

REZONING RESUBMISSION COMMENT RESPONSE MATRIX



Municipal Address: 272-290 Lawrence Avenue and 1507-1541 Avenue Road
Client: First Capital
Application(s): OPA & ZBA - Submission #2
Timing: Resubmission July 2022
Notes:

Bousfields Job No: 1915
Date Prepared: July 18, 2022

Engineering and Construction Services, July 30, 2020
Imran Kabir, 416-395-6274, Email: imtran.kabir@toronto.ca

Commenting Agency	Heading	Subheading(s)	Ref	Comment	Responsibility	Revision Status	Response
Part I - ZBA Application							
ECS	A. Revisions and Additional Information Required	1. Transportation Services	1.1	Revise the Type B loading space for Building A to a Type G loading space	BA / Turner Fleischer	No longer applicable	The loading space requirement/proposal has been revised to reflect an updated non-residential GFA and residential unit count. No internal loading space is currently contemplated for Building A, with one small external Type C loading space provided adjacent to Building A's retail service entrance. This is intended to serve the retail space and small residential move-in vehicles only. Waste collection is consolidated for both buildings in Building B.
ECS	A. Revisions and Additional Information Required	1. Transportation Services	1.2	Explicitly dimension and identify the conveyance to the City for a nominal sum, the lands associated with a 6.0m corner rounding at the southwest corner of the site	BA / Turner Fleischer	Addressed	The corner rounding has been added to the site plan, drawing no. RZ006, and is labeled "road widening" with an indicated 6 m radius.
ECS	A. Revisions and Additional Information Required	1. Transportation Services	1.3	Provide a new L-shaped public street, which will be 18.5m in width, will be free of all encumbrances and will extend from Lawrence Avenue West to Avenue Road, as further discussed in Section D	BA / Turner Fleischer	No longer applicable	No response required.
ECS	A. Revisions and Additional Information Required	1. Transportation Services	1.4	Demonstrate compliance with the Toronto Green Standard Version 3 requirements, as further discussed in Section D	Turner Fleischer	Addressed	See provided updated TGS Checklist.
ECS	A. Revisions and Additional Information Required	2. Solid Waste Management	2.1	No Comments	N/A	N/A	No response required.
ECS	A. Revisions and Additional Information Required	3. Engineering & Construction Services	3.1	Please make sure that the Topographic Survey, dated March 04, 2019, prepared by Schaeffer Dzaldov Bennet Ltd. is signed by the surveyor/ OLS.	Schaeffer Dzaldov Bennet	To be addressed in future submission	An updated topographic survey is underway to capture the expanded site boundary including 272 Lawrence Avenue West. This survey will be included in a future resubmission.
ECS	A. Revisions and Additional Information Required	3. Engineering & Construction Services	3.2	Please submit a response memo which clearly states how every comment has been addressed.	Bousfields	Addressed	This matrix is intended to satisfy this request for a detailed response memo.
ECS	A. Revisions and Additional Information Required	3. Engineering & Construction Services - FSR	3.3	The existing watermain on the east side of Avenue Road and North side of Lawrence Avenue has a diameter of 200mm per our records, please revise all reports, drawings and calculations which applies.	Odan-Detech	Addressed	Revised accordingly – as per FSR Section 3.0 i) and the Functional Servicing Plan.
ECS	A. Revisions and Additional Information Required	3. Engineering & Construction Services - FSR	3.4	Due to the proximity of the site to the Douglas Greenbelt, an approval from TRCA will be required.	Bousfields / Dillon	Information	Noted. Ongoing communication with the TRCA will continue through the review of the rezoning application.
ECS	A. Revisions and Additional Information Required	3. Engineering & Construction Services - FSR	3.5	Please provide a separate Stormwater management report in the future, otherwise rename the report to Functional Servicing and state stage 1/ preliminary stormwater management report.	Odan-Detech	Addressed	Report has been re-named accordingly.
ECS	A. Revisions and Additional Information Required	3. Engineering & Construction Services - FSR	3.6	The existing watermain on the east side of Avenue Road and North side of Lawrence Avenue has a diameter of 200mm per our records, please revise all reports, drawings and calculations which applies.	Odan-Detech	N/A	Duplicate comment. See response to 3.3 above.
ECS	A. Revisions and Additional Information Required	3. Engineering & Construction Services - FSR	3.7	For the downstream analysis, please state and confirm the following notations/ statements: <i>i. Verification the model correctly represents the sewer system, including any updates to the model to reflect changes (i.e. sewer construction) since the model was initially prepared</i> <i>ii. Flow rates from all development since the model was prepared, including new builds, sites where zoning has been completed and where applications are currently in progress</i> <i>iii. All flows from Private Water discharge agreements in the sewer shed</i>	Odan-Detech	Addressed	Addressed as per FSR Section 4.0 iii) page 13.

ECS	B. Preliminary ZBA Conditions	1. Transportation Services	1.1	Provide parking in accordance with the following minimum requirements: Residential Condominium Use - Bachelor Units (up to 45m2): 0.7 spaces per unit; - Bachelor Units (more than 45m2): 1.0 space per unit; - 1-Bedroom Units: 0.8 spaces per unit; - 2-Bedroom Units: 0.9 space per unit; - 3+ Bedroom Units: 1.1 space per unit; - Visitor Spaces: 0.15 spaces per unit; Retail or Personal Service Shop Uses - 1.0 space per 100 m2 of Gross Floor Area; - If the gross floor area is 200 m2 or less, no parking is required; Retail or Personal Service Shop Uses - 4.0 spaces per 100 m2 of Gross Floor Area Provide parking in accordance with the following maximum requirements: Residential Condominium Use - Bachelor Units (up to 45m2): 1.0 spaces per unit; - Bachelor Units (more than 45m2): 1.3 spaces per unit; - 1-Bedroom Units: 1.2 space per unit; - 2-Bedroom Units: 1.3 space per unit; - 3+ Bedroom Units: 1.6 spaces per unit;	BA / Turner Fleischer	Addressed	Residential and non-residential parking in the revised proposal meets the by-law minimum requirements. See project statistics, drawing no. RZ002, and updated Traffic Report.
ECS	B. Preliminary ZBA Conditions	1. Transportation Services	1.2	Provide a minimum of 1 Type B and 1 Type G loading spaces for Building A and 2 Type B and 1 Type G loading spaces for Building B	BA / Turner Fleischer	Cannot be addressed	Loading requirements and proposal have been updated and continue to be primarily consolidated within Building B - waste collection and other goods movement has been planned for and facilitated within the underground parking garage.
ECS	B. Preliminary ZBA Conditions	3. Engineering & Construction Services FSR	1.3	Include the following definition in the Site Specific By-law for this project: - Type B Loading Space means a loading space that is a minimum of 3.5 metres wide, 11.0 metres long and has a minimum vertical clearance of 4.0 metres - Type G Loading Space means a loading space that is a minimum of 4.0 metres wide, 13.0 metres long and has a minimum vertical clearance of 6.1 metres	Bousfields	N/A	An updated zoning by-law amendment has been provided as part of the resubmission package, but does not include these definitions as they already apply to the site through the City-wide Zoning By-law 569-2013.
ECS	B. Preliminary ZBA Conditions	2. Engineering & Construction Services	2.1	Submit to the Executive Director of Engineering and Construction Services for review and acceptance, prior to approval of the rezoning application, a Functional Servicing Report to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development	Odan-Detech	To be addressed in future submission	Noted.
ECS	B. Preliminary ZBA Conditions	2. Engineering & Construction Services	2.2	Make satisfactory arrangements with Engineering and Construction Services and enter into the appropriate agreement with the City for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the accepted Functional Servicing Report accepted by the Executive Director of Engineering and Construction Services.	First Capital / Odan-Detech	To be addressed in future submission	Noted.
PART II Preliminary SPA Comments							
ECS	A. Revisions and Additional Information Required	1.1 Transportation Services	1.1a)	Provide convex mirrors at all turns and at the top and bottom of the ramp in the underground parking garage	BA / Turner Fleischer	Addressed	Location of convex mirrors now indicated on underground garage plans: RZ101, RZ102 and RZ 103.
ECS	A. Revisions and Additional Information Required	1.1 Transportation Services	1.1b)	Provide TWSI at the northeast corner of Avenue Road and Lawrence Avenue West	BA Group	To be addressed in future submission	To be addressed as part of future SPA submission.
ECS	A. Revisions and Additional Information Required	1.1 Transportation Services	1.1c)	Revise the curb radii of driveway access onto public streets to be a maximum of 5.0m	BA Group	To be addressed in future submission	To be addressed as part of future SPA submission.
ECS	A. Revisions and Additional Information Required	1.1 Transportation Services	1.1d)	Provide a functional plan including pavement marking and signage changes in the public right-of-way and the new public street	BA Group	To be addressed in future submission	To be addressed as part of future SPA submission.

