

REZONING RESUBMISSION COMMENT RESPONSE MATRIX



Municipal Address: 272, 284, 286, 288, 290, & 296 Lawrence Avenue West
1507, 1525, 1537, 1539, 1545, & 1549 Avenue Road

Client: First Capital
Application(s): OPA & ZBA

Bousfields Job No: 1915
Date Prepared: 2023-12-12

Toronto and Region Conservation Authority, November 2, 2022

Mark Rapus, Senior Planner, Development Planning & Permits (437) 880-2417

Commenting Agency	Ref	Comment	Response
TRCA	-	TRCA staff recommend <i>deferral</i> of the OPA/ZBA Applications, until such time that the comments below have been addressed. The next submission should be accompanied by a cover letter which identifies the requested revisions.	Noted.
TRCA	1	No further comments.	-
TRCA	2	We agree that further discussions between the City, TRCA and the Applicant should take place.	Further discussions have taken place.
TRCA	3	No further comments.	-
TRCA	4	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. We agree that further discussions between the City, TRCA and the Applicant should take place.	Further discussions have taken place.
TRCA	5	No further comments.	-
TRCA	6	Partially addressed. Staff notes the buffer encroachment proposed for the new road is identified in Figure 4 (Proposed Development Impacts), however, please show the area of proposed enhancement and restoration to offset the permanent encroachment of the buffer for TOB and Dripline on the plan. Clearly label the areas of proposed buffer and enhancement.	Noted; refer to landscape plan L-101 for proposed restoration areas.
TRCA	7	7.d) Partially Addressed, Show the area of proposed enhancement and restoration to offset the permanent encroachment of the buffer for TOB and Dripline on the plan. Clearly label the areas of proposed buffer and enhancement. 7.e) Partially Addressed, Staff notes the mention of the intent to provide forest edge management and invasive species management in Section 8.2 of the EIS, however, additional details associated with the implementation of these mitigation measures should be provided in the EIS and the landscape plan.	7.d) Noted. Revisions made to figure 4 of the NHIS e) Restoration ravine plan/Landscaping plans are referenced in the NHIS and provided under separate cover. Mitigation sections of the NHIS have been updated to include details for invasive species management.
TRCA	8	Not addressed. These details should be confirmed in order to inform the proposed restoration.	Naturalization buffer and planting shown on landscape plans. More detailed restoration planting plans to be provided with later submission. Not provided at a ZBA level submission.
TRCA	9	No further comments.	-
TRCA	10	No further comments.	-
TRCA	11	The SWM report is indicating that there is R.O.W proposed on the east side of the proposed development. As runoff collected from this area is discharging directly to an open channel watercourse, it should be confirmed that TRCA's water quantity and water quality control requirements are met. Please note that TRCA only credits oil-grit separators to provide 50% TSS removal when sized for 80% TSS removal. They must be placed in a treatment train to be credited the full 80% TSS removal. If there are spatial constraints, TRCA accepts a filtration system (e.g. Jellyfish) when sized correctly to provide 80% TSS removal.	Noted. A treatment train is provided, refer to section 5.0 (vi) of the Functional Servicing Report dated Nov. 30,2023.
TRCA	12	Please confirm all runoff discharging to the municipal system is collected from the roof. Otherwise, quality control measures should be provided for the runoff discharging to the municipal storm system.	All non-roof runoff is treated using a Jellyfish filter. Note that all runoff from the proposed development is discharging into the open-channel watercourse and no longer into the municipal storm system. Refer to section 5.0 of the Functional Servicing Report dated Nov. 30,2023.
TRCA	13	Please provide further details, locations, and supporting calculations of the proposed LID measure confirming they are providing a minimum 5mm of on-site retention.	Preliminary calculations for infiltration and irrigation have been looked at but cannot finalized until SPA, when the necessary consultants have been brought onto the project.
TRCA	14	TRCA to review when the detailed calculations and sizing become available.	Revised accordingly, initial abstraction had been removed onto the calculation.
TRCA	15	Not addressed. (Please refer to TRCA memo to review original comment).	Preliminary calculations for infiltration and irrigation have been looked at but cannot finalized until SPA, when the necessary consultants have been brought onto the project.
TRCA	16	Not addressed. (Please refer to TRCA memo to review original comment).	Preliminary calculations for infiltration and irrigation have been looked at but cannot finalized until SPA, when the necessary consultants have been brought onto the project.
TRCA	17	Not addressed. (Please refer to TRCA memo to review original comment).	Preliminary calculations for infiltration and irrigation have been looked at but cannot finalized until SPA, when the necessary consultants have been brought onto the project.
TRCA	18	Not addressed. (Please refer to TRCA memo to review original comment).	Preliminary calculations for infiltration and irrigation have been looked at but cannot finalized until SPA, when the necessary consultants have been brought onto the project.
TRCA	19	Not addressed. (Please refer to TRCA memo to review original comment).	Preliminary calculations for infiltration and irrigation have been looked at but cannot finalized until SPA, when the necessary consultants have been brought onto the project.
TRCA	20	Not addressed. (Please refer to TRCA memo to review original comment).	Preliminary calculations for infiltration and irrigation have been looked at but cannot finalized until SPA, when the necessary consultants have been brought onto the project.

