



300 Bloor Street West - ZBA Submission Comments (1st Submission)
Collectdev Inc.

March 11, 2019

Dept. / Org.	Master Comment	Comment	Responsibility	Comment Resolution
NAV Canada Letter February 19, 2018	Construction Start Notification	NAV Canada has evaluated the proposal and has no objection to the project as submitted. To assist NAV Canada in the interest of aviation safety, it was asked to notify them at least 10 business days prior to the start of construction.	Collectdev	Acknowledged.
Environment & Energy Division Memo January 18, 2018	Energy Strategy Report	The new ZBA application meets the GFA threshold for the new Energy Strategy requirement. Given the location of the proposed development, it is encouraged that the applicant consider opportunities for direct energy-ready design and provision of backup power. The Environment & Energy Division (EED) invites the applicant to follow-up and discuss these opportunities.	Collectdev / Footprint	Acknowledged.
Utility Circulation Response (Toronto Hydro) January 24, 2018	Toronto Hydro	The information and comments provided must be resolved prior to receiving Toronto Hydro's sign-off for the purpose of a Full-Stream Permit. Once the planning is complete, the applicant must resubmit its drawings to Toronto Hydro. Relocations: Assets can be relocated at the expense of the applicant. Toronto Hydro relocation projects typically take between 12-18 months. Overhead Toronto Hydro Assets - General Guidelines: Mechanical equipment (eg. crane, hoist) shall not operate within 3 metres of lines or equipment. Underground Toronto Hydro Assets - General Guidelines: For heavy equipment operation in the vicinity of Toronto Hydro underground plant, ensure requirement from Toronto Hydro Distribution Construction Standard 31-0500 are met. Tunneling within 3 metres is deemed a conflict that requires a Professional Engineering Report to resolve. Concept Site and Landscape Plan (Comments): 1) Overhead secondary conductors must maintain minimum 2.0m horizontal and 4.0 vertical clearance from building and permanent structures. 2) Caution: Existing hydro assets are available at proposed work location, 3) Toronto Hydro assets (underground) encroaching in private property, legal group to confirm existing easement.	Cole (Civil Engineer) Scott Torrence / (Landscape Architects)	Acknowledged.
Strategic Initiatives & Policy Analysis Housing Memo January 31, 2018	Growing Up: Planning for Children in New Vertical Communities	As currently proposed, less than 10% of all units have three or more bedrooms. This does not adequately support the objectives of the Growing Up guidelines. (A minimum of 25% larger units in buildings that contain 20 units or more require 15% two bedrooms and 10% three bedrooms, primary located in the lower portions of the building.) Currently, the unit breakdown for the proposed residential portion of the development is: Bachelor (0 units, 0%), 1 Bedroom (109 units, 42.08%), 2 Bedroom (134 units, 51.74%), and 3 Bedroom (16 units, 6.18%), for a total of (259 units, 100%).	KPMB / Bousfields	The unit mix will target the required number as the design develops. Refer to ZBA/SPA drawings.
	Section 37	Community benefits will be provided by the owner as part of the development application. It is encouraged that affordable housing be considered to support the City's and Growth Plan's housing policy objectives to provide a full range of housing (tenure and affordability) within new developments.	Collectdev / Bousfields	Acknowledged. This will be considered in ongoing conversations with City staff and the local councillor regarding Section 37 benefits moving forward in the development review process.
	Proposed Downtown Secondary Plan	The proposed secondary plan includes housing policies with 2 and 3 bedroom requirements of certain sizes and the provision of affordable housing at certain thresholds. It is requested that these policies are considered to identify opportunities to secure larger units and affordable housing through voluntary agreements or as part of section 37 community benefits.	Collectdev / Bousfields	Addressed on Page 7 of the Planning & Urban Design Addendum Letter prepared by Bousfields. These policy considerations will be part of ongoing conversations with City staff and the local councillor regarding Section 37 benefits moving forward in the development review process.
	Growth Plan for the Greater Golden Horseshoe, 2017	Within existing or proposed major transit station areas, development will be supported by providing for a diverse mix of uses, including second units and affordable housing. Given the site's location near an existing major transit investment or a priority transit corridor, there is considerable public interest for including affordable housing units.	Collectdev / Bousfields	Acknowledged. This will be considered in ongoing conversations with City staff and the local councillor regarding Section 37 benefits moving forward in the development review process.

	Open Door Affordable Housing Program	It is encouraged that the applicant consider the Open Door program.	Collecdev / Bousfields	Acknowledged. This will be considered in ongoing conversations with City staff and the local councillor regarding Section 37 benefits moving forward in the development review process.
Enbridge Comments January 20, 2018	Enbridge Gas Distribution	Enbridge Gas Distribution does not object to the proposed application.	Collecdev	Acknowledged.