ECS	A. Revisions and Additional Information Required	1.2. Solid Waste Management Services	a)	Revised drawings must indicate and annotate for Building A garbage storage room a minimum floor area of at least 57.5 square metres. When measured under scale, the floor area is only 51.63 m2.	Turner Fleischer	Addressed	See underground level 01 plan, RZ103.
ECS	A. Revisions and Additional Information Required	1.2. Solid Waste Management Services	b)	Revised drawings must indicate and annotate a waste compactor within the residential waste room for building B.	Turner Fleischer	Addressed	See underground level 01 plan, RZ103.
ECS	A. Revisions and Additional Information Required	1.2. Solid Waste Management Services	c)	Revised drawings must indicate a storage space for the waste that will be generated by the non-residential 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.	Turner Fleischer	Addressed	See floor 01 plan, RZ151.
ECS	A. Revisions and Additional Information Required	1.3 Fire Services		Comments will be provided at Site Plan stage	N/A	N/A	No response required.
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services	a)	A detailed Erosion and Sediment Control plan will need to be provided, which will have to be reviewed and approved by the TRCA as well.	Odan-Detech	To be addressed in future submission	Requirement noted.
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services	b)	Functional Servicing Report and Stormwater management report, dated March 13, 2020 prepared by Odan-Detech Consulting Engineers	Odan-Detech	To be addressed in future submission	Requirement noted.
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services		Provide written confirmation from Mechanical engineer that adequately designed sprinkler system conforming to NFPA 13 and other NFPA sprinkler standards will be implemented.	Odan-Detech	To be addressed in future submission	Requirement noted.
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services		Provide confirmation from architects regarding the material of the buildings (reinforced concrete).	Odan-Detech / Turner Fleischer	To be addressed in future submission	Requirement noted.
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services		Per the Appendix of the Fire Underwriters Survey, fire resistive construction is defined as a fully protected structure having at least 3-hour rated structural members and floor. Provide written confirmation of the construction type in the appendix of the report.	Odan-Detech / Turner Fleischer	To be addressed in future submission	Requirement noted.
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services		Please state and confirm where existing Catchment Area Ex-C and Ex-D are flowing to.	Odan-Detech	Addressed	Table 4 has been updated
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services		Please note that when calculating the Allowable release rate to Avenue road, it should only be the 2-Year Storm from Catchment Area Ex-A and Ex-B which originally flowed to Avenue road, not the 100-Year storm. All calculations need to be revised accordingly.	Odan-Detech	Addressed	Table 4 has been updated
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services		During Phase 1, the total 100-Year flow from Catchment area A and B should be controlled to the 2-Year Pre Development flow to the Douglas Greenbelt.	Odan-Detech	To be addressed in future submission	This will be further detailed during SPA when the site plan Phasing details have been finalized
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services		For infiltration to be accepted, a percolation test has to be conducted and the results have to be provided.	Odan-Detech	To be addressed in future submission	This will be provided at a later date once the exact method of re-use has been determined.
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services		Additional comments will be provided at the site plan stage.	Odan-Detech	Information	No response required.
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services	c)	Functional Servicing Plan, revision No. 1, dated March 13, 2020 by Odan-Detech Consulting Engineers	Odan-Detech	Addressed	See below.
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services		Please show Valve and Box on all water service connections, show proposed Tapping Sleeve and Valve per City Std. T-1104.02-3 on the Municipal Watermain on Avenue Road.	Odan-Detech	Addressed	Drawings have been updated
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services		On Section B-B, there is not enough separation between the existing 300mm gas and proposed Storm Service connection. Please also state the separation between the proposed storm service connection and the existing Watermain, which is not 150mm but 200mm.	Odan-Detech	Addressed	Drawings have been updated
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services		For all the sections, please move pipe label adjacent to the pipes.	Odan-Detech	Addressed	Drawings have been updated

ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services		On Section A-A, a minimum 300mm separation is required between the existing Watermain and the proposed 300mm Storm connection.	Odan-Detech	Addressed	Drawings have been updated
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services		Label the Sanitary manhole on the sections as control manholes to be consistent with the plan view.	Odan-Detech	Addressed	Drawings have been updated
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services		Please provide detailed cross sections for the proposed Watermain connections on Avenue Road.	Odan-Detech	Addressed	Drawings have been updated
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services		Please provide detailed cross sections for the Proposed Storm Tanks for Building A and B.	Odan-Detech	Addressed	Drawings have been updated
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services		Please explain why there isn't a Groundwater Sampling port proposed for Building A.	Odan-Detech	Addressed	Drawings have been updated
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services		Add the following Disclaimer on the servicing drawing:	Odan-Detech	Addressed	See below.
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services	i	Be advised that should any party, including the applicant or any subsequent owner, apply for more than one condominium corporation encompassing any or all of this development or make an application that results in a land division, Staff may require legal assurances, including but not limited to easements, with respect to the approved services. Such assurances will be determined at the time of application for condominium approval.	Odan-Detech	Addressed	Drawings have been updated
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services	ii	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, and CSA B64 series standards.	Odan-Detech	Addressed	Drawings have been updated
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services	iii	The signed acceptance by Engineering and Construction Services pertains to the proposed service connections located within the municipal Right-of-Way. Servicing on private property requires plumbing approval under the Ontario Building Code in conjunction with the permit application process administered by the Building Division.	Odan-Detech	Addressed	Drawings have been updated
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services	iv	It is the responsibility of the applicant/consultant to ensure compliance with all applicable provincial standards and to obtain all provincial approvals, including but not limited to environmental compliance approvals.	Odan-Detech	Information	Noted.
ECS	A. Revisions and Additional Information Required	1.4 Engineering & Construction Services	v	It is the responsibility of the applicant to comply with the Sewer Use By-law and obtain all approvals/permits from Toronto Water – Environmental Monitoring and Protection Unit for any proposed temporary or permanent discharging of groundwater into municipal sewer systems and watercourses. The applicant is also responsible for complying with all the applicable provincial requirements and obtaining the necessary approvals and/or permits from the Ministry of the Environment & Conservation and Parks with regard to any proposed dewatering.	Odan-Detech	Information	Noted.
Housing, Strategic Initiatives, Policy & Analysis, July 30, 2020							
Graham Haines, Planner, 416-392-8124							
Housing Policy	Rental Housing Demolition	-		1. A related Rental Housing Demolition application has been received and has been deemed complete. In order to review this application additional information will be required: a. A site visit (once safe to conduct) to confirm the existing conditions and floorplans; b. Furnished floor plans for the proposed replacement units; c. The development of a suitable Tenant Relocation and Assistance Plan in consultation with City staff; and d. A tenant consultation meeting.	Bousfields	Information	Requirements noted.

Housing Policy	Unit Mix and Sizes	-	2	The provision of 107 (23.5%) two-bedroom units and 47 (10.3%) three-bedroom units supports 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.	Turner Fleischer	Information	No response required.
Housing Policy	Unit Mix and Sizes	-	3	14 of the 455 total units (3.1%) are proposed two bedroom units larger than 87 square metres. The proportion of proposed two-bedroom units that are larger than 87 square metres do not adequately support the unit size objectives of the Growing Up guidelines to accommodate within new development a broad range of households, including families with children.	Turner Fleischer	Addressed	The revised proposal incorporates 53% two-bedroom units, with an average size of 897 ft2 (83 m2). 25% of the units a larger two-bedroom units with an average size of 970 ft2 (90 m2). This revised element of the proposal now satisfies the Growing Up Guideline recommendation.
Housing Policy	Unit Mix and Sizes	-	4	26 of the 455 total units (5.7%) are proposed three-bedroom units larger than 100 square metres. The proportion of proposed three-bedroom units that are larger than 100 square metres do not adequately support the unit size objectives of the Growing Up guidelines to accommodate within new development a broad range of households, including families with children.	Turner Fleischer	Addressed	The revised proposal incorporates 12% three-bedroom units, with an average size of 1,304 ft2 (121 m2). This revised element of the proposal now satisfies the Growing Up Guideline recommendation.
Housing Policy	Unit Mix and Sizes	-	5	As the detailed design of the site progresses, the applicant should provide additional information on the proposed unit sizes including a table outlining unit sizes and size ranges by bedroom type, to evaluate the application in the context of the Growing Up guidelines.	Turner Fleischer	Addressed	Additional unit size information has been provided in the project statistics, drawing no. RZ002.
Housing Policy	Affordable Housing	-	6	If Section 37 community benefits will be provided by the owner as part of this development application, we encourage affordable housing to be included 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. If affordable housing is contemplated as a community benefit, Housing Policy staff can help assess the value of the benefit received by the City.	First Capital	Information	No response required.
Housing Policy	Affordable Housing	-	7	The City's Open Door for Housing program provides incentives for the creation of new affordable housing beyond those required by the Official Plan, subject to certain terms and conditions. We encourage the applicant to consider the Open Door program. Further information on the program can be found on the Open Door Affordable Housing Program website.	First Capital	Information	No response required.
Policy, Strategic Initiatives, Policy & Analysis, July 22, 2020							
Alexandra McDonough, Planner, 416-392-0794, Alexandra.mcdonough@toronto.ca							
CSF Policy	Recommendations	-	-	We provide the following considerations with respect to potential CS&F contributions should Section 37 be considered: - Securing funds towards the Lawrence Heights replacement CRC as identified in the PF&R Facilities Master Plan; and - Securing funds towards the Barbara Frum District branch expansion as identified in the TPL Facilities Master Plan.	First Capital	Information	No response required.
Parks, Forestry and Recreation, July 15, 2020							
Vitumbiko Mhando, (416) 392-7404, vitumbiko.mhando@toronto.ca							
Parks	Proposal for Dedication of Parkland	-	-	Drawing RZ 0.03 prepared by Turner Fleischer Architects Inc. (dated by the Architect 03/30/20), demonstrates that the applicant is proposing a 902.8 m privately owned-publicly accessible space. According to Drawing RZ 1.03, the privately owned-publicly accessible space is encumbered by underground parking. The privately owned-publicly accessible space is also labelled as a "park" on Drawing RZ 0.03. The open space as proposed does not fulfill the parkland dedication requirements, as the land is encumbered and does not have any public frontage. The park label on this open space should be removed on any future drawings.	Turner Fleischer	Addressed	Labels have been clarified - a new public park, labeled "Public Park" has been proposed, and where privately owned publicly accessible spaces are proposed (in two locations) they have been clearly labeled as POPS.