Engineering & Construction Services, October 6, 2022			
Imran Kabir, Case Manager			
A. REVISIONS AND ADDITIONAL INFORMATION REQUIRED FOR PLANS, STUDIES, AND DRAWINGS			
The Owner is required to amend the studies and/or drawings to address the following comments and submit/resubmit for review and acceptance by the Executive Director, Engineering & Construction Services, prior to approval of the Zoning By-law Amendment application.			
	1	Transportation Services	
ECS	1.1	Revise the existing property line boundaries shown on all plans in accordance with the plan of survey	Noted. Revised survey dated April 27, 2023, has been provided in resubmission.
ECS	1.2	Submit a new plan of survey to clearly show the property lines of 272 Lawrence Avenue West	Noted. Revised survey dated April 27, 2023, has been provided in resubmission.
ECS	1.3	On all associated plans, explicitly dimension and identify all land conveyances to the City for a nominal sum, free of encumbrances both below and above grade	Noted.
ECS	1.4	Submit a Draft Reference Plan including all land conveyance, which coordinate values to be shown on the plan for the main corners of the property and to be integrated to 3 degree MTM, Zone 10, NAD 83 CRSRS	Noted. Will submit as condition of approval.
ECS	15	Provide a new 18.5m wide public street, free of all encumbrances connecting from Lawrence Avenue West to Avenue Road, as further discussed in Section D	A 16.5 metre ROW new municipal road is being proposed along the east edge of the property. The new public street adopts the DIPS-3A standard (a 16.5 metre right-of-way), given the adjacency to the Douglas Greenbelt. No development is expected on one-side of the street. The east edge of the right-of-way is aligned with the Long-Term Stable Top of Slope (LTSTOS). 2.1 metre sidewalks are proposed on either side of the street. There is no development potential on the east side of the street due to the TRCA Conservation Lands. An alignment has been struck to minimize the impact to the Toronto Regional Conservation Authority (TRCA) lands, intersect at the existing unsignalized Rosewell Avenue / Lawrence Avenue West intersection, and connect to Douglas Avenue. Please refer to BA Group's Urban Transportation Considerations Update, December 2023 for more information. A Functional Plan is provided in Appendix B of Urban Transportation Considerations Update, December 2023.
ECS	1.6	Show the interim and final conditions of the public street conveyance, where an interim cul-de-sac is required for public streets that terminates at a private property	The delivery of new Public Street 'A' will occur during the first phase of construction. (i.e. the construction of the south building, and relocation of the existing Pusateri's into the new location). No temporary cul-de-sac will be provided.
ECS	1.7	Demonstrate compliance with the Toronto Green Standard Version 3 requirements, as further discussed in Section D.	TGS checklist and stats are provided, please see architectural drawing RZ004.
	2	Solid Waste Services	
ECS		No comments.	-
	3	Engineering & Construction Services	
ECS	3.1	ECS acknowledges that a revised survey will be provided with future submission.	Noted.
ECS	3.2	Please submit a response memo which clearly states how every comment has been addressed.	This table outlines how each comment has been addressed. The cover letter and planning addendum letter submitted as part of the resubmission outlines the major changes that have been made.
ECS	3.3	Due to the proximity of the site to the Douglas Greenbelt, an approval from TRCA will be required. ECS acknowledges that coordination with TRCA is ongoing and comments from TRCA are being addressed.	Noted.
ECS	3.4	Please provide a separate Stormwater management report in the future.	The city accepted that both the Functional Servicing Report and the Stormwater Management Report can be combined into one report.
ECS	3.5	As Transportation services has requested to revise the proposed public street with a cul-de-sac, ECS will provide comments on the servicing, grading and stormwater management of the proposed road once the road design has been finalized.	Noted.
B. PRELIMINARY ZONING BY-LAW AMENDMENT CONDITIONS			
The Owner is required, as (preliminary) condition of approval of the Zoning By-Law Amendment Application to:			
	1	Transportation Services	
ECS	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; 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; Retail or Personal Service Shop Uses - 4.0 spaces per 100 m2 of Gross Floor Area;	Please refer to the Parking Considerations Section (5.0) of our Urban Transportation Considerations Update, December 2023.
ECS	1.2	Provide a minimum of 1 Type B, 2 Type C, and 1 Type G loading spaces;	Please refer to the Loading Considerations Section of our Urban Transportation Considerations Update, December 2023.