Canada Post Comments February 15, 2018	Delivery Services	The owner/developer will provide the multi-unit residential component with its own centralized mail receiving facility. This lock-box assembly must be rear-loading, adjacent to the ground floor entrance with lobby access and maintained by the owner/developer. For any building where there are more than 100 units, a secure, rear-fed mailroom must be provided. Canada Post no longer offers "to the door" service. Units that are on the ground floor must be assigned compartments in the lobby mailroom. Additional Requests: 1) There will be no more than 1 mail delivery point to each unique address assigned by the Municipality. 2) The owner/developer should contact Canada Post to verify postal codes for the project.	Collecdev / KPMB	Acknowledged.
Rogers Comments February 23, 2018	Rogers Cable Reference # - T180928	Caution: Fiber Optic Cable is present in the area of the proposed construction. Notes: 1) Please inform Rogers Communications well in advance of the proposed construction schedule in order to coordinate plan relocation. 2) Locates are still required. Call for locates at 1-800-738-7893. 3) Hand dig when crossing, or within 1.0m of existing Rogers plant. 4) Plant is to Approximation.	Collecdev	Acknowledged.
TDSB Comments February 28, 2018	Comments	Upon review of the application, the projected accommodation levels at local elementary and secondary schools warrant the use of warning clauses on site and in agreement of purchase and sale. The Board requests the following as a condition of approval: 1) That the applicant/developer enter into an agreement to erect and maintain signs, at points of egress and ingress of the development site, advising that: "The Toronto District School Board makes every effort to accommodate students at local schools. However, due to residential growth, sufficient accommodation may not be available for all students. Students may be accommodated in schools outside this area until space in local schools becomes available.	Collecdev / Bousfields	Acknowledged.
		2) That the applicant/developer agree in the Servicing and/or Development agreement, or in a separate agreement between the School Board and the Developer, to include the following warning clauses in all offers of purchase and sale of residential units (prior to registration of the plan and for a period of 10 years following registration), that: "Despite the best efforts of the Toronto District School Board, sufficient accommodation may not be locally available for students anticipated from the development area and that students may be accommodate in facilities outside the area, and further, the students may later be transferred." "Purchasers agree for the purpose of transportation to school, if bussing is provided by the Toronto District School Board in accordance with the Board's policy, that students will not be bussed home to school, but will meet the bus at designated locations in our outside of the area."	Collecdev / Bousfields	Acknowledged.
Parks, Forestry & Recreation Memo February 28, 2018	Request for Comments Package	In reviewing the "Request for Comments" package, Urban Forestry noticed a few things. It was also advised that the plan is not acceptable to Urban Forestry at the time. Applications to remove or injure the trees (both City and Private) must be submitted to Urban Forestry prior to any clearance being issued.	Collecdev / Scott Torrence	An updated arborist report and tree preservation plan have been provided by Central Tree Care Ltd.
	Tree Removal and Replacement	Where it is possible to retain a tree on City property that qualifies for protection under the City of Toronto's City Tree By-law or where construction activity will encroach upon a protected tree's minimum tree protection zone; the applicant must submit an application requesting permission to injure or destroy the trees in question to Urban Forestry. There is a fee of \$341.14 (subject to change) for each tree included in an application. Currently it appears that there are 4 city trees proposed for removal that requires an application. An updated replanting plan (with proposed species) will be required with the application. Replacement trees are required, otherwise permit to destroy an existing tree may not be granted. The applicant should confirm that other structures/services (sidewalk width, gas line, hydro vaults) will not conflict with the new trees.	Collecdev / Scott Torrence	An updated arborist report and tree preservation plan have been provided by Central Tree Care Ltd.
	Tree Removal and Replacement	Where it is not possible to retain a tree on City property that qualifies for protection under the City of Toronto's City Tree By-law or where construction activity will encroach upon a protected tree's minimum tree protection zone; the applicant must submit an application requesting	Collecdev / Scott Torrence	An updated arborist report and tree preservation plan have been provided by Central Tree Care Ltd.

		<p>permission to injure or destroy the trees in question to Urban Forestry. There is a fee of \$341.14 (subject to change) for each tree included in an application.</p> <p>There are 7 private trees that require a permit to destroy. An updated replanting plan (with proposed species) will be required with the application. Currently it appears that there are 2 private trees that require a permit to injure depending on the proposed work within the Tree Protection Zones. For the application, an updated report must be included that details how the injury will occur and what measure will be taken to mitigate the injury.</p> <p>For adjacent trees, Urban Forestry recommends that the owner of the tree fill out an application form and designate an agent. For shared trees, Urban Forestry recommends that both owners of the tree fill out owner information on the application form, provide signature, and designate a common agent. If not possible, the owner of the site may fill in the owner (shared) of trees and provide contact information of the other shared owners. Boundary line tree application fees are \$714.14 (subject to change) for each tree.</p>		
	Revisions and Additional Information Required	1) The owner is required to plant new "large growing native shade" trees at a three to one ratio. Currently the plans do not show enough new trees to satisfy the required plantings on private property.	Scott Torrence	One Tulip tree is proposed in the front yard of the Pidgeon House. Limited space available for large shade trees.
