civil Comment Response Letter, prepared by WSP Group, dated February 4, 2020.	Stormwater Management Report Building A
2.	c)	Replace the orifice plate to orifice tube for any opening greater than 100 mm.	WSP	See Civil Comment Response Letter, prepared by WSP Group, dated February 4, 2020.	Stormwater Management Report Building A
2.	d)	Provide more details how the maximum release rate from control device has been calculated. Particularly clarify how the maximum head over control device has been determined 0.5 m.	WSP	See Civil Comment Response Letter, prepared by WSP Group, dated February 4, 2020.	Stormwater Management Report Building A
2.	e)	Provide required and provided volume for the stormwater tank on Table 3.4.	WSP	See Civil Comment Response Letter, prepared by WSP Group, dated February 4, 2020.	Stormwater Management Report Building A
2.	f)	Address all markup provided in Attachment 3.	WSP	See Civil Comment Response Letter, prepared by WSP Group, dated February 4, 2020.	Stormwater Management Report Building A
3. Site Grading Plan, Drawing No. SG1, Revision 4, Prepared by WSP Canada Group Ltd., dated August 21, 2019					
3.	a)	Show the emergency overland flow arrow	WSP	See Civil Comment Response Letter, prepared by WSP Group, dated February 4, 2020.	SG1
3.	b)	Address all markup provided in Attachment 4.	WSP	See Civil Comment Response Letter, prepared by WSP Group, dated February 4, 2020.	SG1
4. Site Servicing Plan, Drawing No. SS1, Revision 4, Prepared by WSP Canada Group Ltd., dated August 21, 2019					
4.	a)	Replace 110 orifice plate with orifice tube. Please note for any opening greater than 100 mm diameter, the control device should be orifice tube.	WSP	See Civil Comment Response Letter, prepared by WSP Group, dated February 4, 2020.	SS1
4.	b)	Show the connection pipe of groundwater sampling manhole and sanitary control manhole. Also provide invert for that connection.	WSP	See Civil Comment Response Letter, prepared by WSP Group, dated February 4, 2020.	SS1
4.	c)	Provide maximum release rate from control device as well as the allowable release rate.	WSP	See Civil Comment Response Letter, prepared by WSP Group, dated February 4, 2020.	SS1
4.	d)	Revise top elevation of area drains to be consistent with grading plan.	WSP	See Civil Comment Response Letter, prepared by WSP Group, dated February 4, 2020.	SS1
4.	e)	Revise the drawing to show the jellyfish OGS JF4-2-1 as representative of what provided in the specifications.	WSP	See Civil Comment Response Letter, prepared by WSP Group, dated February 4, 2020.	SS1
4.	f)	Address all markup provided in Attachment 4.	WSP	See Civil Comment Response Letter, prepared by WSP Group, dated February 4, 2020.	SS1
5. Cross Sections and Details, Drawing No. SS2, Revision 4, Prepared by WSP Canada Group Ltd., dated August 21, 2019					
5.	a)	Address all markup provided in Attachment 4.	WSP	See Civil Comment Response Letter, prepared by WSP Group, dated February 4, 2020.	SS2

	6. Erosion and Sediment Control Plan, Drawing No. ESC, Revision 4, Prepared by WSP Canada Group Ltd., dated August 21, 2019					
	6.	a)	Address all markup provided in Attachment 4.	WSP	See Civil Comment Response Letter, prepared by WSP Group, dated February 4, 2020.	ESC
	7. General Notes, Drawing No. N1, Revision 4, Prepared by WSP Canada Group Ltd., dated August 21, 2019					
	7.	a)	Acceptable.	N/A	Noted.	N/A
	8. Landscape Plans, Drawing No's. LS-100, LS-200, & LD-100, Revision 4, Prepared by Studio tla, dated August 21, 2019					
	8.	a)	Plan acceptable.	N/A	Noted.	N/A
	9. Cost Estimate					
	9.	a)	Acceptable	N/A	Noted.	N/A
	<b>Parks, Forestry &amp; Recreation Memo, Dated December 3, 2019</b>	Technical Comments	1.	Please clearly note parkland dedication extents on Site Plan and Landscape Plan. The Park is currently labelled as open space on the Site Plan, and not labelled at all on the Landscape Plan.	TLA/ Sweeny	Extents of the parking dedication is now clearly labelled on both the Architectural and Landscape Site Plans.
2.			Please coordinate with the applicant at 33 Yorkville to define who will provide the water connection, sanitary connection and electrical connection to the Base Park.	TLA/ Sweeny	See Civil Comment Response Letter, prepared by WSP Group, dated February 4, 2020.	Civil Comment Response Letter
3.			Please coordinate with the applicant at 33 Yorkville to determine the overall site grading concept. This park slopes toward the north, while the park at 33 Yorkville slopes towards intermittent area drains. Perhaps a meeting with the engineers from both teams and landscape architects would help define the overall base park concept.	TLA/ Sweeny/ WSP	See Civil Comment Response Letter, prepared by WSP Group, dated February 4, 2020.	Civil Comment Response Letter
4.			On the site plan and landscape plan please note the locations of the existing and future laneways that will be built out to Above Base by Metropia, for reference.	TLA/ Sweeny	The locations of existing and future laneways are now clearly shown and noted on both the Architectural and Landscape Site Plans.	A-100, LS-100