ECS	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 4.0metres; - Type C Loading Space means a loading space that is a minimum of 3.5 metres wide, 6.0 metres long and has a minimum vertical clearance of 3.0 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;	Only one zoning by-law amendment is needed at this time, to By-law 569-2013, and the loading spaces are clearly defined.
	2	Engineering & Construction Services	
ECS	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;	Noted.
ECS	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.	Noted.
ECS	2.3	Provide space within the development for installation of maintenance access holes and sampling ports on the private side, as close to the property line as possible, for both the storm and sanitary service connections, in accordance with the Sewers Bylaw Chapter 681.10	Noted. All maintenance access holes for sanitary and storm connections are on the property line.
PART II – PRELIMINARY SITE PLAN CONTROL APPLICATION COMMENTS			
A. REVISIONS TO PLANS AND ADDITIONAL INFORMATION REQUIRED PRIOR TO SITE PLAN APPROVAL AND THE ISSUANCE OF ANY BUILDING PERMITS (INCLUDING BELOW GRADE PERMITS)			
Although the application is for zoning amendment, the following comments from Transportation Services, Solid Waste Services, and Engineering and Construction Services are provided to expedite a future Site Plan application. We will require that the applicant make the following changes to the proposed site drawing when the applicant submits their drawings for Site Plan control approval. Please note that these comments are preliminary and subject to change based on information provided at the site plan stage.			
	1.1	Transportation Services	
ECS	a)	Provide TWSI at the northeast corner of Avenue Road and Lawrence Avenue West and the new intersection;	Please refer to the Functional Plan provided in Appendix B of Urban Transportation Considerations Update, December 2023.
ECS	b)	Revise the curb radii of driveway access onto the new public street to be a maximum of 5.0m;	Please refer to the Functional Plan provided in Appendix B of Urban Transportation Considerations Update, December 2023.
ECS	c)	Submit cross-section drawings of the new public street;	Please refer to the Functional Plan provided in Appendix B of Urban Transportation Considerations Update, December 2023.
ECS	d)	Design the new public street in accordance with the City's Curb Radii Guideline and Lane Width Guideline;	Please refer to the Functional Plan provided in Appendix B of Urban Transportation Considerations Update, December 2023.
ECS	e)	Provide a functional plan including pavement marking and signage in the existing public right-of-way and the new public street within the site frontages;	Please refer to the Functional Plan provided in Appendix B of Urban Transportation Considerations Update, December 2023.
ECS	f)	Add a notation on the site plan drawings and landscape plans stating, "The reconstructed sidewalks along the development site frontages will be built to the satisfaction of the City and at no cost to the municipality"; and	Note has been provided, please see architectural drawing RZ151.
ECS	g)	Add a notation on the site plan drawing stating that "All portions of existing site access driveways that are no longer required must be closed and restored with soft landscaping and full concrete curbs", to the satisfaction of Transportation Services.	Note has been provided, please see architectural drawing RZ151. Note was also added to landscape plan.
	1.2	Solid Waste Management Services	-
		Multi-Residential Component	-
ECS	a)	The bulky waste area provided is acceptable. However, if it is possible, SWMS recommended that it be located within or with direct access to the loading area	Bulky waste area is provided, please see architectural drawing RZ103.
		Non-Residential Collection	-
ECS	b)	Revised drawings must indicate a dedicated waste storage area that is on private property and large enough to allow storage of all non-residential waste material between collection days. This non-residential waste room must be independent from the residential waste room and must be accessible without entering the residential waste room. Currently, there is no labelled waste room for the retail components in Building A & B.	Waste room for the retail components is provided, please see architectural drawing RZ151.
	1.3	Fire Services	
ECS		Comments will be provided at Site Plan stage	-
	1.4	Engineering & Construction Services	
ECS	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.	Erosion Control Plan has been provided. See Drawing 5 of 5 on the civil drawing set.
ECS	b)	Functional Servicing Report and Stormwater management report, dated July 15, 2022 prepared by Odan-Detech Consulting Engineers - Provide written confirmation from Mechanical engineer that adequately designed sprinkler system conforming to NFPA 13 and other NFPA sprinkler standards a will be implemented. - Provide confirmation from architects regarding the material of the buildings (reinforced concrete). - 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. - 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. - 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. - For infiltration to be accepted, a percolation test has to be conducted and the results have to be provided.	Letters has been requested and will be provided to the SPA submission. Storm flows from Ex-A, Ex-B & Ex-C are all draining to the 1800mm trunk storm sewer which is flowing south easterly beneath the property of Lawrence Park Collegiate Institute. Proposed development is proposed to discharge the storm flow towards the open channel on Douglas Greenbelt, and the allowable flow will be calculated using the 2-year storm of the whole site provided that the existing storm runoff are all draining to the same trunk sewer.

ECS	c)	Functional Servicing Plan, revision No. 2, dated July 18, 2022 by Odan-Detech Consulting Engineers - On Section B-B, there is not enough separation between the existing 300mm gas and proposed Storm Service connection. As the Gas is being proposed to be vertically deflected, provide confirmation of coordination with the proper utility service provided.	Not applicable since the proposed Storm service connection will be on the proposed R.O.W. and will discharge to the open channel on Douglas Greenbelt.
ECS		Add the following Disclaimer on the servicing drawing: i. 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. ii. Service connections within the municipal right-of-way are to be constructed by Toronto Water at the Owner's expense. iii. The owner must contact all utilities (Gas, Bell, Rogers, Hydro and etc.) to make arrangements for the relocation of existing utilities prior to the installation of sanitary, storm and water service connections by Toronto Water. iv. 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. v. Prior to commencing any works within the municipal right of way the contractor, developer or consultant will obtain all necessary road occupancy permits from the city's right of way management unit. contact 416-555-5555. For the existing water service connections which are being relocate, provide a note that these service connections shall be disconnected and removed and/or abandoned by the City forces at the Owner's expense.	Added the following disclaimer on the servicing plan.
Enbridge, September 13, 2022			
Casey O'Neil, Senior Analyst Municipal Planning			
Enbridge		Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.	Noted.
Transportation Planning, September 29, 2022			
Diane Ho			
Street Connection and Design			
Transportation Planning		A functional plan should be prepared for the new public street, and it should be designed based on the applicable City Design Standards and Guidelines such as the Curb Radii, Lane Width, Truck Aprons, Curb Extension, and Raised Crosswalk Guidelines (City's Road Engineering Design Guidelines). Transportation Services staff to provide further comments on the design requirements.	Please refer to the Functional Plan provided in Appendix B of Urban Transportation Considerations Update, December 2023.
Transportation Planning		In accordance with the City's Cycling Network Plan, the subject section of Lawrence Avenue West was identified as a one of the Major City-wide Cycling Routes. Please coordinate and work with the City's Transportation Services staff on the site organization/design so that it does not preclude future transportation improvements along the frontage of the subject site on Lawrence Ave West for on street cycling facilities.	The right-of-way on Lawrence Avenue West has been widened to meet the OP width of 27.0 metres which allows for future flexibility to implement cycling infrastructure within the right-of-way.
Transportation Planning		Review and minimize lane widths and curb radii for all travel lanes and intersections (i.e. internal and external) on site, wherever applicable, based on the City's Curb Radii and Vehicle Travel Lane Widths Guidelines (City's Road Engineering Design Guidelines).	Please refer to the Functional Plan provided in Appendix B of Urban Transportation Considerations Update, December 2023.
Travel Demand Management (TDM) plan			
Transportation Planning		In accordance with the City's policies in the Official Plan, Toronto Green Standard (TGS), and Guidelines for the Preparation of Transportation Impact Studies (2013), the applicant shall identify the appropriate travel demand management programs/measures to be implemented on/for the subject site to reduce the single occupancy auto vehicle trips generated by the proposed development.	Please refer to the Transportation Demand Management Plan in BA Group's Urban Transportation Considerations Update, December 2023.
Transportation Planning		Please note that "Potential Measures" cannot be considered as acceptable TDM measures for the proposed development, confirmation is required in order for staff to assess the appropriateness of the proposed TDM Plan. A stronger TDM plan is required for this site to address the site related vehicular traffic issues and satisfy the requirements in the Toronto Green Standard. The following is a list of additional TDM measures that are considered appropriate for the subject site: - Car-Share Vehicle and Space – provision of car-share space in a highly visible and publicly accessible location. - Carpool Parking Spaces - install and maintain carpool parking spaces for visitors. - Bike-Share (funding contribution) – coordinate with the City/Toronto Parking Authority (TPA) to secure a financial contribution for future implementation of bike-share facilities and programs in the area. - Bike Repair Station - install and maintain an appropriate number of bike repair stations in or near bicycle parking areas on site. - Real-time transportation screen - install and maintain real-time transit/transportation service display boards in lobbies.	Please refer to the Transportation Demand Management Plan in Section 4.0 of BA Group's Urban Transportation Considerations Update, December 2023.
Bicycle Parking			