		2) For the remaining by-law protected trees on site, the applicant must include tree protection (including hoarding location and distances) on all relevant plans; such as Site Plan, Servicing Plan, Grading plan, etc.	Scott Torrence / KPMB / Cole	Tree protection fence is provided on landscape drawings.
		3) Urban Forestry would like to see more trees planted on the Huron and Bloor St. road allowance at this site. Urban Forestry would like to see a mixture of Single Oak, Silver Maple, American Elm or Ginkgo trees.	Scott Torrence	Four Skyline Honeylocust and four Freeman Maple are proposed along Bloor and Huron with maximized soil volume in the continuous soil trench.
		4) Composite utility plan is required indicating location of all existing and proposed underground and aboveground utilities. The design shall be organized to avoid conflicts with existing City trees and any new tree planting areas. All new underground utilities shall be in a common trench as well.	Scott Torrence / Cole	L002- Existing Underground Utilities and Potential Landscape Conflict Areas and SS1-Site Servicing Plan are provided.
		5) Plans must indicate planting areas: 1.0m depth of soil for tree, and a minimum of 20m ³ each of quality soil per two trees, or a min. of 30m ³ per one tree. Trees planted in conditions that don't meet this minimum will not be accepted. The applicant must include the soil volume and depth for each tree category or group of trees on the Landscape and/or Planting Plan.	Scott Torrence	Please see L102, L103 and L301 for required info. Each proposed tree has 30m ³ soil volume.
		6) TGS may require more tree planting on private property and City road allowance. The applicant should provide planting plans to show the correct number of required planting. The applicant must provide Urban Forestry a copy of the TGS Checklist. The amount of proposed trees does not meet the TGS required number of trees. The applicant should plant more trees.	Scott Torrence	Please see L103 for the planting plan and planting list. Limited space available for large shade trees.
		7) The soil volumes related to the above noted tree planting requirement must be clearly indicated on the appropriate landscape plan(s). The minimum soil volume requirements under "TGS" is 20m ³ of soil per tree where a soil volume is shared among trees or 30m ³ of soil per tree for individual trees where the soil is not being shared. Additionally, as per "TGS" standard, a total soil volume of 660m ³ is required for tree planting to meet the minimum requirement for Tier 1 of the "TGS".	Scott Torrence	Please see L103 for the planting plan and planting list. Each proposed tree has 30m ³ soil volume. Limited space available for additional large shade trees.
		8) The applicant must provide and maintain the following to permit the installation and mature growth of all proposed plant material, in particular large growing shade trees which is proposed over top of any underground structure, including parking. Sandy loam soil (comprising of 50 to 60 percent sand, 20 to 40 percent silt, 6 to 10 percent clay, 2 to 5 percent organic, with pH of 7.5 or less) to a sufficient depth of not less than 1.5 metres (includes any protective board over waterproofing membranes). An engineered drainage system which prevents soil saturation.	Scott Torrence	Acknowledged. Please see L102, L103 and L301 for required info
		9) The owner shall provide a tree protection security deposit to cover the appraised tree value, removal and replacement costs of City owned trees. This deposit shall be drawn upon to cover all costs incurred by the City of Toronto if the City owned trees require maintenance or removal and replacement as a result of construction activities associated with this project.	Collecdev / Scott Torrence	Acknowledged.
		10) The owner shall provide a tree planting security deposit to cover all costs incurred by the City of Toronto in enforcing and ensuring that the trees are planted and kept in a healthy and vigorous state during the two-year guarantee period.	Collecdev / Scott Torrence	Acknowledged.
Community Services & Facilities (CSF) Study Memo March 1, 2018	General Comments	Growth Analysis: Because of the significant growth in the area, the TOcore CSF strategy will identify facility priorities based on sector and geography to respond to projected growth over a 25 year time period.	Bousfields	In response to this comment, the Appendix I of the planning rational addendum letter includes a table that reflects the estimated population growth for the Study Area, incorporating the proposed development, as well as the updated unit count contained in the revised proposal (249 total units).
		CSF Map: The CSF Map (Figure A5) included on Page 47 of the Bousfields CSF Study is incorrect and taken from another CSF Study. It should therefore be replaced with the correct version.	Bousfields	In response to this comment, the Appendix I of the planning rational addendum letter includes the correct Map.