Parks	Proposal for Dedication of Parkland	-	-	The applicant is required to satisfy the parkland dedication requirement through an on-site dedication. The full parkland dedication is to be unencumbered, have frontage on a public street, and comply with Policy 3.2.3.8 of the Toronto Official Plan. Note, no land that is required for the long term stable slope will be accepted as part of the parkland dedication requirement.	Turner Fleischer / Bousfields	Addressed	Partially addressed - a new public park is now proposed (984 m2), but will not satisfy entire parkland dedication requirement due to site configuration/area constraints. First Capital proposes to provide the deficient area as cash-in-lieu.
Parks	Proposal for Dedication of Parkland	-	-	Parks is interested in securing the design and construction, by the Owner, of Above Base Park Improvements. There may be opportunities to use the Parks and Recreation component of the Development Charges for this work. Further discussion is required. Should this be agreeable, the following clause will require the approval of Council. <i>Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry & Recreation (PF&R). The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, PF&R, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.</i>	First Capital	Information	No response required.
Parks	Conditions of Parkland Conveyance	-	1	As per Toronto Municipal Code Chapter 415-28, prior to the issuance of the first above grade building permit, the Owner shall convey parkland to the satisfaction of the General Manager, Parks, Forestry & Recreation (PF&R).	First Capital	To be addressed in future submission	No response required.
Parks	Conditions of Parkland Conveyance	-	2	The Owner will be required to convey the 0.147 ha (1,470.36 m2) portion of the development site for public parkland purposes. The subject parkland conveyance is to be free and clear, above and below grade of all physical obstructions and easements, encumbrances and encroachments, including surface and subsurface easements, unless otherwise approved by the General Manager, PF&R.	First Capital	Addressed	A new 984 m2 public park is now proposed.
Parks	Conditions of Parkland Conveyance	-	3	The Owner is to pay for the costs of the preparation and registration of all relevant documents. The Owner shall provide to the satisfaction of the City Solicitor all legal descriptions and applicable reference plans of survey for the new parkland.	First Capital	To be addressed in future submission	No response required.
Parks	Fire Separation Distance – Ontario Building Code	-	4	Prior to the transfer of fee simple of the Park Block to the City, the Park Block shall nonetheless be deemed to be parkland in respect of the limiting distance requirements of the Ontario Building Code Act, 1992. Parks, Forestry and Recreation staff advises that the applicant must design the building to achieve Ontario Building Code (OBC) setbacks related to fire separation on their own site on the portions of the building that abut the park. A 5 m setback will apply to any building located next to the Park or, the required setbacks which meet the Ontario Building Code for fire separation, whichever is greater. Prior to the issuance of any above grade building permit, the applicant will be required to demonstrate adequately that the OBC requirements have been achieved to the satisfaction of the General Manager, PF&R.	First Capital / Turner Fleischer	Addressed	5.0 metre setback from all buildings to the new public park has been proposed and is illustrated on the site plan drawing no. RZ006.
Parks	Environmental Assessment	-	5	Prior to conveying the parkland to the City, the Owner must:	First Capital	To be addressed in future submission	No response required.

Parks	Environmental Assessment	-	5.1	Submit a Qualified Person Preliminary Statement Letter, that is dated and signed by the applicant's Qualified Person, as defined in O. Reg. 153/04, as amended, describing the lands to be conveyed to the City, and identifying what environmental documentation will be provided to the City's peer reviewer to support this conveyance; all environmental documentation consistent with O. Reg. 153/04 requirements shall be submitted with reliance extended to the City and its peer reviewer and any limitation on liability and indemnification is to be consistent with Ontario Regulation 153/04, as amended, insurance requirements or such greater amount specified by the Executive Director, Engineering & Construction Services and copy to the General Manager, PF&R. (see the Policy for Accepting Potentially Contaminated Lands to be Conveyed to the City under the Planning Act adopted by City Council on February 10 and 11, 2015);	First Capital	To be addressed in future submission	No response required.
Parks	Environmental Assessment	-	5.2	Pay all costs associated with the City retaining a third-party peer reviewer including all administrative costs to the City (7%), and submit an initial deposit of \$8,000.00 towards the cost of the Peer Review in the form of a certified cheque, to the Executive Director, Engineering & Construction Services. Submit further deposits when requested to cover all costs of retaining a third-party peer reviewer;	First Capital	To be addressed in future submission	No response required.
Parks	Environmental Assessment	-	5.3	Submit, to the satisfaction of the City's peer reviewer, all Environmental Site Assessment reports prepared in accordance with the Record of Site Condition Regulation (Ontario Regulation 153/04, as amended) describing the current conditions of the land to be conveyed to the City and the proposed Remedial Action Plan based on the site condition standards approach, to the Executive Director, Engineering & Construction Services;	First Capital	To be addressed in future submission	No response required.
Parks	Environmental Assessment	-	5.4	At the completion of the site assessment/remediation process, submit a Statement from the Qualified Person based on the submitted environmental documents, to the Executive Director, Engineering & Construction Services for peer review and concurrence, which states:	First Capital	To be addressed in future submission	No response required.
Parks	Environmental Assessment	-	5.4.1	In the opinion of the Qualified Person: - It is either likely or unlikely that there is off-site contamination resulting from past land uses on the development site that has migrated onto adjacent City lands that would exceed the applicable Site Condition Standards; and - To the extent that the opinion in 5.4.1.1 is that past migration is likely, it is either possible or unlikely that such off-site contamination on adjacent City lands poses an adverse effect to the environment or human health.	First Capital	To be addressed in future submission	No response required.
Parks	Environmental Assessment	-	5.4.2	Land to be conveyed to the City meets either: - the applicable Ministry Generic Site Condition Standards (Tables 1, 2, 3, 6, 7, 8 and 9; subject to applicable exemptions as stated in O. Reg 153/04) for the most environmentally sensitive adjacent land use; or - the Property Specific Standards as approved by the Ministry for a Risk Assessment/Risk Management Plan which was conducted in accordance with the conditions set out herein.	First Capital	To be addressed in future submission	No response required.
Parks	Environmental Assessment	-	5.5	The Qualified Person's statement, referenced in condition 5.1 above, will include a Reliance Letter that is dated and signed by the applicant's Qualified Person, as defined in O. Reg. 153/04, as amended, confirming that both the City and the City's peer reviewer can rely on the environmental documentation submitted, consistent with O. Reg. 153/04 requirements, and the Qualified Person's opinion as to the conditions of the site; all environmental documentation consistent with O. Reg. 153/04 requirements and opinions shall be submitted with reliance extended to the City and its peer reviewer and any limitation on liability and indemnification is to be consistent with Ontario Regulation 153/04, as amended, insurance requirements or such greater amount specified by the Executive Director of Engineering & Construction Services.	First Capital	To be addressed in future submission	No response required.