Transportation Planning		All the bicycle parking spaces should be provided on site and designed in accordance with the minimum requirements in the City's Zoning By-law 569-2013, Toronto Green Standard (TGS) – Version 3 and Guidelines for the Design and Management of Bicycle Parking Facilities, which include: § Locate short-term bicycle parking in a highly visible and publicly accessible location, and must be no more than 30 metres from a pedestrian entrance to the principal building on the lot; § Long-term bicycle parking must be provided in a secure controlled-access bicycle parking facility or purpose-built bicycle locker; and § Access paths/aisles to all the proposed bicycle parking rooms/spaces should be provided with a minimum clearway of 1.8m.	Please refer to the Bicycle Parking Considerations Section (7.0) of our Urban Transportation Considerations Update, December 2023.
Transportation Planning		Dimensions of the bicycle parking spaces and access paths/aisles should be shown on the Site and Floor Plans.	Dimensions of the bicycle parking spaces and access paths/aisles are provided, please see architectural drawing RZ103 and RZ151.
Strategic Initiatives, Policy and Analysis, October 5, 2022			
Graham Haines, Senior Planner			
Rental Housing Demolition			
SIPA		The proposal includes 15 replacement rental units of the same size and type as the 15 units proposed for demolition. With respect to replacement floorplans the following further comments apply: - All of bedrooms in the existing units have a window. This condition should be maintained in the replacement units, particularly where units might have a returning tenant. - Replacement units need to be secured in contiguous groups of at least six rental units. - Balconies have been proposed for all fifteen of the replacement units, this is an improvement compared to the existing units where ten units have balconies. - Furnished floor plans for the replacement units are required in order to	Rental replacement units are provided with meeting the comments provided, please see architectural drawing RZ152.
SIPA		Development of an acceptable tenant assistance plan for eligible tenants residing in the fifteen units proposed to be demolished will be required, and is contemplated by the Housing Issues Report. This tenant assistance plan is to be developed in consultation with City staff, and should include an increased notice period, compensation beyond the requirements of the Residential Tenancies Act in order to mitigate hardship and/or the provision of an alternative rental unit, assistance to special needs tenants, and the right to return to a replacement unit.	A tenant assistance plan will be developed in consultation with Housing staff prior to approval.
SIPA		A site visit to review the units proposed to be demolished should be arranged in the future. Access to the units proposed to be demolished will be required, and 24-hour notice will need to be provided to the tenants of the units. A tenant meeting with affected tenants will also be required.	A site visit and tenant meeting will take place with Housing staff prior to approval.
Policy Context			
SIPA		Affordable Housing and Smart Urban Growth are key Strategic Actions for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing will be provided and maintained to meet the needs of current and future residents. A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 also contains policies 2.2.1.4, 2.2.4.9 and 2.2.6.3 to support the development of affordable housing and a range of housing to accommodate the needs of all household sizes and incomes.	Noted.
SIPA		New development resulting in the loss of one or more rental units or dwelling rooms shall secure an acceptable tenant relocation and assistance plan to lessen hardship for existing 3 of 4 tenants, per Official Plan Policy 3.2.1.12. City Council adopted Policy 3.2.1.12 at its meeting on June 18 and 19, 2019.	Noted.
SIPA		The Council-adopted Growing Up: Planning for Children in New Vertical Communities draft urban design guidelines provide guidance on the proportion and size of larger units recommended in new multi-unit residential developments. The accompanying staff report is available here.	Noted.
SIPA		Guideline 2.1 of the Growing Up guidelines states that a residential building should provide a minimum of 25% large units. Specifically, the guidelines state that 10% of the total residential units should be three-bedroom units and 15% should be two-bedroom units.	Noted. The proposed unit mix exceeds the GUG.
SIPA		Guideline 3.0 states that the ideal unit size for large units, based on the sum of the unit elements, is 90 square metres for two-bedroom units and 106 square metres for three bedroom units, with ranges of 87-90 square metres and 100-106 square metres representing an acceptable diversity of sizes for such bedroom types while maintaining the integrity of common spaces to ensure their functionality.	Noted.
Comments			
Rental Housing Demolition			
SIPA	1	The following matters require resolution with respect to the Rental Housing Demolition Application:	-
SIPA	a)	A site visit to confirm the existing conditions and floorplans;	Noted.
SIPA	b)	Finalized, furnished floor plans for the proposed replacement units addressing the following: - All of bedrooms in the existing units proposed for demolition have a window. This condition should be maintained in the replacement units, particularly where units might have a returning tenant. - Replacement units need to be secured in contiguous groups of at least six rental units. - Balconies have been proposed for all fifteen of the replacement units, this is an improvement compared to the existing units where ten units have	Rental replacement units are provided with meeting the comments provided, please see architectural drawing RZ152.
SIPA	c)	The development of a suitable Tenant Relocation and Assistance Plan in consultation with City staff; and	Noted.
SIPA	d)	A tenant consultation meeting.	Noted.
Unit Mix and Sizes			