		Service Gaps/Facility Needs: Based on TOcore Proposals Report (November 2016), three key gap areas were identified including the Yorkville area. The subject site is located within the service catchment area for Yorkville where service gaps and/or facility needs to respond to growth, have been identified, particularly for child care, recreation and human service sectors.	Bousfields	Acknowledged.

		Human Services: Given the many agencies that are located in the study area, the need for flexible, multi-purpose community space for non-profit agencies to deliver programs and services to respond to growth and change is required.	Bousfields	Acknowledged.
		Section 5.9 of the Study "HALO Canada Project: Bloor Street United Church": The proposed development will incorporate additional space for the Bloor Street United Church. As such, broader community access to this new space should be provided along with partnerships with non-profit community organizations to access this space to run additional programs and services to address growth pressures.	Bousfields	Acknowledged.
	Additional Comments (Section 37 Consideration)	1) Securing an on-site licensed, non-profit child care facility (minimum 62 spaces) to be integrated within the proposed development.	Bousfields	The applicant will take note of this facility priority for inclusion in any conversations with City staff regarding Section 37 benefits moving forward in the development review process.
		2) Securing multi-purpose community space for non-profit community-based organizations to deliver a wide range of programs and services. (and/or)	Bousfields	The applicant will take note of this facility priority for inclusion in any conversations with City staff regarding Section 37 benefits moving forward in the development review process.
		3) Financial contributions towards improvements to the Yorkville and Spadina Road Library Branches that serve the study area's population.	Bousfields	The applicant will take note of this facility priority for inclusion in any conversations with City staff regarding Section 37 benefits moving forward in the development review process.
Parks, Forestry & Recreations March 1, 2018	Parkland Dedication	In accordance to Chapter 415, Article 3 of the Toronto Municipal Code, applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential component of the proposal is subject to a 10% parkland dedication and the non-residential component is subject to a 2% parkland dedication. The value of the cash-in-lieu will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above grade building permit.	Collecdev	Acknowledged.
	Surrounding Area Parks	The site is 150m away from Paul Martel Park with is 1,033m ² and contains a community garden.	Collecdev	Acknowledged.
	Advisory Comments	If the owner of the property enters into a Section 37 agreement with the city, this department requests to be involved with the negotiations. Funds directed towards the area parks and facilities within the Ward should form part of the benefits package.	Collecdev	Acknowledged.
Zoning Review March 20, 2018	Zoning bylaw Notice	See Zoning Review.		
Preliminary Urban Design Comments March 20, 2018	General Comments	These urban design comments are to be coordinated with Heritage Preservation Services review and requirements if applicable.		Acknowledged.
	Public Realm	If a POPS (Privately-Owned Publicly Accessible Space) is being considered, the proposed POPS is to incorporate signage in accordance with POPS Design Guidelines.	KPMB	Acknowledged.
		The proposed development is of scale & prominence that may warrant participation in the Percent for Public Art Program. Refer to Percent for Public Art Program Guidelines.	Collecdev	Acknowledged.
	Location and Organization	New Buildings over 1000m ² are to incorporate within the building design recognition of the Architect of Record or primary Design Architect. The lettering for this recognition must cover an area of at least 0.2m by 0.3m, or 0.06 square metres and be located by the entrance or prominent façade. 1:50 colour elevations are to indicate the location and specifications for the recognition.	KPMB	Acknowledged.
	Building Massing and Design	Urban Design is still reviewing height, massing and setbacks. Additional comments will follow after the scheduled working groups.	KPMB	Acknowledged.
		Review "Growing Up" study and guidelines and advise how the proposed development is satisfying these guidelines.	KPMB	Acknowledged.
		1:50 scale detailed colour building elevations are to be provided. A material sample board may also be requested for review and approval.	KPMB	Refer to ZBA/SPA drawings
	Landscape, Streetscape and Pedestrian Amenities	Landscape Plans and Details: A detailed landscape cost estimate is to be provided for review and approval. Once the cost and estimate is deemed to be acceptable, a Letter of Credit is required to secure and guarantee the landscape work identified.	Collecdev / Scott Torrence	A detailed landscape cost estimate will be provided once the landscape plan is approved.
		Streetscape Improvements: Refer to streetscape Manual. Please note on site plan drawings the streetscape treatments of the sites adjacent to the applicants site in order for staff to best understand the continuity of the streetscape.	Scott Torrence	Please see L102 and L301, L901 for required info.
