

152-164 Bathurst Street and 621-627 Richmond Street West, City File: 21 181257 STE 10 OZ and 22 139971 STE 10 SA  
 Submission date: April 6, 2023 (3rd SPA Resubmission)  
 Matrix date: April 6, 2023

Reference	COMMENTS	COMMENTING AGENCY	RESPONSE BY	RESPONSE/ACTION/COMMENTS
<b>1</b>	<b>Engineering and Construction Services, November 23, 2022</b>			
<b>A</b>	<b>REVISIONS AND ADDITIONAL INFORMATION REQUIRED FOR PLANS STUDIES AND DRAWINGS</b>			
1	<b>Transportation Services</b> Nil.	E&CS	N/A	No action required.
2	<b>Solid Waste Management Services</b> Nil.	E&CS	N/A	No action required.
3	<b>Fire Services</b> Nil.	E&CS	N/A	No action required.
4	<b>Engineering &amp; Construction Services</b> Nil.	E&CS	N/A	No action required.
<b>2</b>	<b>Urban Forestry, February 23, 2023</b>			
	<b>Revisions and Additional Information Required</b>			
1	<p>Where it is not possible to retain a tree on City property that qualifies for protection under the City of Toronto's City Tree By-law or where construction activity will encroach upon a protected tree's minimum tree protection zone, it will be necessary for the applicant to submit an application requesting permission to injure or destroy the trees in question to Urban Forestry.</p> <p>There is a fee of \$377.67 (subject to change) for each tree included in an application. Payment may be made by certified cheque or money order, and must be submitted with the application. Applications can be found at: <a href="http://toronto.ca/trees/forms">toronto.ca/trees/forms</a>.</p> <p>o Currently the application to destroy one City trees is under review, no permit has been issued at this time.            o Replacement trees on the road allowance will be required for all the City trees applied for, otherwise the permit to destroy the existing trees may not be granted.</p> <p>Given that the applicant may require the removal of the existing City tree(s) which are currently growing within the City road allowances adjacent to the proposed development site, the applicant must officially submit their landscape plans to Transportation Services of the City of Toronto in order for the plan to formally circulated to all utility and service companies to review and approve. This is a requirement to ensure that the existing City owned street trees are not removed until such time confirmation has been received through the Streetscape Landscape permit approval process of Transportation Services that the street tree planting proposal by the applicant can be implemented with no conflicts. Should the proposed street tree planting not be possible to implement due to a utility/service conflict or other conflict, permission to remove the existing City owned street trees will not be granted.</p>	Urban Forestry	Originate	Landscape plans submitted with this SPA Resubmission. To be coordinated/submitted to Transportation Services.

2	<p>Where it is not possible to retain a tree on private property that qualifies for protection under the City of Toronto's Private Tree By-law, or where construction activity will encroach upon a protected tree's minimum tree protection zone, it will be necessary for the applicant to submit an application requesting permission to injure or destroy the trees in question to Urban Forestry. There is a fee of \$377.67 (subject to change) for each tree included in an application. Payment may be made by certified cheque or money order, and must be submitted with the application. Applications can be found at: <a href="http://toronto.ca/trees/forms">toronto.ca/trees/forms</a>.</p> <p>o Currently the application to destroy two private trees is under review, no permit has been issued at this time.</p> <p>o For adjacent trees, Urban Forestry recommends that the owner of the tree fill out the application form and designate an agent. For shared trees, Urban Forestry recommends that both owners of the tree fill out owner information on the application form and provide signatures, and designate a common agent. If not possible, then the owner of the site may fill in the owner (shared) of the trees and provide the contact information of the other shared owners. Boundary line tree application fees are \$790.63 (subject to change) for each tree.</p>	Urban Forestry	Originate	Acknowledged - Owner to fill out relevant application form and submit.
3	<p>Due to an expected application for a permit to destroy private trees, the owner will be required to plant new 'large growing native shade' trees at a three to one ratio. Currently the plans do not show enough new trees to satisfy the required plantings on private property. A cash in lieu option may be available for any trees unable to be planted.</p>	Urban Forestry	Originate	Acknowledged. Landscape Architect has provided a landscape plan that provides new trees to the best of its abilities while accommodating adequate pedestrian pathways along both frontages. Due to the footprint of the proposed building deemed satisfactory by Planning and Urban Design there is limited space to accommodate the 3:1 ratio.
4	<p>The design shall be organized to avoid conflicts with any City road allowance or private trees planting areas. The Servicing Plan should also include the locations of the new or existing tree to remain, as well as any tree protection hoarding. Installation of any proposed utilities must be done to avoid conflict with any new tree plantings. All new underground utilities and services shall be in a common trench as well.</p>	Urban Forestry	MARTEN- NIKZAD, HUSSON	Please refer to Civil Plans and Landscape Plans
	<b>Information for Toronto Green Standards</b>			
5	<p>The soil volumes related to the Green Standards tree planting requirement must be clearly indicated on the appropriate landscape plan(s). The minimum soil volume requirements under the provisions of the 'Toronto Green Standard' is 20 m<sup>3</sup> of soil per tree where a soil volume is shared among trees or 30 m<sup>3</sup> of soil per tree for individual trees where the soil volume is not being shared. Additionally, as per the requirements of the 'Toronto Green Standard', a total soil volume of 358 m<sup>3</sup> for this site must be provided for tree planting in order to meet the requirements for Tier 1 of the Toronto Green Standards.</p>	Urban Forestry	MARTEN- NIKZAD, HUSSON	<p>PLEASE REFER TO DRAWING L101. THE PUBLIC UTILITIES PLAN, SOIL VOLUME PLAN &amp; SECTIONS. PLEASE REFER TO THE NOTATION PROVIDED ON LAYOUT L1 AND THE 'SOIL VOLUME NOTE' PROVIDED ABOVE SECTION S1.</p> <p>As the current building footprint stands and the required hardscape to accommodate pedestrian pathways and circulation, vehicular circulation and loading area, there is not enough planting areas remaining to provide the minimum required amount of soil volume. There is currently 120m<sup>3</sup> (89 x 1.35m depth of soil) for 4 trees (30m<sup>3</sup> per tree) provided in the public boulevard.</p>
4	<b>Enbridge, November 15, 2022 (Consistent with conditions outlined May 18, 2022)</b>			
	Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.	Enbridge	INFO	No Action Required
	Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.	Enbridge	INFO	No action required
	This response does not constitute a pipe locate, clearance for construction or availability of gas.	Enbridge	INFO	No action required