SIPA	2	The provision of 277 (53.6%) two-bedroom units and 66 (12.8%) 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.	Noted. The proposed unit mix continues to exceed the GUG.
SIPA	3	The two bedroom units have an average size of 83 m2. 25% of the total units are larger two bedroom units with an average unit size of 90 m2. The proposed three-bedroom units range in size from 95.2 to 162.5 m2 with an average unit size of 123 m2. These unit sizes support the unit size objectives of the Growing Up guidelines to accommodate within new development a broad range of households, including families with children.	Noted.
Affordable Housing			
SIPA	4	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.	Noted.
Rogers, September 2, 2022			
Moxa Shah			
Rogers		Rogers Communications currently has existing plant as marked on your drawing. Our standard depth in this municipality is: 1m. Please ensure you maintain clearances of 0.3m vertically and 0.6m horizontally.	Noted.
Rogers		Fiber Optic Cable is present in the area of your proposed construction. Please obtain locates and maintain minimum 1.0m/1.0m clearance.	Noted.
Rogers		Plant currently under construction.	Noted.
TCDSB, September 8, 2022			
Michael Loberto, Superintendent, Planning and Development Services			
TCDSB		This development falls within the fixed attendance boundary of: • Blessed Sacrament Catholic School	Noted.
TCDSB		The closest Secondary schools serving this area are: • Marshall McLuhan Catholic Secondary School • Loretto Abbey Catholic Secondary School • Chaminade College School	Noted.
TCDSB		TCDSB projections for local area schools surrounding this development proposal remain consistent. As requested in previous comments, the TCDSB requires proof of notification signage and the attached clauses be included within any agreements of purchase and sale for the proposed plan. To obtain a clearance letter please send all inquiries to development.applications@tcdsb.org	Noted.
TCDSB		Further to the comments provided, the TCDSB reserves the right to revise status at any time without further notice. Should you require additional information regarding our comments, please contact Tomasz Oltarzewski at (416) 222-8282. Ext. 2278.	Noted.
Toronto Hydro, September 2, 2022			
Michael Loberto, Superintendent, Planning and Development Services			
Toronto Hydro		All proposed work must maintain the minimum horizontal and vertical clearances as per Toronto Hydro Construction Standard 31-0100, 31-0500 & 31-0700. And in case at the construction site, if the Toronto Hydro assets are found within 600 mm horizontal clearance from of the proposed work, then please reach Toronto Hydro for review.	Noted.
Toronto Hydro		Request locates from Ontario One Call at 1-800-400-2255 or online at http://www.on1call.com . 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 . Please contact our Customer Offers and Sustainment (COS) Dept. at 416-542-2533 for disconnecting power or Toronto Hydro plant removal before any demolition.	Noted.
Toronto Hydro		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.	Noted.
Toronto Hydro		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.	Noted.
Toronto Hydro		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.	Noted.
Toronto Lands Corporation, October 17, 2022			
Matt Bagnall, MCIP, RPP, Senior Planner, Land Use Planning			

TLC		The Toronto District School Board (TDSB) schools currently assigned to this development are John Wanless, Junior Public School, Glenview Senior Public School, Lawrence Park Collegiate Institute and Northern Secondary School. TDSB staff have determined that there is insufficient capacity to accommodate students, from new residential developments at Glenview Senior Public School, Lawrence Park Collegiate Institute and Northern Secondary School. To address accommodation challenges that may arise, the Board may need to use portables to accommodate students or engage in studies to explore options for creating space at a local school. These options include changing school boundaries, moving programs, or bussing new students to another school, among others. These studies are made publicly available in the Board's Long-Term Program and Accommodation Strategy and may be subject to Board approval and (in some cases) include public engagement.	Noted.
TLC		When this application progresses to the site plan stage, TLC and TDSB may request site plan approval conditions requiring the applicant to erect signs on the development site and include warning clauses in all offers of purchase and sale/lease/rental/tenancy agreements to inform new residents of the student accommodation situation. Site plan conditions may also include a requirement to provide estimated occupancy dates and a commitment for periodic updates on expected occupancy to provide the TLC and TDSB with information for enrolment projections.	Noted.
TLC		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.	Noted.
TLC		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.	Noted.
Urban Forestry, Tree Protection & Plan Review, October 6, 2022			
Adam Vandermeij, Urban Forestry Assistant Planner			
Urban Forestry		Urban Forestry – Tree Protection & Plan Review does not object to the Zoning By-law Amendment application in principal, but requires more information before we can provide complete comments, and require changes to the submitted materials in order to accurately reflect soil volumes.	Noted.
Urban Forestry	1	Landscape Sections Required: in our June 2020 comment memo Urban Forestry requested cross sections which identify the depth of all utilities in relation to the soil volume for tree planting in all areas. This requirement has not been addressed in the revised documents. Urban Forestry must ensure that the proposal is feasible and that tree planting, soil, and soil infrastructure (e.g. soil cells, concrete bridging supports, soils above underground parking structures etc.) will not conflict with other structures/elements such as building canopies/overhangs, underground structures, and underground or overhead utilities. Provide site-specific, scaled, fully dimensioned, and detailed Landscape Sections of all continuous soil trenches at the trees and in between trees that show the tree locations and all pertinent above and below-grade elements. Quality level-B utility data is required for all city trees plantings, although Quality level-A is preferred.	Site sections to be provided with SPA reapplication.
Urban Forestry	2	Proposed Soil Volumes: the Landscape Plans do not provide accurate soil volume calculations for proposed trees. Provide revised Landscape Plans that: a. Do not include soil volumes within dedicated parkland, or below the top of bank. This means that soil areas B4 and B6, and their total 1,991m3 total soil volumes must be removed from the soil volume statistics template and excluded in the soil volume plan. b. Do not include soil volumes that are against the structure of the building which prevent any tree from growing large. This means that soil areas, A3, A4, A6, and B5, and their total 438m3 total soil volumes must be removed from the soil volume statistics template and excluded in the soil volume plan.	Soil volumes have been revised since previous submission, refer to landscape plan L-301. a. Provided soil volumes are above the TRCA staked top of bank. Restoration plantings are within the long term stable top of slope (LTSTOS), and are included in soil volume calculations as they are being converted from hardscape to softscape. This is in line with the TGS description, section EC 1.4.3 on the City of Toronto website: <i>"In Ravine and Natural Feature Protected Areas and/or within the Natural Heritage System, if the proposed buffer is to be converted from hard surface to soft surface with tree planting, this area may be included in the total soil volume required..."</i> b. Two planters remain adjacent to the building face in the revised design. A minimum of 30m3 is being provided in these planters.
Urban Forestry	3	The applicant needs to revise their green standards checklists to reflect accurate soil volumes as indicated above.	See response to comment #2 (above).
Urban Forestry	4	Soil Volume Required: the soil volumes for this property is the gross site area minus the road widening, public road, parkland dedication and RNFP/Top of bank area. Gross Site Area; 12,898m2 New Public Road -2,134.3 Top Of Bank -503.2 Public Park -984.1 Road Widening -254.3 Net Site Area 9,022m2 x 40% / 66 x 30 Soil Volumes Required 1,640m3 The following soil areas will be accepted; A1, A2, A5, A7, B1, B2, and B3 which have a total soil area of 1,672m3. This satisfies the soil volume requirement but must be corroborated with section details as indicated	Soil volumes have been revised since previous submission, refer to landscape plan L-301. Calculations for required soil volumes have now been provided as follows: Gross Site Area: 15,166m2 New Public Road: -1,378m2 Public Park: -1,094m2 Road Widening: -264m2 Net Site Area: 12,430m2 x 40% / 66 x 30 Soil Volume Required: 2,260m3 Soil Volume Provided: 3,280m3