Parks	Environmental Assessment	-	5.6	For conveyance of lands requiring a Record of Site Condition (RSC): - File the Record of Site Condition (RSC) on the Ontario Environmental Site Registry; and - Submit the Ministry's Letter of Acknowledgement of Filing of the RSC confirming that the RSC has been prepared and filed in accordance with O. Reg. 153/04, as amended, to the Executive Director, Engineering & Construction Services and to the General Manager, PF&R.	First Capital	To be addressed in future submission	No response required.
Parks	Park Construction Base Park Improvements	-	6	The Owner, at their expense, will be responsible for the base construction and installation of the parkland. The Base Park Improvements include the following:	First Capital	To be addressed in future submission	No response required.
Parks	Park Construction Base Park Improvements	-	6 a)	Demolition, removal and disposal of all existing materials, buildings, foundations and associated servicing;	First Capital	To be addressed in future submission	No response required.
Parks	Park Construction Base Park Improvements	-	6 b)	Grading inclusive of 300mm depth topsoil supply and placement. Where lands have been environmentally risk assessed in accordance with MECP regulations, the required depth profile of the environmental soil / soft cap will be 1.5 m of engineered fill compacted to 95% SPD and certified by the consulting engineer;	First Capital	To be addressed in future submission	No response required.
Parks	Park Construction Base Park Improvements	-	6 b) i)	In the case of a risk-assessed site, all materials brought on site shall comply with the site-specific standards outlined in the Certificate of Property Use. In the case where no risk assessment of the site was required, all materials brought on site shall comply with the Ontario Reg. 153/04 Table 3 RPI standards;	First Capital	To be addressed in future submission	No response required.
Parks	Park Construction Base Park Improvements	-	6 c)	Sodding #1 nursery grade or equivalent value of other approved park development;	First Capital	To be addressed in future submission	No response required.
Parks	Park Construction Base Park Improvements	-	6 d)	Fencing, where deemed necessary to the satisfaction of PF&R;	First Capital	To be addressed in future submission	No response required.
Parks	Park Construction Base Park Improvements	-	d e)	Sanitary and storm service connections with manholes at streetline;	First Capital	To be addressed in future submission	No response required.
Parks	Park Construction Base Park Improvements	-	6 f)	Water and electrical service connections; (minimum water: 50mm to the street line including backflow preventers, shut off valves, water metre and chamber; electrical connection to the street line and electrical panel in a lockable cabinet (100 Amp service));	First Capital	To be addressed in future submission	No response required.
Parks	Park Construction Base Park Improvements	-	6 g)	Street trees along all public road allowances abutting City-owned parkland; and	First Capital	To be addressed in future submission	No response required.
Parks	Park Construction Base Park Improvements	-	6 h)	Standard park sign (separate certified cheque required)\	First Capital	To be addressed in future submission	No response required.
Parks	Park Construction Base Park Improvements	-	7	All work is to be completed to the satisfaction of the General Manager, PF&R.	First Capital	To be addressed in future submission	No response required.
Parks	Park Construction Base Park Improvements	-	8	Prior to the issuance of the first above grade building permit, the Owner shall submit a cost estimate and any necessary plans for the Base Park Improvements, to the satisfaction of the General Manager, PF&R.	First Capital	To be addressed in future submission	No response required.
Parks	Park Construction Base Park Improvements	-	9	Prior to issuance of the first above grade building permit, the Owner shall post an irrevocable Letter of Credit in the amount of 120% of the value of the Base Park Improvements for the parkland to the satisfaction of the General Manager, PF&R. No credit shall be given towards the Parks and Recreation component of the Development Charges for costs associated with Base Park Improvements.	First Capital	To be addressed in future submission	No response required.

Parks	Park Construction Base Park Improvements	-	10	The construction of the Base Park Improvements to the park block shall be completed within one year after the issuance of the first above grade building permit to the satisfaction of the General Manager, PF&R. Unforeseen delays (e.g. weather) resulting in the late delivery of the park block shall be taken into consideration and at the discretion of the General Manager, PF&R when determining a revised delivery date for the park block.	First Capital	To be addressed in future submission	No response required.
Parks	Park Construction Base Park Improvements	-	11	Should the Owner undertake Base Park Improvements on the park block following conveyance of the park block to the City, the Owner must obtain a Park Access Agreement from PF&R's Planning, Design and Development section. The Park Access Agreement will outline in detail the insurance requirements, extent of area permitted, permitted use, tree removal and replacement, and duration to the satisfaction of the General Manager, PF&R. The Owner will indemnify the City against any claim during any interim use of or work carried out by the applicant on the park.	First Capital	To be addressed in future submission	No response required.
Parks	Temporary Fencing	-	12	Prior to conveyance of the parkland, the Owner shall be responsible for the installation and maintenance of temporary fencing around the parkland and its maintenance until such time as the development of the park block is completed.	First Capital	To be addressed in future submission	No response required.
Parks	Parkland Grading and Drainage	-	13	Prior to conveyance of the parkland, the Owner shall ensure that the grading and drainage of the adjacent development blocks are compatible with the grades of the parkland to the satisfaction of the General Manager, PF&R.	First Capital	To be addressed in future submission	No response required.
Parks	Parkland Grading and Drainage	-	14	The Owner must provide documentation from a qualified environmental engineer that any fill or topsoil brought onto the site meets all applicable laws, regulations and guidelines for use in a public park.	First Capital	To be addressed in future submission	No response required.
Parks	Credit against DC's for Above Base Park Improvements	-	-	Should the owner agree to design and construct the Above Base Park Improvements for a development charge credit against the parks and Recreation component of the Development charges, the following condition applies:	First Capital	To be addressed in future submission	No response required.
Parks	Credit against DC's for Above Base Park Improvements	-	14	The Owner agrees to design and construct the Above Base Park Improvements to the new park for a development charge credit against Parks and Recreation component of the Development Charges to the satisfaction of the General Manager, PF&R. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of installing the Above Base Park Improvements, as approved by the General Manager, PF&R, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time. The Owner is required to submit a design and cost estimate to be approved by the General Manager, PF&R, and a letter of credit equal to 120% of the Parks and Recreation Development Charges payable for the development. The design, cost estimate and ultimately the letter of credit will be required prior to the issuance of the first above grade building permit.	First Capital	To be addressed in future submission	No response required.
Parks	Above Base Park Improvements	-	15	The Owner will be responsible to design and construct the Above Base Park Improvements to the satisfaction of the General Manager, PF&R. Areas to be addressed in the design of the Park are: park programming, sustainable design and plantings, community and public safety, ground surface treatments, seating, vandalism etc. Final design and programming of the parkland shall be at the discretion of the General Manager, PF&R.	First Capital	To be addressed in future submission	No response required.
Parks	Above Base Park Improvements	-	16	Prior to the issuance of the first above grade building permit for the development of the site, the Owner is required to submit working drawings, specification and landscape plans showing the scope and detail of the work for the Above Base Park improvements for review and approval by the General Manager, PF&R.	First Capital	To be addressed in future submission	No response required.

Parks	Above Base Park Improvements	-	17	The construction of Above Park Improvements to the park block shall be completed within one year after the issuance of the first above grade building permit to the satisfaction of the General Manager, PF&R. Unforeseen delays (e.g. weather) resulting in the late delivery of the park block shall be taken into consideration and at the discretion of the General Manager, PF&R when determining a revised delivery date for the park block.	First Capital	To be addressed in future submission	No response required.
Parks	Above Base Park Improvements	-	18	Should the Owner undertake Above Base Park Improvements on the park block following conveyance of the park block to the City, the Owner must obtain a Park Access Agreement from PF&R's Park Supervisor for that Ward. The Park Access Agreement will outline in detail the insurance requirements, extent of area permitted, permitted use, tree removal and replacement, and duration to the satisfaction of the General Manager, PF&R. The Owner will indemnify the City against any claim during any interim use of or work carried out by the applicant on the park.	First Capital	To be addressed in future submission	No response required.
Parks	Warranty	-	19	The Owner, upon satisfactory completion of the construction and installation of the Above Base and Base Park Improvements shall be required to guarantee such work and associated materials. The Owner shall provide certification from their Landscape Architect certifying that all work has been completed in accordance with the approved drawings. Should the cost to construct the Above Base Park Improvements as approved by the General Manager, PF&R be less than the Parks and Recreation component of the Development Charges for the development, the difference shall be paid to the City by certified cheque prior to a reduction of the Above Base Park Improvement Letter of Credit. Upon the City's acceptance of the certificate, the Letter(s) of Credit will be released less 20% which will be retained for the 2 year guarantee known as the Parkland Warranty Period.	First Capital	To be addressed in future submission	No response required.
Parks	Warranty	-	20	Upon the expiry of the Parkland Warranty Period, the outstanding park security shall be released to the Owner provided that all deficiencies have been rectified to the satisfaction of the General Manager, Parks, Forestry & Recreation (PF&R).	First Capital	To be addressed in future submission	No response required.
Parks	Warranty	-	21	As-built drawings in print/hardcopy and electronic format, as well as a georeferenced AutoCAD file, shall be submitted to PF&R. A complete set of "as built" plans shall be provided electronically on CD in PDF format and in a georeferenced AutoCAD file, in addition to two (2) sets full size bond hard copy the General Manager, PF&R. The plans shall include, but not limited to specifications, locations of all hidden services, and all deviations from the design drawings, shop drawings, inspection reports, minutes of meeting, site instructions, change orders, invoices, certificates, progress images, warranties, close out documentation, compliance letters (for any play structures and safety surfaces), manuals etc. The files are to be organized in folders, including a file index and submitted with written warranties and related documents such as lists of contractor, sub-contractors together with contact persons, telephone numbers, warranty expiry dates and operating manuals.	First Capital	To be addressed in future submission	No response required.
Parks	Warranty	-	22	Spare or replacement parts, special tools, etc. as provided by manufacturers, if any, are to be provided to PF&R.	First Capital	To be addressed in future submission	No response required.