		Lighting: A lighting plan is to be submitted if not already included in the current application.		Lighting plan to be provided as SPA advances
Toronto Green Standard	The proposal is to meet the Tier 1 requirements and strive to achieve Tier 2. A TGS checklist is required. (The application will be reviewed for compliance with the TGS)		TGS Checklist included	

Engineering & Construction Services (EGS) Memo May 9, 2018	The owner is required to amend the plans and/or submit studies/documentation to address the following comments and resubmit, for the review and acceptance of the Chief Engineer and Executive Director, Engineering & Construction Services, prior to approval of the Zoning By-Law Amendment Application.				
	A) Revisions to Plans and additional information required for plans, studies and drawings.				
	1. Transportation Services	1.1	Indicate and annotate on all applicable plans to convey to the City a 0.4 metre wide strip of land along the westerly half of Bloor Street West frontage, and eliminate the encroachment of the proposed below grade structure from the future road widening lanes.	KPMB / Scott Torrence / COLE / Bousfields	Acknowledged. To be discussed further with staff.
		1.2	Indicate and annotate on all applicable plans to convey to the City a 4.0 metre corner rounding required at the Bloor Street W and Huron Street corner.	KPMB / Scott Torrence / COLE / Bousfields	Acknowledged. To be discussed further with staff.
		1.3	Revise streetscape design to comply with AODA requirements and the City's Vibrant Street Design Guidelines: <ul style="list-style-type: none"> - 0.2m wide curb - Min. 0.6m wide buffer strip along curb edge - Furnishing/planting zone between 1.0m & 2.2m wide (min. 1.2m required for tree planting) - Additional setback area for a marketing zone, if desired. - Revise all applicable plans to identify a 3.0m pedestrian clearway along Bloor St. W, and illustrate in all applicable plans (including landscape plans). 	KPMB / Scott Torrence	Please see L102 for required info.
	2. Solid Waste Services	2.1	Revise drawings to indicate and annotate: <ul style="list-style-type: none"> a) Staging pad abutting front of Type G loading space will be at min. 79.34m², and unencumbered vertical clearance of 6.1m. b) Type G loading space: Width = 4m. c) Storage area: Min. floor area = 10m² d) Waste storage space for non-residential component of development. Must be independent from residential waste room and must be accessible without accessing residential waste room. e) All overhead doors: min. vertical clearance = 4.4m, min. width clearance = 4m. 	KPMB	Refer to ZBA/SPA drawings
		2.2	Revise drawings to indicate and annotate a collection vehicle movement diagram with a min. inside/outside turning radii of 9.5m and 14m respectively when entering, exiting and travelling through the site, including the type G loading space.	KPMB	Refer to BA Group Report
		2.3	Show on drawings that all access driveways to be used by the collection vehicle will have: <ul style="list-style-type: none"> a) Max. gradient of 8% b) Min. vertical clearance of 4.4m throughout c) Min. width of 4.5m throughout d) 6m wide at point of ingress and egress 	KPMB	Refer to BA Group Report
	3. Engineering and Construction Services	3.1	Complete Hydrological Review Summary (see memo for link)	WSP	
		3.2	HVM/Dorsch model data is over 40 years old and no longer acceptable as sole method of analysis. Additional analysis needed (i.e. field investigation, flow monitoring, etc.) to conform capacity of operating system. Sewer analysis (drainage plans, flow sheets and hydraulic analysis as necessary) required to accommodate flows generated by development. Application cannot be accepted where capacity of a receiving downstream sewer was not evaluated due to unavailability of records.	COLE	Noted. Based on correspondence with City Development Engineer, a downstream capacity analysis is not required because the development is compliance with MOECP F-5-5. There is a net reduction in combined sewer flows of 43.9 L/s.
3.3		Confirm whether or not downspouts from existing Church and Pidgeon House are connected to municipal infrastructure. Where downspouts are directly/indirectly connected to municipal infrastructure, show how flows will be redirected in post condition. No downspout is to be directly or indirectly connected to municipal infrastructure.	COLE	The downspouts of the existing church will be retrofitted to discharge to the ground surface into a landscaped area where the water will be infiltrated.	
3.4		Demonstrate and confirm in the report that the site development complies with the MOECC Procedure F-5-5, Determination of Treatment Requirements for Municipal and Private combined, new development connecting to combined sewers.	COLE	The site development complies with MOECP Procedure F-5-5 because there is a net reduction in combined sewer flows to the combined sewer. Since the stormwater management from the site is being controlled in conformance with the City's WWFMG, there is less storm flows entering the combined sewer. Although there is a net gain in sanitary flow, there is overall net reduction in combined sewer flows because the overall combined sewer flows is less than the pre-existing conditions. Refer to Section 6 of the report for details.	
3.5		Confirm that proposed Jellyfish filter JF4-1-1 is certified by the NJDEP and will be installed according to the certification. The NJDEP must also certify that the unit is capable of 80% TSS removal.	COLE	A quality control device will not be required for this site as the total TSS removal of 80% is inherently provided through green roofs and conventional rooftop areas. As such, the stormwater treatment meets the MOECC Enhanced Level protection.	