		Preliminary Site Plan Control Comments	
Urban Forestry	5	Additional By-Law Regulated Trees: the arborist report and tree protection plan are missing 2 trees adjacent and some trees at the rear 272 Lawrence Ave West. Urban Forestry requires the applicant to conduct the tree inventory for the entire site and include those trees in the tree protection plan and arborist report.	Trees within the property and within 6m of the Application Area have been inventoried within the Arborist Report and TPP. The trees located at the rear of 272 Lawrence West were too small to meet criteria (< 30 cm) to meet By-law criteria as private trees.
Urban Forestry	6	Planting Soil Specification: The Landscape Plans must provide a soil specification for tree planting that matches the City of Toronto standard Construction Specification for Growing Medium (TS 5.10, April 2014). Provide revised Landscape Plans with a note specifying the following soil(s) for each specific tree planting condition (all components to match parameters as specified in TS 5.10), and item b.: a. Type III – Boulevard Mix (for trees planted in hardscaped boulevards and over underground structures): Volumetric mix of 40-45% topsoil, 40-50% coarse sand, and 12-15% pine bark compost; particle size distribution of > 45% medium-coarse sand (0.25-2 mm) plus gravel (2-5 mm), 18-35% total combined silt and clay; organic matter 3-5% by dry weight; pH 6.0-7.8; phosphorus 10-60 ppm; potassium 80-250 ppm; calcium < 5000 ppm; magnesium 100-300 ppm; soluble salt < 1.5 mmhos/cm; infiltration/permeability/hydraulic conductivity 50-75 mm/hr (at 85% Proctor density). b. Indicate whether soil is retained on-site or adjusted or replaced with soil of equal or better quality.	Noted; to be added to planting plans provided at SPA resubmission.
Urban Forestry	7	Tree Planting Detail: The Landscape Plans must provide a tree planting detail. Provide Landscape Plans that include the following planting detail(s) (as appropriate): a. For trees planted in turf: Planting Detail for Balled and Burlapped Trees in Turf, City of Toronto Detail PD-101 (dated June 2002), b. For trees planted in hard landscaping: Tree Planting Solutions in Hard Boulevard Surfaces: Best Practices Manual (February 8, 2013), planting detail nos. PL-1 and PL-2, and/or c. A site-specific detail for each tree planting condition that is proposed and which meets the specifications of the applicable above-noted detail(s).	See response to UF comment 6 (above).
Urban Forestry	8	Tree Species: planting above underground structures such as the underground parking garage should only plant fast growing, large growing trees such as Silver maple, Tulip tree, or trees in the populus. No tree planted on or near underground parking will be long-lived, therefore fast growing trees should be planted in these areas. Change the species of trees in the respective soil areas to reflect one of the aforementioned species or another fast growing species that may not be listed.	Noted; planting species to be revised for SPA resubmission.
Urban Forestry	9	Proposed Trees: The trees proposed on the Landscape Plans should meet Urban Forestry's standards for compensation and/or tree planting. Provide Landscape Plans that specify:	See response to UF comment 6.
Urban Forestry	a)	A minimum tree spacing of 8.0 m on centre (or as appropriate for site conditions)	Provided; see landscape plans.
Urban Forestry	b)	A minimum planting size of 60 mm caliper (balled and burlapped)	See response to UF comment 6.
Urban Forestry	c)	A minimum of 1.0 m clearance between the tree trunk and property line	Provided; see landscape plans.
Urban Forestry	d)	A minimum of 3.0 m horizontal clearance between the tree trunk and any portion of the building, including overhead canopies/outlines, up to a minimum height of 16.0 m above the grade of the base of the tree	Provided; see landscape plans.
Urban Forestry	e)	A preferred minimum of 0.75 m clearance (0.60 m absolute minimum clearance may be acceptable) between the tree trunk and the edge of the open portion of any planting area/tree opening	Provided; see soil volume plan L-301.
Urban Forestry	f)	A preferred minimum of 0.75 m horizontal clearance between the tree trunk and the extent of the available underground soil volume (on at least three sides of the tree)	Provided; see soil volume plan L-301.
Urban Forestry	g)	A minimum of 30 m ³ of soil per tree, a revised strategy may be required to accommodate the soil volume requirements)	Provided; see soil volume plan L-301.
Urban Forestry	h)	A soil depth between 0.80 m and 1.20 m throughout each tree planting area.	Provided; see soil volume plan L-301.
Urban Forestry	10	Continuous Soil Trench Sections: Site-specific Landscape Sections of the continuous soil trenches at the trees and in between trees are required to ensure that the proposal is feasible and that tree planting, soil, and soil infrastructure (e.g. soil cells, concrete bridging supports, etc.) will not conflict with other structures/elements such as building canopies/overhangs, underground structures, and underground or overhead utilities. Provide scaled, site-specific sections that:	See response to UF comment 6.
Urban Forestry	a)	If applicable, reference on the Landscape Plans and site-specific sections applicable standard details from either the Tree Planting Solutions in Hard Boulevard Surfaces: Best Practices Manual (February 8, 2013) or the Design Options for Tree Planting in Hard Surfaces (available on the City's Green Streets webpage), i. Copies of the applicable standard details may be included on the Plans to supplement the site-specific sections,	Noted. See response to UF comment 1.
Urban Forestry	b)	Illustrate and specify all applicable components of a functional suspended pavement system including, but not limited to: i. Granular base and sub-drainage, ii. Applicable bridging/support system (cast-in-place or pre-cast structural concrete panels or soil cells), iii. Geo-textiles and/or geo-grids, iv. Root barriers, if applicable, v. Edge restraints, if applicable, vi. Overlying pavement assembly, vii. Irrigation/aeration collection and distribution system – including at-grade catchment device(s) to be shown on applicable sections and plans, viii. Soil inspection ports (min. 1 port per 4 trees) – also show location(s) on applicable plans	Noted. See response to UF comment 1.
Urban Forestry	c)	Label at-grade passive irrigation catchment device on applicable section(s) and plan(s) as: "Passive irrigation/aeration catchment and distribution system to meet City standards"	Passive irrigation and stormwater distribution concept to be provided for SPA submission.
Urban Forestry	d)	Illustrate trench conditions at the trees (with tree location(s) shown) and in between trees,	Noted. See response to UF comment 1.
Urban Forestry	e)	Illustrate (at an accurate size, height/depth, and location) and label all overhead and underground utilities	Noted. See response to UF comment 1.