Parks	Parkland Occupation - Construction Staging	-	-	The stockpiling of any soils or materials or use as an interim construction staging area on the conveyed parkland is prohibited unless an agreement, other than a Park Access Agreement, has been obtained from the Manager of Business Services – Christina Iacovino, 416-392-8578. The agreement, if approved, will outline in detail the insurance requirements, extent of area permitted, permitted use, tree removal and replacement, duration, restoration plan and costs, and compensation to the satisfaction of the General Manager, PF&R. The agreement must be secured prior to the issuance of any shoring and excavation permits. The Owner will indemnify the City against any claim during any interim use of or work carried out by the applicant on the park. Any compensation accrued shall be applied to park improvements within the ward in consultation with the Ward Councillor.	First Capital	To be addressed in future submission	No response required.
Parks	Parkland Occupation - Construction Staging	-	-	The Owner will be required to provide an environmental assessment report, prepared by a Qualified Person, at the end of the permitted occupation to verify that the parklands continue to meet the applicable laws, regulations and guidelines respecting sites to be used for public park purposes. If deemed necessary, the Owner may be required to provide an RSC after the staging period. The Owner will be responsible for paying all costs associated with the City retaining a third-party peer reviewer for the environmental addendum and for another RSC if required. The construction of the park shall commence only after the verification that the parklands continue to meet the applicable laws, regulations and guidelines respecting sites to be used for public park purposes.	First Capital	To be addressed in future submission	No response required.
Parks	Section 37	-	-	If the owner of the property enters into a Section 37 Agreement with the City as part of this development application, this unit requests to be involved in the negotiations. Funds directed towards the area parks and facilities within the Ward should form part of the benefits package.	First Capital	To be addressed in future submission	No response required.
Parks	Urban Forestry	-	-	Comments regarding any necessary street tree plantings and requirements under the Trees Bylaw or the Ravine and Natural Feature Protection Bylaw will be forwarded directly to your attention by Urban Forestry.	DTAH	Information	No response required.
Parks	Dog Amenities	-	-	Given the current rise in dog-owning populations, 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 neighbourhood parks. Please refer to Toronto's Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.	Turner Fleischer	To be addressed in future submission	Dog-specific facilities to be considered during SPA detailed landscape design process.
Environment & Energy Division, July 17, 2020							
David Hall, 416-397-9216, David.Hall@toronto.ca							
EED	-	-	-	The Energy Strategy Report submitted meets the requirements for a complete application at this point. Please see below for comments that must be addressed in a revised report as part of a subsequent resubmission. Refer to the Energy Strategy Terms of Reference for all requirements.	RWDI	Information	No response required.
EED	-	-	-	The applicant must submit a revised report that includes the following:	RWDI	To be addressed in future submission	A revised Energy Report will be prepared and submitted in support of a future Site Plan Approval application.
EED	-	-	-	Explore passive design measures in order to move the building towards a near-zero emissions level of performance.	RWDI	To be addressed in future submission	See response provided above.
EED	-	-	-	Explore opportunities for a low-carbon district energy (DE) system and, if shown to be not technically or financially viable, opportunities to ensure the proposed development is DE-ready	RWDI	To be addressed in future submission	See response provided above.
EED	-	-	-	Based on the revised analysis, state the preferred scenario and conclude with recommendations and next steps to facilitate implementation. Establish the overall value proposition(s).	RWDI	To be addressed in future submission	See response provided above.
Urban Forestry - Tree Protection & Plan Review, July 31, 2020							
Quinn Dunn, Planner, Quinn.Dunn@toronto.ca							

TPPR	Advisory Comments	-	1	To meet Toronto Green Standard (Version 3) ecological requirement(s), newly planted tree(s) on site must be designed with a minimum of 30 m of soil volume each. Small trees proposed for planting will not be counted towards TGS. Newly planted tree(s) on site must be designed with a minimum of 30 m of soil volume each.	Dillon	Information	Noted.
TPPR	Advisory Comments	-	2	There are eight (8) city trees in good condition proposed for removal the Arborist Report Any tree(s) proposed for removal or injury as protected under Chapter 813 of the Toronto Municipal Code require(s) an application and permit to do so. Please submit application(s) for Injury and Removals when appropriate. All permits must be issued prior to Site Plan approval.	Dillon	Addressed	Noted. Application for permits will be issued prior to Site plan approval
TPPR	Advisory Comments	-	3	The applicant should be advised that the determination of ownership of any subject tree(s) is the responsibility of the applicant and any civil or common-law issues which may exist between property owners with respect to trees, must be resolved by the applicant. The applicant must obtain written consent and authorization from the adjacent property owner(s).	Dillon	Information	Noted.
TPPR	Advisory Comments	-	4	Permit applications, Application Fees, Tree Planting Security Deposits, Tree Amenity Value Payments, and Tree Security Deposits will be determined as the application advances.	Dillon	Information	Noted.
TPPR	Advisory Comments	-	5	Trees proposed on the city road allowance require 8 m of spacing. Please note all trees proposed to be planted on the City road allowance require a Tree Planting Security Deposit (TPSD) of \$583.00 per tree.	Dillon / DTAH	Information	Trees within public R.O.W. are spaced at 8.0m. Deposit requirement noted.
TPPR	Advisory Comments	-	6	An investigation of underground utilities prior to proposing new tree planting within the City road allowance is required to rule out any potential conflicts. Please submit a cross section which identifies the depth of all utilities in relation to the soil volume for tree planting in all areas in which utilities encroach within the TPZ (Tree Protection Zone) of a tree or the required 30 m of soil volume required for each tree.	Dillon	To be addressed in future submission	Noted.
TPPR	Required Revisions/Submissions	-	-	Urban Forestry will require the submission of the following documents for review: <ul style="list-style-type: none"> • A Site Plan, Tree Preservation Plan, Replanting Plan in which soil volumes and proposed replacement tree species for replanting are plotted on the plan. All trees are to be accurately surveyed and plotted on the plan. • A Landscape Plan overlaid with existing utilities to remain and proposed utilities. • A cross section which identifies the depth of all utilities in relation to the soil volume for tree planting in all areas in which utilities encroach within the TPZ (Tree Protection Zone) of a tree or the required 30 m of soil volume required for each tree. 	Dillon / Turner Fleischer / DTAH	Addressed	<ul style="list-style-type: none"> • Site Plan (L-01) and Soil Volume Plan (L-04) have been provided in the landscape drawing package, showing the number and location of proposed trees and associated soil volumes. Tree species to be specified in next submission. • Replanting Plan requires coordination with TRCA once ZBA submission has been received. To be provided in next submission. • The Soil Volume Plan (L-04) has the existing and proposed utilities underlaid. Tree protection zone details to be provided as part of next submission.
Urban Forestry Ravine & Natural Feature Protection, July 30, 2020							
Dan Hammerschlag, 416-392-1900, Dan.Hammerschlag@toronto.ca							
RNFP	Additional/Revised Plans Required	Arborist Report	-	The arborist report and tree inventory should describe all trees within 12m of the limit of disturbance, including trees located within the adjacent ravine and natural feature. Based on the plans submitted for review, it appears RNFP regulated trees will be impacted from the removal of the existing concrete parking lot.	Dillon	Addressed	Arborist report updated to include all trees within 12m of the limit of disturbance, which includes trees in the adjacent ravine feature.
RNFP	Additional/Revised Plans Required	Arborist Report	-	Not enough information has been provided detailing how the proposed development will impact trees regulated under the Ravine & Natural Feature Protection Bylaw. The arborist report should describe all construction methods (excavation, grading, etc.) and associated tree impacts. Please note that any encroachment within a tree's minimum tree protection zone is considered an injury and requires approval from RNFP.	Dillon	Addressed	Has been addressed in updated Arborist Report
RNFP	Additional/Revised Plans Required	Arborist Report	-	No tree protection has been described for the rear of the property. The report should detail how trees proposed for preservation on the property and adjacent properties, will be protected during construction and maintained prior to and after construction.	Dillon	Addressed	Has been addressed in updated Arborist Report and Tree Preservation Plan