3.6		Changes must be made to all applicable reports and drawings to ensure consistency.	COLE	Noted. Refer to the report for details.	

		3.7	Revise the Functional Servicing and Stormwater Management Report to address the comments provided on the attached marked up document, appended to the memo as Attachment 1 – FSR & SWM comments.	COLE	Noted and acknowledged. Refer to the revised FSR/SWM report for all report revisions.
B) (Preliminary) Zoning by-law amendment conditions.					
1. Transportation Services		1.1	Provide and maintain parking supply according to following rates: - Condo: 0.42/unit - Res. Visitors & Office: 25 shared parking spaces - Place of Worship Office: 20 parking spaces	BA Group	Revised ratios as noted: - Condo: 0.30 spaces / unit No change to Res Visitors & Office and Place of Worship. Refer to BA Group report for details.
		1.2	Despite 40.10.20.100(1)(7), public parking, including automated parking system may be permitted in an above-ground parking garage	BA Group	Parking is no longer provided in an automated parking system.
		1.3	Definition of “Automated Parking System”... Automated manoeuvring may be required in order for cars to be parked or to be retrieved. Parking pallets will not conform to the parking space dimensions set out in By-law No. 569-2013, as amended.	BA Group	Parking is no longer provided in an automated parking system.
		1.4	In addition to the uses permitted by Regulations 40.10.20.10(1) and 40.10.20.20(1) car-share parking spaces are permitted	BA Group / KPMB	Noted.
		1.5	Include the following definitions in the Site Specific by-law: - Car-share (see memo for full definition) - Car-share parking space (see memo for full definition)	BA Group / Bousfields	Noted. Refer to the Site Specific by-law.
		1.6	Include a provision in the Site-specific by-law for the project, to provide a min. of 3 loading spaces of 1 Type G and 2 Type C.	BA Group / Bousfields	Noted. Refer to the Site Specific by-law.
2. Engineering and Construction Services		2.1	Pay for construct and improvements to the municipal infrastructure in connection with the Functional Servicing report, to be resubmitted for review and acceptance by the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements to such infrastructure are required to support this development.	Collecdev / COLE	Noted and acknowledged
C) Advisory of other city approvals and requirements.					
1. Transportation Services		1.1	The road widening on Bloor Street West will be secured as a condition of future site plan approval, and in conjunction therewith the owner will be required to: a) Prepare all documents and convey to the city, at nominal cost, 0.4m wide conveyance along west half of the north limit of Bloor St. W, such lands to be free and clear of all encumbrances, save and except for utility poles and trees, and subjects to a right-of-way for access purposes, including construction access. b) Submit to the chief engineer and executive director of engineering and construction services, for review and acceptance, prior to depositing in the appropriate land registry office, a draft reference plan of survey, with respect to road widening in metric units and integrated in the Ontario Coordinate System.	Collecdev / COLE / Bousfields	Acknowledged. To be discussed further with staff.
		1.2	That in conjunction with the future site plan application of this project, it will be necessary to: a) Prepare all documents and convey to the city, at a nominal cost, a 4.0 metre corner rounding at the Bloor Street West and Huron Street intersection corner of the property to satisfy the Official Plan requirement for additional width for sidewalk/pedestrian clearway purposes at the intersection. , Such lands to be free and clear of all encumbrances, save and except for utility poles and trees, and subjects to a right-of-way for access purposes, including construction access.	Collecdev / KPMB / Bousfields	Acknowledged. To be discussed further with staff.
			b) Submit to the executive director, engineering and construction services, for review and acceptance, prior to depositing in the appropriate land registry office, a reference plan of survey in metric units and integrated into the Ontario Coordinate System, with coordinate values shown on the face of the plan and delineating thereon, by separate PARTS, the land to be conveyed to the City for corner rounding (public highway widening purposes), and the remainder of the site, and any appurtenant right-of-way, for review and approval, prior to depositing it in the land registry office.	J.D Barnes	
			c) Provide differential pavement treatments over the corner rounding lands and the setback lands to be used for pedestrian purposes so that there is a clear distinction between the city lands and the lands maintained by the owner.	Scott Torrence	Please see L102 for required info.
		1.3	That in conjunction with future site plan application for the project, it will be necessary to: a) Remove all existing accesses, curb cuts,, traffic control sign(s) that are no longer required and reinstate the curb, gutter and boulevard within the City’s right-of-way, in accordance to the City standards and to the satisfaction of the Executive Director, Engineering and Construction Services.	KPMB / BA Group	Acknowledged.