Urban Forestry	f)	Illustrate (at an accurate size, height/depth, and location) all building components such as canopies/overhangs and underground structures	Noted. See response to UF comment 1.
Urban Forestry	g)	Illustrate and label all property lines	Provided; see landscape plans.
Urban Forestry	h)	Dimension all pertinent measurements including, but not limited to: i. Widths of open tree planter and extents of available soil underground, ii. Widths and depths of available soil for each portion of a given section where the depth is different (e.g. at tree opening/planter, at soil extending under suspended pavement, etc.), iii. Offsets from closest part of continuous soil trench assembly (including granular base) to closest edge of adjacent underground utilities (shown at accurate depths), iv. Height of building overhangs above grade, and v. Offset from building walls/overhangs to tree stem.	Provided; see soil volume plan L-301.
Urban Forestry, Ravine & Natural Feature Protection, October 6, 2022			
Nicole Grgic, Acting Urban Forestry Planner			
Urban Forestry		RNFP does not object to the Official Plan Amendment and Zoning By-Law Amendment and Rental Housing, in principle, subject to addressing the following comments under the City of Toronto Municipal Code Chapter 658 – Ravine & Natural Feature Protection at any future applications:	Noted.
Urban Forestry		A detailed root exploration plan must be submitted to RNFP for review and approval. The root exploration plan will describe how the root exploration will be completed and identifies the location of the trench, its width and depth. No root pruning is permitted at the time of the exploratory dig.	Noted. This recommendation has been added to the arborist report
Urban Forestry		Please provide a separate spreadsheet with the tree data collected in Table B-1: Tree Inventory Table. RNFP would like to see that the percentage of encroachment inside of the minimum tree protection zones is included in another column for the RNFP trees identified for injury.	Table B-1 has been revised to show this additional detail.
Urban Forestry		Please describe the timeline of the anticipated tree removals, installation of tree protection hoarding and the implementation of the naturalization plantings. Please note RNFP will apply Area Based Compensation (ABC) for the mandatory tree replacements inside of the 10m buffer. Additional details include the total area (m2), the total plant density and site preparation and post planting maintenance details. The aforementioned is to be consistent among the relevant plans, studies and/or reports.	Timing details have been added to the Arborist Report. It is noted that buffer plantings are described in the NHIS and in the planting plans provided by DTAH; the lands within the 10 m buffer currently do not have vegetation and are covered by asphalt.
Urban Forestry		The Arborist 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.	Tree Preservation and Mitigation during and prior to construction are provided in Sections 4.2 and 4.3 of the Arborist Report.
Urban Forestry		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.	Noted.
Urban Forestry		The Tree Protection Plan (TPP) does not indicate the type of tree protection hoarding to be installed. The TPP is also missing the installation of sediment and erosion control barriers.	ESC plans are included in Appendix A of the Arborist Report
Urban Forestry		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.	Tree protection fencing is shown on the revised TPP.
Urban Forestry		Trees should be labeled on the TPP with their associated tree identification number. Please clearly identify trees to be retained in a different colour. Trees situated within 12m of the limit of disturbance need to be adequately protected.	Within the TPP, trees identified as green are to be retained and trees proposed for removal are identified as red.
Urban Forestry		he applicant/owner shall submit a revised Tree Protection Plan to RNFP for review and approval.	Noted
		Landscape Plan	
Urban Forestry		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.	Naturalization buffer and planting shown on landscape plans. More detailed restoration planting plans to be provided with later submission. Not provided at a ZBA level submission.
Urban Forestry		The plan shall detail all proposed soft/hard landscaping surfaces plus proposed improvements to the natural environment including proposed tree and shrub species, the proposed quantities sizes, and locations.	See response to comment above.
Urban Forestry		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.	Noted; species selection to incorporate these attributes. Not provided at a ZBA level submission.
Urban Forestry		The applicant/owner shall also submit a realistic cost estimate for the planting and two year maintenance of the proposed planting.	Planting and maintenance cost estimate to be provided at later submission with the restoration planting plans. Not provided at a ZBA level submission.
Urban Forestry		The applicant/owner shall submit a revised legible landscape/planting plan with an appropriate scale to RNFP for review and approval.	See response to comment above.
		Scoped Natural Heritage Impact Study	
Urban Forestry		The Natural Heritage Impact Study (NHIS) does not capture the total site area (m2) of the proposed naturalisation plantings within the 10m buffer. Please update the NHIS to include the Area Based Compensation replanting ratio and provide the total tree/shrub quantities and the proposed planting density. Additional details on the site preparation, soil amendments, terra-seeding, post planting maintenance, watering program, etc. should be consistent among the relevant plans, studies and/or reports.	The buffer area has been identified in figure 4 of the NHIS. Planting densities, and site preparation requirements and maintenance are identified in the plantings plans provided by DTAH.