RNFP	Additional/Revised Plans Required	Arborist Report	-	No planting has been proposed within the 10m buffer from the long term stable top of slope. RNFP requires the 10m buffer setback to be naturalized to the satisfaction of RNFP.	DTAH	Addressed	The Landscape Site Plan (drawing L-01) indicates the area of the TRCA buffer to be naturalized (a portion of the buffer is now proposed for public road purposes). This will be addressed in greater detail as part of a future SPA submission - including species details.
RNFP	Additional/Revised Plans Required	Arborist Report	-	The applicant/owner shall submit a revised arborist report addressing the above comments to RNFP for review and approval. The arborist report shall be completed to the minimum standard detailed in the City's document "Guidelines for Completion of an Arborist Report" at www.toronto.ca/trees/ravines and the satisfaction of RNFP.	Dillon	Addressed	Updated Arborist Report included in ZBA resubmission.
RNFP	Additional/Revised Plans Required	Tree Protection Plans	-	No tree protection has been provided for the rear of the property. Please note that all trees not proposed for removal must be protected to the satisfaction of RNFP. The tree protection plan should clearly show the locations of tree protection hoarding and root protection as required.	Dillon	Addressed	Has been addressed in updated Arborist Report and Tree Preservation Plan
RNFP	Additional/Revised Plans Required	Tree Protection Plans	-	No minimum tree protection zones have been plotted on the tree protection plan. Please note that all trees within 12m of the limit of disturbance should be included on the plan along with their respective minimum tree protection zones. The revised tree protection plan should include trees located in the adjacent ravine northeast of the property boundary.	Dillon	Addressed	TPZ's have been identified in updated Tree Preservation Plan (Arborist Report Appendix C)
RNFP	Additional/Revised Plans Required	Tree Protection Plans	-	The tree protection plan should identify the location of the RNFP By-law limit as well as the TRCA staked long term stable top of slope and the 10m buffer from the long term stable top of slope.	Dillon	Addressed	The updated Tree Preservation Plan (Arborist Report Appendix C) identifies these limits
RNFP	Additional/Revised Plans Required	Tree Protection Plans	-	The applicant/owner shall submit a tree protection plan to RNFP for review and approval.	Dillon	Addressed	Noted.
RNFP	Additional/Revised Plans Required	Landscape Plan	-	The landscape plan is not appropriate and does not meet the needs of the natural heritage system. RNFP will be requiring improvements to the ravine and natural areas on site through measures such as naturalization planting within the 10m buffer.	DTAH	Addressed	Proposal of public R.O.W. within the 10m buffer is under discussion between the City and TRCA. Private land within 10m buffer is identified as naturalization planting; refer to landscape site plan drawing no. L-01
RNFP	Additional/Revised Plans Required	Landscape Plan	-	RNFP recommends that species diversity be increased in order to enhance the quality and function of the existing ecosystem. Species proposed for planting should be non-invasive, native and preferably indigenous, grown from an acceptable local seed source, and appropriate species shall be matched to existing site conditions.	DTAH	Addressed	Proposed species to be identified as part of a future SPA submission. Required species characteristics are noted.
RNFP	Additional/Revised Plans Required	Landscape Plan	-	The applicant/owner shall also submit a realistic cost estimate for the planting and two year maintenance of the 10m buffer naturalization planting.	DTAH	To be addressed in future submission	Cost estimates to be provided as part of a future Site Plan Approval application submission.
RNFP	Additional/Revised Plans Required	Landscape Plan	-	The landscape plan proposes hardscape features within the 10m buffer. Please note that landscape structures and hard surfaces are not permitted within the 10m buffer.	DTAH	Addressed	The landscape plan has been revised. Proposal of public R.O.W. within the 10m buffer is under discussion between the City and TRCA. Private land within 10m buffer does not include hardscape.
RNFP	Additional/Revised Plans Required	Landscape Plan	-	The tree protection plan should identify the location of the RNFP By-law limit as well as the TRCA staked long term stable top of slope and the 10m buffer from the long term stable top of slope.	Dillon	Addressed	The updated Tree Preservation Plan (Arborist Report Appendix C) identifies these limits
RNFP	Additional/Revised Plans Required	Landscape Plan	-	The applicant/owner shall submit a revised legible landscape/planting plan with an appropriate scale to RNFP for review and approval. The plan shall detail the proposed improvements to the natural environment including proposed tree and shrub species, sizes, and locations.	DTAH	Addressed	Site Plan identifies all proposed planting locations. Detailed planting plan will be coordinated with the TRCA and be part of a future SPA submission.
RNFP	Additional/Revised Plans Required	RNFP Limit	-	The applicant/owner shall show the exact location of the limit of the RNFP By-law on all pertinent plans, including the site plan, floor plan, tree protection plan, grading plan, etc. The RNFP By-law area is available electronically from the City's Geospatial Competency Centre (GCC).	Dillon / DTAH / Turner Fleischer / Odan-Detech Consulting Engineers	Addressed	Has been addressed on all drawings as appropriate.
RNFP	Additional/Revised Plans Required	RNFP Limit	-	For more information about GCC's digital catalogue dealing with RNFP By-law lines click on the following link: https://open.toronto.ca/dataset/ravine-natural-feature-protection-area/	Dillon / DTAH	Information	No response required.
RNFP	Additional/Revised Plans Required	RNFP Limit	-	Alternately, contact the GCC Map Sales at mapsales@toronto.ca to request the RNFP By-law limit to be marked on a hardcopy survey or other plans. This line may then be transferred onto other plans to be submitted.	Dillon / DTAH	Information	No response required.

RNFP	Additional/Revised Plans Required	RNFP By-law Note	-	The applicant/owner shall add the Ravine & Natural Feature Protection By-law note to all on all pertinent plans, including the site plan, floor plan, tree protection plan, grading plan, etc., to advise contractors of the regulated area, and the penalties associated with unauthorised activities	Dillon / DTAH / Turner Fleischer / Odan-Detech Consulting Engineers	Addressed	Has been addressed on all drawings as appropriate.
RNFP	Additional/Revised Plans Required	Sediment Controls	-	The applicant/owner shall submit a sediment control plan with an appropriate scale indicating location of sediment control measures that shall be in place during construction to RNFP for review and approval. Sediment control measures shall adhere to Ontario Provincial Standards (OPSD-219.130).	Odan-Detech	To be addressed in future submission	To be provided as part of a future SPA submission.
RNFP	Additional/Revised Plans Required	Toronto Green Standards	-	The applicant/owner shall complete Tier 1: Ecology of Toronto Green Standards Checklist and provide updated plans to for further review at future submission.	Turner Fleischer / DTAH / Odan-Detech	Addressed	An updated TGS Checklist (v4) has been provided.
RNFP	Advisory Comments	Setbacks - Top of Bank	-	City of Toronto Official Plan Policy on the Natural Environment states that development will be set back from the following locations by 10 metres, or more if warranted by the severity of existing or potential natural hazards: i. the top of bank of valleys, ravines and bluffs; ii. locations where slope instability, erosion, flooding, or other physical conditions present a significant risk to life or property; and iii. locations near the shoreline which may be hazardous if developed because of flooding, erosion or dynamic beach processes.	Turner Fleischer	Information	Noted.
RNFP	Advisory Comments	Setbacks - Top of Bank	-	RNFP will determine appropriate top of bank setbacks in consultation with TRCA with respect to minor additions, alterations to existing development, replacement and/or accessory structures. Development below top of bank within ravine protected areas is not permitted.	Turner Fleischer	Information	No response required.
RNFP	Advisory Comments	TRCA Regulation	-	The subject property is regulated by the Toronto and Region Conservation Authority (TRCA) under Ontario Regulation 166/06 "Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation", as such a permit to place fill or alter the grade of land will not be issued by RNFP. Under Ontario Regulation 166/06, the TRCA regulates and may prohibit work taking place within valley and stream corridors, wetlands and associated areas of interference and the Lake Ontario waterfront. A permit is required from the TRCA in order to do any of the following works: i. straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland; ii. development, if in the opinion of the authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development. Should any of the above stated activities be required as part of the Site Plan Approval, the applicant/owner shall notify RNFP that a permit or a letter of clearance from TRCA is received.	First Capital	Information	No response required.
RNFP	Advisory Comments	RNFP Permit Application – Tree Removal/Injury	-	Trees on private property, protected by the Ravine & Natural Feature Protection By-law will be injured or destroyed if this site plan is approved. Trees protected by this bylaw may not be removed, injured or destroyed without written authorization from RNFP. The applicant/owner will be required to obtain a RNFP Permit from RNFP. This permit may be subject to conditions.	First Capital	Information	No response required.
RNFP	Advisory Comments	Security Deposits	-	The applicant/owner will be required to submit a security deposit to secure planting and/or stewardship and/or tree protection requirements. The final amount will be determined once RNFP has reviewed and approved all pertinent plans.	First Capital	Information	No response required.

RNFP	Advisory Comments	RNFP By-law Infractions	-	In the event the applicant/owner causes or permits any action that injures, damages, destroys or prevents a protected tree from maturing, the applicant/owner shall be liable to the City under the Ravine & Natural Feature Protection By-law, Chapter 658 of the City of Toronto Municipal Code, which regulates the injury and destruction of trees, dumping of refuse and changes to grade within protected areas defined in Schedule A of the By-law. Convictions of offences respecting the regulations in the Ravine & Natural Feature Protection By-law are subject to fines, and the landowner may be ordered by the court to restore the area to the satisfaction of the City. A person convicted of an offence under this By-law is liable to a minimum fine of \$500 and a maximum fine of \$100,000 for each tree destroyed, a maximum fine of \$100,000 for any other offence committed under this chapter, and/or a Special fine of \$100,000. A person convicted of a continuing offence, including failure to comply with ravine permit conditions is liable to a maximum fine of not more than \$10,000 for each day or part of a day that the offence continues	First Capital	Information	No response required.
Canada Post Corporation, November 25, 2020							
Andrew Chong, Delivery Services Officer. 416-936-4082. andrew.chong@canadapost.ca							
CPC	-	-	-	The owner/developer will provide each uniquely addressed multi-unit building with its own centralized mail receiving facility.	First Capital	Information	Requirement noted.
CPC	-	-	-	These lock-box assemblies must be: o Rear-loading – a requirement for all multi-unit buildings with 100 or more units o Adjacent to the ground floor main entrance – the door to the delivery side must be adjacent to the ground floor front entrance - not a service corridor or rear of building o Accessible via the Canada Post lock/key system – concierge & private keys are not acceptable means of lobby/mailroom access o In compliance with Canada Post Standards – refer to the Delivery Standards Manual mentioned below	Turner Fleischer	Information	Requirements noted.
CPC	-	-	-	The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder	First Capital	Information	No response required.
CPC	-	-	1	There will be no more than one mail delivery point to each unique address assigned by the Municipality	First Capital	Information	No response required.
CPC	-	-	2	For any business that is classified as an institution, only one delivery point will be provided.	First Capital	Information	No response required.
CPC	-	-	3	Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project	First Capital	Information	No response required.
CPC	-	-	4	The complete guide to Canada Post's Delivery Standards can be found at: https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf	First Capital / Turner Fleischer	Information	No response required.
CPC	-	-	-	The applicant/agent is asked to contact me directly to communicate potential date of project completion and to review the plans for mail service.	First Capital	Information	No response required.
Rogers Communications Canada Inc., June 29, 2020							
Shoaib Akram							
Rogers	-	-	-	Rogers Communications Canada Inc. has buried coaxial plant in this area, as indicated on the attached plans. Caution is advised. Maintain minimum of 0.6 metre clearance. Hand dig when crossing or if within 1 metre of Rogers plant. Note: Plant is to approximation. Locates are required.	First Capital	Information	No response required.
Toronto Catholic District School Board, June 18, 2020							
Tomasz Oltarzewski, (416) 222-8282, Ext. 2278., development.applications@tcdsb.org							