	The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing <a href="mailto:SalesArea10@Enbridge.com">SalesArea10@Enbridge.com</a> to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.	Enbridge	Originate	Acknowledged
	If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.	Enbridge	Originate	Acknowledged
	In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.	Enbridge	Originate	Acknowledged
<b>5</b>	<b>Rogers, July 27, 2022</b>			
	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.	Rogers	KIRKOR	No Action Required
<b>6</b>	<b>Canada Post, October 21, 2022 (Consistent with previous May 31, 2022 memo)</b>			
	The owner/developer will provide each uniquely addressed multi-unit component with its own centralized mail receiving facility. These lock-box assemblies must be:  o Rear-loading—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	Canada Post	Originate, KIRKOR	Acknowledged
	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	Canada Post	Originate	Acknowledged
	<b>Canada Post further requests the owner/developer be notified of the following:</b>			
<b>1</b>	There will be no more than one mail delivery point to each unique address assigned by the Municipality	Canada Post	Originate	Acknowledged
<b>2</b>	Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project	Canada Post	Originate	Acknowledged
<b>3</b>	The complete guide to Canada Post's Delivery Standards can be found at: <a href="https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf">https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf</a>			
	The applicant/agent is asked to contact me directly to communicate potential date of project completion and to review the plans for mail service.  Sincerely, Mike Monteleone Delivery Services Officer – GTA 647-212-0563   michael.monteleone@canadapost.ca	Canada Post	Originate	Acknowledged
<b>7</b>	<b>Toronto Hydro, July 16, 2021</b>			