		<ul style="list-style-type: none"> b) The owner will be required to redesign the driveway access in accordance with the City of Toronto Standard T-350.01 for urban entrances. c) Provide and maintain “no parking signs” adjacent to the proposed loading space d) Show all elements with the abutting public right-of-way as consisting of acceptable city standard materials and design e) Provide a warning system to alert drivers when exiting the above-grade parking garage that large trucks are manoeuvring within the surface driveway and provide documentation on the type of warning system used and how it will be activated. 		
	1.4	Separate applications must be made to the GM of Transportation Services for permits to carry out work involving construction in, or occupancy of the abutting public rights-of-way.	Collecdev	Acknowledged.
	1.5	That the use of elevating devices are regulated by the Technical Standards and Safety Authority (TSSA) and limited to licensed operators only, and therefore, future users of the above-grade parking spaces that are proposed for this project may be required to be trained and licensed in order to operate the proposed car elevators;	Collecdev	Acknowledged.
	1.6	The additional comments with respect to site circulation and layout, access to the proposed parking and loading facilities, streetscape/landscape and site access arrangements will be provided as part of the site plan review process	Collecdev	Acknowledged.
	1.7	Approval from transportation services is required for all work that will be carried out within the abutting public rights-of-way, which may include but not limited to financial responsibility for removal or relocation of existing street furniture. The owner must contact street furniture management to co-ordinate the removal or relocation of astral street furniture or bicycle locking rings. There are third-party costs associated with it. The city and astral will not undertake any work associating with removing, reinstalling or relocating existing street furniture until it receives payment.	Collecdev.	Acknowledged.
	1.8	To submit payment for the installation proposed new City of Toronto Standard bicycle locking rings within the public right-of-way must be made payable to the Treasurer, City of Toronto and forwarded to the attention of... (See Memo for additional details).	Collecdev	Acknowledged.
	1.9	City’s Vibrant Streets Design Guidelines.	KPMB / Scott Torrence	Acknowledged.
	1.10	Further changes and/or requirements may be imposed by the GM of transportation services upon the receipt of the revised plans and/or additional documentation required under Condition A above.	Collecdev	Acknowledged.
2. Fire Services	2.1	Revise drawings as part of the future Site Plan application to indicate that the hydrant is no more than: <ul style="list-style-type: none"> a) 45m from a fire department Siamese connection (distances from Siamese connections and fire hydrant drawings L101 & SS-01 contradict each other. In addition, the Siamese connection facing Bloor St. W does have an obstructed path to a fire hydrant) b) 90m horizontals from all points along the perimeter of the building face(s) required to face a street 	COLE / KPMB	The proposed fire department siamese connection facing Bloor Street West will be relocated such that the connection is within 45 metres unobstructed path to the existing hydrant.
	2.2	Revise the drawings to indicate that the CACF shall be located as follows: <ul style="list-style-type: none"> - Ensure that there is an unobstructed view to the CACF room - The path of travel to CACF is no further than 15m from building main entrance door - Alternatively, in addition to the CACF requirements, Toronto Fire Services will accept a separate remote annunciator panel, installed at the main entrance of the building 	KPMB	Refer to ZBA/SPA drawings
	2.3	Revise the site servicing drawings to show no fewer than two sources of water supply from a public water system services the buildings, as it is more than 84m high, measured between grade and the ceiling level of the top storey.	COLE	Acknowledged
3. Solid Waste	3.1	As part of the future site plan application, revise the drawings to address the following comments: <ul style="list-style-type: none"> a) Indicate and annotate a waste compactor within the residential waste room b) Indicate and annotate the type G loading space and staging pad abutting the Type G loading space is level (+/-2%) and is constructed of a minimum of 200mm reinforced concrete c) Indicate that there will be a warning system installed to caution motorists driving along the driveway from the parking garage when loading activities are occurring within the type G loading space. This warning system must include both lights and signs. d) Indicate that the bins will be used for the non-residential waste will be labelled separately from the bins for the residential waste. e) Revised drawings must show a separate waste room for the non-residential bins f) Annotate that a trained on-site staff member will be available to manoeuvre bins for the collection driver and also act as a flagman when the truck is reversing. In the event the on-site staff member is unavailable at the time City collection vehicles arrives at the site, the collection vehicle will leave the site and not return until the next scheduled collection day. g) Revised drawings must indicate if it is planned for the non-residential component to make use of the type G loading spaces and if so, then the non-residential component will only schedule use of type G loading space on different days from the collection days of the residential component to ensure that type G loading spaces will be vacant for City Waste Collection. If it is not planned for this component to use the type G loading spaces then this must also be noted. 	KPMB	Refer to ZBA/SPA drawings
	3.2	Prior to site plan approval the owner shall submit a letter certified by a professional engineer that in all cases where a collection vehicle is required to drive onto or over a supported structure (such as underground parking garage) the structure can safely support a fully loaded collection vehicle (35,000 kg) and conforms to the following <ul style="list-style-type: none"> a) Design code – Ontario building code b) Design load – city bulk lift vehicle in addition to the building code requirements c) Impact factor – 5% for maximum vehicular speeds of 15 km/h and 30% for higher speeds. 	Collecdev	Acknowledged.