TCDSB	-	-	-	At this time, the local elementary and secondary schools are operating at capacity and cannot accommodate additional students from the development as proposed. The TCDSB has successfully been granted approval to construct a new Catholic elementary school on the site of the former Baycrest Public School, located to the west, to address accommodation pressures in the area.	First Capital	Information	No response required.
TCDSB	-	-	-	Due to concerns associated with school accommodation, the Toronto Catholic District School Board wishes to advise that should the development proceed to the satisfaction of the City, that the attached clauses be included in the City's conditions of approval and subsequently within any agreements of purchase and sale for the proposed units of this plan. Please also refer to the attached sign specifications for the Toronto Catholic District School Boards' development-site signage requirements.	First Capital	Information	For future action - warning clauses will be included in future agreements of purchase and sale and the required signage will be erected at the appropriate time.
TCDSB	-	-	-	The TCDSB will continue to monitor development growth in this area as it relates to cumulative impact on local schools. The TCDSB requests notification of any modifications, community consultations, appeals or notices of decision relating to this development application or related applications. Please direct correspondence to development.applications@tcdsb.org	First Capital	Information	No response required.
Toronto District School Board, August 18, 2020							
Matt Baqnall, Intermediate Planner, mbaqnall.tlc@tdsb.on.ca							
TDSB	-	-	1	The Owner shall erect and maintain signs, at points of egress and ingress of the development site, advising that: "The Toronto District School Board (the TDSB) 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. For information regarding designated school(s), please call 416-394-7526." These signs shall be to TLC's specifications.	First Capital	Information	For future action - the required signage will be erected at the appropriate time.
TDSB	-	-	2	The Owner shall include the following warning clauses in all offers of purchase and sale/lease/rental/tenancy agreements of residential units for a period of ten (10) years from the date of this agreement: "Despite the best efforts of the Toronto District School Board, sufficient accommodation may not be available in the neighbourhood schools for all students anticipated from the development area. Students may be accommodated in school facilities outside the neighbourhood or students may later be transferred to other school facilities. For information regarding designated school(s), please call 416-394-7526. Residents agree that for the purpose of transportation to school, if bussing is provided by the Toronto District School Board in accordance with the TDSB's bussing policy, students will not be bussed from their home to the school facility, but will meet the bus at designated locations in or outside of the area. The above warning clauses (including this sentence) shall, for a period of ten years following registration of this Site Plan Agreement, be included in all agreements of purchase and sale and all tenancy agreements (including agreements to lease or rent) for residential units in the development covered by this Site Plan Agreement."	First Capital	Information	For future action - warning clauses will be included in future agreements of purchase and sale.
TDSB	-	-	-	TLC's conditions may change as this application progresses through the planning process. TLC requests to be notified on all future public notices, resubmissions, appeals and other matters and requests to be included on the Interested Parties List with respect to this application.	First Capital	Information	No response required.

TDSB	-	-	-	The proposed development is in close proximity to Lawrence Park Collegiate Institute, municipally located at 125 Chatsworth Drive. Students often travel through the site to access the existing plaza and retail establishments to the north. Therefore, TLC requests that the applicant/developer take any and all precautions to ensure that there are no risks to the health and safety of students or staff as a result of construction/demolition activity.	First Capital	Information	No response required.
TDSB	-	-	-	TLC appreciates the applicant contacting TLC/TDSB prior to the application submission. We would be pleased to facilitate a meeting with the School Principal of Lawrence Park CI for you to discuss the proposed development and ways to engage students in learning opportunities.	First Capital	Information	No response required.
Toronto Hydro, June 17, 2020							
Toronto Hydro	Prior to Construction	-	-	Request locates from Ontario One Call at 1-800-400-2255 or online at http://www.on1call.com .	First Capital	Information	No response required.
Toronto Hydro	Prior to Construction	-	-	Review the ESA/TSSA Guideline for Excavation in the Vicinity of Utility Lines, available on the ESA Electrical Distribution Safety website: http://www.esaeds.info .	First Capital	Information	No response required.
Toronto Hydro	Prior to Construction	-	-	Please contact our Customer Offers and Sustainment (COS) Dept. at 416-542-2533 for disconnecting power or Toronto Hydro plant removal before any demolition.	First Capital	Information	No response required.
Toronto Hydro	Relocations	-	-	Toronto Hydro assets can be relocated at the expense of the Applicant. If the relocation of Toronto Hydro assets is necessary, please contact Utility Relocations group at utility.relocations@torontohydro.com to begin a relocation request. After sufficient information has been received to process a relocation request, Toronto Hydro relocation projects typically require 12 to 18 months to be completed. Toronto Hydro will require a deposit or full payment in advance of doing the work.	First Capital	Information	No response required.
Toronto Hydro	Overhead Toronto Hydro Assets – General Guidelines	-	-	Mechanical equipment such as crane and hoist shall not be operated within 3 m of lines or equipment. No awning, billboard, antenna mast, flag, roof or similar structure shall be installed on the public allowance or immediately adjacent to private property that is within 3 m of lines or equipment.	First Capital	Information	No response required.
Toronto Hydro	Underground Toronto Hydro Assets – General Guidelines	-	-	For heavy equipment operation in the vicinity of Toronto Hydro underground plant, ensure the requirements from Toronto Hydro Distribution Construction Standard 31-0500 are met. Breaking into, or accessing, cable chambers, vaults and handwells is not permitted without consent from the relevant Toronto Hydro Dept., and anyone found to have so done will be prosecuted to the fullest extent of the law and pursued civilly for any damage. Tunneling within 3m is deemed a conflict that requires a Professional Engineering report to resolve.	First Capital	Information	No response required.
Toronto and Region Conservation Authority, August 13, 2020 Anna Lim, Planner, Development Planning and Permits, ext. 5284							
TRCA	Application Specific Comments	-	-	The north eastern portion of the subject site backs onto the Douglas Greenbelt. The top of valley slope and the dripline of contiguous vegetation extends onto the subject site and was staked by TRCA staff on August 14, 2020.	Dillon	Information	No response required.
TRCA	Application Specific Comments	-	-	As per TRCA Policy, new development is not permitted within the Natural System which is identified as being a 10 meter buffer from the greater of the existing top of slope, long term stable top of slope (LTSTOS), stable toe of slope, regulatory floodplain, meander belt and any contiguous natural features or areas (dripline). We appreciate the applicant's efforts to work with TRCA to generally achieve the policy objectives.	Dillon / Turner Fleischer	Information	Policies noted and have been adhered to where possible. A new public road is proposed within the 10 metre buffer - and will be subject to further discussions between the application, the City and the TRCA.
TRCA	Application Specific Comments	-	-	Given the depth and steepness of the valley slope, TRCA staff requested a geotechnical slope stability study that included the analysis and determination of the LTSTOS line. A study has been received and TRCA's geotechnical engineering staff have reviewed it. The plans provided accurately show the LTSTOS line to TRCA's satisfaction.	Golder	Information	Acceptance of Geotechnical Slope Stability Study has been noted.