<p>Toronto Hydro is in receipt of your email sent to <a href="mailto:utility.circulations@torontohydro.com">utility.circulations@torontohydro.com</a>. The information and comments provided herein are for INFORMATION PURPOSES ONLY and may NOT be used for the purposes of a Full-Stream Permit Application pursuant to the City of Toronto's Municipal Consent Requirements.</p> <p>The drawing attached hereto is being provided for the purposes of planning only, and must not be used for construction. The Applicant shall be liable for and shall indemnify and hold harmless Toronto Hydro for any damages, losses, liabilities, costs, expenses, including legal fees and consequential damages relating to any act or omission by the Applicant in the use of the attached drawing(s) for any purposes apart from planning on behalf of the Applicant.</p> <p>NOTICE TO CITY OF TORONTO: Toronto Hydro has NOT provided its sign-off pursuant to the Municipal Consent Requirements as of the date written above. Do NOT grant a Full-Stream Permit to the Applicant at this time.</p> <p>In order to identify Toronto Hydro infrastructure in the drawing, locates must be completed in the field.</p> <p>All proposed work must maintain the minimum horizontal and vertical clearances as per Toronto Hydro Construction Standard 31-0100, 31-0500 &amp; 31-0700, attached hereto. Clearance measurements are taken from the edge of the hydro plant to the edge of the proposed work.</p> <p>Once the Applicant's planning is complete, the Applicant must submit its drawings to Toronto Hydro once again pursuant to the Circulation and Sign-Offs procedure under the City of Toronto's Municipal Consent Requirements in order to receive Toronto Hydro's sign-off for the purposes of a Full-Stream Application.</p>	Toronto Hydro	INFO	Acknowledged
<p><b>PRIOR TO CONSTRUCTION</b>  Request locates from Ontario One Call at 1-800-400-2255 or online at <a href="http://www.on1call.com">http://www.on1call.com</a>.  Review the ESA/TSSA Guideline for Excavation in the Vicinity of Utility Lines, available on the ESA Electrical Distribution Safety website: <a href="http://www.esaeds.info">http://www.esaeds.info</a>.  Please contact our Customer Offers and Sustainment (COS) Dept. at 416-542-2533 for disconnecting power or Toronto Hydro plant removal before any demolition.</p>	Toronto Hydro	INFO	Acknowledged
<p><b>Relocations</b>  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 <a href="mailto:utility.relocations@torontohydro.com">utility.relocations@torontohydro.com</a> 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.</p>	Toronto Hydro	INFO	Acknowledged
<p><b>Overhead Toronto Hydro Assets – General Guidelines:</b>  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.</p>	Toronto Hydro	INFO	Acknowledged
<p><b>Underground Toronto Hydro Assets – General Guidelines:</b>  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.</p>	Toronto Hydro	INFO	Acknowledged

<b>8</b>	<b>TTC, June 9, 2022 (Consistent with November 26, 2021)</b>			
	<p>We have reviewed the plans with respect to transit and we note that comments made in our previous letter dated November 21, 2021, still apply.</p> <p>As this site is near our 511 BATHURST streetcar operations, please inform the applicant that noise, vibration, electro-magnetic interference (EMI), and stray current may be transmitted by our transit operations. The Commission will not accept responsibility for such effects on any building(s) and/or occupants. Therefore, the developer is advised to apply attenuation measures so that the levels of noise, vibration, EMI, and stray current in the proposed development will be at the lowest levels technically feasible.</p> <p>The developer is advised to inform prospective purchasers and lessees, through a clause in the purchase or rental agreements, of the potential for noise, vibration, EMI and stray current, and that the TTC accepts no responsibility for any such effects.</p> <p>If you have any questions regarding the above comments, please contact Alex Butler, Operations Planner at Alex.Butler@ttc.ca.</p>	TTC	Originate	Acknowledged
<b>9</b>	<b>Toronto Lands Corporation / TDSB, September 23, 2021</b>			
1	<p>The Owner shall erect and maintain signs, at points of egress and ingress of the development site, advising that:</p> <p>"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.</p>	TDSB	Originate	Acknowledged
2	<p>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:</p> <p>"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.</p> <p>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."</p>	TDSB	Originate	Acknowledged
3	<p>The Owner shall advise the Toronto Lands Corporation of the estimated occupancy date and commit to providing the Toronto Lands Corporation with periodic updates on expected occupancy to ensure that the Toronto Lands Corporation has at least six (6) months' prior notice of the occupancy date. The intention is to provide the Toronto Lands Corporation and the Toronto District School Board with information for enrolment projections.</p>	TDSB	Originate	Acknowledged
<b>10</b>	<b>TCDSB, October 26, 2022</b>			

	Please be advised that the Toronto Catholic District School Board (TCDSB) is in receipt of the revised zoning by-law amendment, site plan and plan of subdivision applications 21 181257 STE 10 OZ; 22 139971 STE 10 SA; 21 235343 STE 10 SB dated May 12, 2022. The TCDSB previously submitted comments for this application on July 21, 2021			
	This development falls within the fixed attendance boundary of: • St Mary Catholic School  The closest Secondary schools serving this area are: • St Mary Catholic Academy • Bishop Marrocco/Thomas Merton Catholic Secondary School • St Joseph's College School	TCDSB	N/A	Acknowledged
	<b><u>As requested in previous comments, the TCDSB requires to be consulted with respect to a future construction management plan to address student safety as part of this proposal as it is located adjacent to St Mary Catholic School.</u></b>	TCDSB	Originate	Acknowledged
	<b><u>TCDSB projections for local area schools surrounding this development proposal remain the same. As requested in previous comments, the TCDSB requires proof of notification signage. To obtain a clearance letter please send all inquiries to development.applications@tcdsb.org</u></b>	TDSB	Originate	Acknowledged
	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.	TDSB	Originate	Acknowledged