4. Engineering and Construction Services	4.1	That a Stormwater management report, site servicing, grading and drainage plan must be submitted with the future site plan application for the development to address the following: a) Clarify how the water balance volume will be reused within 72 hours as required by Wet Weather Flow Management Guidelines. Please note that dog/bike/amenity/walkway washing/use for cooling towers, etc. are not considered as part of meeting the water balance requirements. b) Include schematics and details of the proposed underground storage tanks. The schematic should include details showing location, profile and dimensions of the tank, inlet and outlet pipes and their inverts, active and passive water levels and maximum water level, emergency overflow mechanisms, orifices to control the release rate, etc. c) For service connection of a size greater than half the diameter of the mainline sewer, a manhole is required. d) The grading plan for the development shall show detailed grades on the site. The subject site must be graded such that water will not accumulate at or near the building and will not adversely affect adjacent properties. e) Further comments will be provided at site plan application stage	COLE	Noted. The strategy for water reuse has been specified in Section 5 of the FSR/SWM report. Details of the underground storage tank have been specified on Section A-A of the Cross-sections drawing DD-02. The tank information presented on the drawing includes pipe inverts, detention and retention volumes, emergency overflow hatch, high water levels and Vortex Valve control. Noted. All of the service connections are at least half the diameter size of the mainline sewer. Hence, a manhole will not be required. The grading strategy for the Site is designed such that water will not accumulate at or near the building.
	4.2	Obtain an Environmental Compliance Approval from the Ministry of the Environmental Climate Change for the installation of the Stormwater Management Facility discharging into a combined sewer.	COLE	Based on correspondence with Development Engineering reviewer dated August 22, 2018, an ECA is not required. However, the Property Owner must obtain discharge approval in the form of a Sanitary Discharge Agreement under MCC 681-6 from Toronto Water.
	4.3	Revise the Site Servicing Plan to include the following note: a) "The building storm and sanitary systems shall be designed to be able to operate under municipal sewer surcharge conditions" b) "The method of installation for the proposed service connections will be at the discretion of Toronto Water" c) "Existing connections no longer in use shall be disconnected by Toronto Water at the Owner's cost" d) "The location of the water meter shall be to Toronto Water's satisfaction" e) "The owner is required to install and maintain a premise isolation device for all applicable water services in accordance with Toronto Municipal Code, Chapter 851 Water Supply, the building code, the CDA B64 series standards"	COLE	Noted on Site Servicing Plan.
	4.4	Revise the landscape plans: a) To show the locations of all the proposed utilities/plants within the public right-of-way and on private property to service the development, and dimensions of all existing and proposed development related underground utility services and structures within the City public right-of-way. Proposed utilities company(ies) required to service the development need to be located underground or installed inside the building to minimize their visual impacts on the public streets. The landscape plans must coincide with the approved site servicing plans. Please note that service connection to the building must be located away from tree pits and other landscape features to facilitate future access and maintenance/repair issues. b) Provide cross-section and details of the work proposed within the boulevard c) Provide two structural engineers stamps on the landscape drawings to confirm that the design of the sidewalk, together with the underlying soil cell system and soils, are able to withstand vehicular loading pursuant to the current version of the Canadian highway bridge code d) To show reference to all applicable City of Toronto standards	Scott Torrence	Please see updated Landscape drawings for required info. The structural engineer's stamp will be provided once City has reviewed the cross sections.
	4.5	That pursuant to an order issued by the Ontario Ministry of the Environment and Climate Change, all wet taps performed on City watermains must be performed by, or under the supervision of, a Certified Operator in accordance with Ontario Regulation 128/04. The City of Toronto Protocol respecting the performance of and verification of wet taps can be found at... (see memo for link)	COLE	Noted.
	4.6	Please ensure that all submitted reports, servicing drawings and grading drawings are stamped and signed by a qualified professional engineer.	COLE	Noted.
ATTACHMENT 1 – FSR & SWM Comments				
Functional Servicing and Storm water Management Report (December 2017)	See comments attached to section 5-10 (including charts/tables) on the bottom of the EGS Memo.		COLE	Noted and acknowledged.
Servicing Report Groundwater Summary (October, 2017)	See comments attached from sections A-D (including charts/tables/maps) on the bottom of the EGS Memo.		COLE	Noted and acknowledged.