TRCA	Application Specific Comments	s	-	Proposed Building A and Building B are located along the edge of the 10 metre buffer. These lands within and below the 10 metre buffer from the LTSTOS should be restored, re-naturalized and then be conveyed into public ownership for their long term protection. As the intent is to naturalize the buffer and ultimately have the buffer conveyed into public ownership, the proposed buildings will need to be set back at least 3 metres from the 10 metre buffer to allow for above and below grade maintenance. Further discussions with TRCA and the City of Toronto will be needed to determine the process for conveyance and to confirm the landscape design within the buffer. The buffer and any lands east of the LTSTOS should also be re-designated and re-zoned with an Open Space/Hazard Land category.	First Capital / Turner Fleischer	Addressed	Proposal of public R.O.W. within the 10m buffer is under discussion between the City and TRCA. Private land within 10m buffer is identified as naturalization planting; refer to landscape site plan drawing no. L-01. Buildings are now located on west side of new public road - well exceeding the 3.0 metre setback noted.
TRCA	Geotechnical	-	1	Please revise the label on the site plan, landscape plan etc. to reflect an accurate label for the 10 metre buffer from the LTSTOS. The plans label the 10 metre buffer line from the LTSTOS as the "long term stable slope." Please ensure that all site plans, landscaping plans and grading plans show the LTSTOS and 10 metre buffer from the LTSTOS labelled accurately.	Turner Fleischer / DTAH / Odan-Detech	Addressed	Labels have been updated accordingly.
TRCA	Ecology	-	2	Please show the 10 metre buffer from the outer-most feature line on the relevant plans including the Landscape Concept Plan. Please note all development/site alteration (e.g. building, amenity areas, grading, infrastructure, fences, lot lines, etc.) should be located outside of the buffer area. The buffer should be restored with native trees/shrubs and seed mix as per TRCA Post-Construction Restoration Guidelines. Further discussion with TRCA will be needed to confirm encroachments in the buffer. The landscape plan is not consistent with the proposal at 250 Lawrence Avenue West that included a densely vegetated 10 m buffer as part of a Ravine Restoration Plan. TRCA expects a similar approach for this proposed development.	DTAH	Addressed	Buffer line has been indicated on landscape drawings. Further discussions will be required regarding buffer encroachments, including new public road.
TRCA	Ecology	-	3	The NHIS should be updated to reflect: a. Potential impacts of the development on breeding and migratory birds and any light impacts due to nocturnal use on site (e.g SAR species etc.); b. Propose suitable mitigation measures to prevent an increase of woodland edge effect and restoration efforts to mitigate direct and indirect impacts; c. Investigate less intrusive alignments around the NHS/buffer (e.g. trail), if encroachments cannot be avoided, clear technical rationale should be provided and an assessment of how the integrity of the Natural Heritage System (NHS) will be maintained and enhanced; d. Potential restoration or compensation for encroachments into the buffer and NHS (e.g. trail connection); e. Discuss efforts to enhance the NHS and associated buffer and clearly discuss proposed gains to the feature that might be realized through restoration, forest edge management and/or invasive species management.	Dillon	Addressed	The NHIS has been revised to acknowledge potential light impacts to migratory birds as well as proposes high level mitigation to be considered at detailed design in accordance with the Toronto Green Standards. Mitigation proposed in the NHIS identifies how buffer plantings consisting of natural vegetation will improve the ecological function and protect the Douglas Greenbelt long-term. The NHIS has been revised to indicate that an overall net benefit to the City's Natural System has been achieved in support of the site plan, which includes the proposed municipal road.
TRCA	Ecology	-	4	Please clarify if the existing STM pipe (300mm) is being decommissioned and/or removed. If removal of decommissioned infrastructure is required, appropriate details of the proposed removal are necessary. Please include a plan showing the proposed access location, area of disturbance, and stockpile/staging location. Also confirm if vegetation removal will be necessary and provide the appropriate details and compensation and minimize disturbance/removal and impact to the extent possible. Please provide a restoration plan for the area. Please ensure the NHIS is updated with appropriate assessments of the potential impacts to the NHS posed by the removal of infrastructure.	Odan-Detech / DTAH	To be addressed in future submission	Restoration Plans to be provided at SPA.
TRCA	Stormwater Management	-	5	TRCA defers quantity control to the City of Toronto as the site is draining to the municipal system.	Odan-Detech	Information	No response required.

TRCA	Stormwater Management	-	6	Please note that while detailed specifications are not required at this time, the functional SWM design must provide confirmation that all criteria can be met. TRCA requires a level of feasibility that the proponent has considered all spatial requirements and the proposed techniques will achieve the required targets. Please resubmit and provide confirmation that the water quality and water balance targets can be met including volumetric sizing and placement of any required mitigation footprints. Determining the spatial requirements at this stage will also ensure stormwater management will be incorporated into the design and will not be considered at the very end when there are more constraints.	Odan-Detech	Addressed	Water quality addressed per Comment 8. Water balance addressed per Comment 10 and 11.
TRCA	Stormwater Management	-	7	Based on the SWM report, Catchment C is a "private park in the TRCA setback." However, the Functional Servicing and Grading Plan shows parking spaces within this area. Please clarify. Further comments may follow once this is clarified.	Odan-Detech	Addressed	The comment no longer applies because the proposed Development has been reconfigured and the Park is not longer in the formerly-proposed location. Note – the comment was noting a drafting issue that has been resolved in the revised plans.
TRCA	Water Quality	-	8	Please show the proposed locations of the Jellyfish filters on the Servicing Plan which shows they will treat all "dirty" surfaces. Please also include preliminary sizing calculations which will show they can meet the 80 TSS removal.	Odan-Detech	Addressed	Jellyfish filters shown on the Functional Servicing Plan accordingly. FSR Section 5.0 viii) has been revised with sizing calculations showing that the proposed filters provide 80% TSS Removal.
TRCA	Water Balance and Erosion	-	9	Please include a discussion of TRCA's water balance and erosion requirements in the SWM Report. TRCA's criteria for both water balance and erosion as per the TRCA Stormwater Management Criteria, 2012 is innovative source controls to provide on-site retention of the run-off from a 5 mm storm event through infiltration, evapotranspiration and/or reuse from all impervious areas without accounting for the initial abstraction to reduce runoff volumes to receiving waters.	Odan-Detech	Addressed	Discussion regarding TRCA manual and criteria provided in FSR Section 5.0 vii) accordingly.
TRCA	Water Balance and Erosion	-	10	TRCA's water balance criteria slightly differs from the City of Toronto's. TRCA's water balance criteria for the site is the 5 mm on site retention for all impervious areas on site without accounting for the initial abstraction. Please revise the 5 mm on site retention volume calculations without accounting for the 1mm initial abstraction for impervious areas in the table report. Providing the 5 mm on site retention volume will also address TRCA's erosion criteria for the site.	Odan-Detech	Addressed	FSR Section 5.0 vii) revised to remove consideration for 1mm initial abstraction.
TRCA	Water Balance and Erosion	-	11	It is proposed to explore infiltration gallery, irrigation, and water reuse options to achieve the 5 mm on site retention at Site Plan stage; however, TRCA will need the footprint of these options to be explored at this stage in the design:	Odan-Detech	Addressed	Acknowledged. Further discussion has been provided in Section 5.0 vii). Unfortunately there is nowhere on the private lands in which to propose an infiltration gallery, therefore that option has been ruled-out. There was previously an unexcavated area in which it would have been feasible to install an infiltration gallery – however that area is no longer proposed. The remaining unexcavated parts of the development are the City Park dedication and Municipal R.O.W. – neither of which are feasible locations for an infiltration gallery (respective City departments do not permit). The remaining retention measures (irrigation and greywater reuse for toilet flushing) are discussed in FSR Section 5.0 vii) and will be addressed in detail at the SPA stage.
TRCA	Water Balance and Erosion	-	11 a)	To ensure the feasibility of any proposed infiltration facilities (i.e.. open space), please provide reference in the SWM Report to the high ground water levels and infiltration rates on site from the Hydrogeology report. A minimum 1 m separation should be provided from the high groundwater table as per Section 6.2 of TRCA Stormwater Management Criteria, 2012.	Odan-Detech	Addressed	As discussed above and in FSR Section 5.0 vii) – it is no longer proposed to provide an infiltration gallery – therefore the comment does not apply.
TRCA	Water Balance and Erosion	-	11 b)	TRCA considers infiltration, evapotranspiration, and reuse as options to provide the 5 mm on site retention. It is TRCA's preference that infiltration and evapotranspiration be explored by providing LID's (i.e., permeable pavement, bio retention facilities, etc.) to meet these criteria. If infiltration or evapotranspiration by LID's are not feasible to provide all the 5 mm on site retention volume, please provide a rationale of the site constraints.	Odan-Detech	Addressed	Refer to discussion in FSR Section 5.0 vii) and response to above comments. Infiltration is no longer feasible. Evapotranspiration is proposed as irrigation.

TRCA	Water Balance and Erosion	-	11 c)	If infiltration and evapotranspiration are not feasible to provide all the 5 mm on site retention volume, please provide supporting calculations from a landscape architect which demonstrates that water can be used for irrigation and/or reuse within 72 hours for the 5 mm on site retention volume.	Odan-Detech	Addressed	Detailed irrigation calculations to be provided at the SPA stage.
TRCA	Water Balance and Erosion	-	11 d)	TRCA requires that all impervious areas are used to retain the 5 mm on site retention. This means that the paved (with pre-treatment) areas as well as the impervious roof area must be retained on site. Please include the percent imperviousness for Catchment A, B, and C and ensure all impervious areas are captured as part of the retention volume. Please consider this when selecting the locations for the mitigation footprints.	Odan-Detech	Addressed	As per FSR Section 5.0 vii) – all impervious surfaces are to be directed to the infiltration gallery or to cisterns for irrigation reuse.
TRCA	Water Balance and Erosion	-	11 e)	Please provide the location of all proposed measures to achieve the 5 mm on site retention on the Site Servicing Plan.	Odan-Detech	Addressed	Infiltration gallery and Cistern for stormwater storage shown accordingly on the Functional Servicing Plan.