Urban Forestry		The applicant/owner shall submit a revised NHIS to RNFP for review and approval.	A revised NHIS has been included in the submission.
		RNFP Limit	
Urban Forestry		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).	The RNFP is included in TPP of the Arborist Report and figures of the NHIS.
Urban Forestry		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/	Noted.
Urban Forestry		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.	Noted.
		RNFP By-law Note	
Urban Forestry		The applicant/owner shall add the Ravine & Natural Feature Protection By-law note (below) 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:	Noted.
		Sediment Controls	
Urban Forestry		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).	Noted. Provided a Erosion and Sediment control Plan.
		Toronto Green Standards	
Urban Forestry		The applicant/owner shall complete Tier 1: Ecology of Toronto Green Standards Checklist and provide updated plans to for further review at future submission.	This has been completed.
Urban Forestry		Submission of a ravine stewardship plan is requested. The stewardship plan shall be prepared to the minimum standard as detailed in RNFP Draft "Guidelines for Development of a Stewardship Plan" and to the satisfaction of RNFP.	Noted.
		Advisory Comments	
		Setbacks - Top of Bank	
Urban Forestry		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.	Noted.
Urban Forestry		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.	Buffers to the natural heritage and hazard lands associated with the Douglas Greenbelt are detailed in the NHIS report figures. The proposed development and alignment of the municipal road are located out of the delineated limits of these features.
		TRCA Regulation	
Urban Forestry		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	Noted.
		RNFP Permit Application – Tree Removal/Injury	
Urban Forestry		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 authorisation from RNFP. The applicant/owner will be required to obtain a RNFP Permit from RNFP. This permit may be subject to conditions.	Noted.
		Security Deposits	
Urban Forestry		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.	Noted.
		RNFP By-law Infractions	

Urban Forestry		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.	Noted.
		Conveyances	
Urban Forestry		The applicant should also be aware of the following OP policies on the natural environment.	Noted.
Urban Forestry		OP policy 3.4.8 Development will be set back from the following locations by at least 10 metres, or more if warranted by the severity of existing or potential natural hazards: a) the top-of-bank of valleys, ravines and bluffs; b) toe-of-slope of valleys, ravines and bluffs; c) other locations where slope instability, erosion, flooding, or other physical conditions present a significant risk to life or property; and d) other locations near the shoreline which may be hazardous if developed because of flooding, erosion or dynamic beach processes.	Noted.
Urban Forestry		OP policy 3.4.11 Development is generally not permitted in the natural heritage system illustrated on Map 9. Where the underlying land use designation provides for development in or near the natural heritage system, development will: a) recognize natural heritage values and potential impacts on the natural ecosystem as much as is reasonable in the context of other objectives for the area; and b) minimize adverse impacts and when possible, restore and enhance the natural heritage system.	Noted.
Urban Forestry		OP policy 2.3.2 Public agencies and Torontonians will be encouraged to support the protection, enhancement and restoration of links within and between elements of the Green Space System.	Noted.
Urban Forestry		OP policy 2.3.3 The Green Space System will be expanded by: a) acquiring linkages between existing parks and open spaces, where feasible; and b) acquiring lands, or easements over lands, associated with private development which can be connected to the System for the extension of recreational trails or which have important natural heritage value.	Noted.
TTC, November 17, 2022			
A.J. Takarabe, Senior Transportation Planner – Project Development and Planning			
TTC	1	We have reviewed the plans with respect to transit and we note that comments made in our previous letter dated April 27, 2022 (copy attached), still apply.	Noted.
TTC	2	Additionally, we note that there is a new proposed signalized intersection at Lawrence Avenue West / Rosewell Avenue / new Public Street 'A'. Given that it is on a RapidTO corridor and delays to transit caused by the new signal must be mitigated, we require that the applicant provide \$35,000 for the installation of signal priority at the intersection. This requirement should be added to the list of conditions for zoning approval. The applicant should make the cheque payable to the Toronto Transit Commission, and send it to the Toronto Transit Commission Finance Department at 1900 Yonge Street, attention Carina Farrol.	Noted.
TTC	3	Furthermore, the new Public Street 'A' connecting Lawrence Avenue West / Rosewell Avenue to Douglas Avenue should be designed for bus operation given that this will make up for the closure of Roe Loop to the north. Bus operation should be facilitated For clockwise operation to support both eastbound and westbound turnbacks.	Please refer to the Functional Plan provided in Appendix B of Urban Transportation Considerations Update, December 2023.