

3400 Weston Road - 20 183834 WET 07 OPA_ZBA City Comments		
COMMENT		RESPONSE/ ACTION
Development Engineering Dated: November 24, 2020 From: Yu Lay Aung		
A	REVISIONS AND ADDITIONAL INFORMATION REQUIRED FOR ZONING BY-LAW AMENDMENT APPLICATION	
1	<u>Transportation Impact Study</u>	
	No further revisions required.	-
2	<u>Function Servicing and Stormwater Management Report</u>	
a)	Confirm the size of the trunk sewer outlets to the south of Lanyard Road with as-built drawings.	The trunk sewer is 3910 x 6250mm.
b)	Sanitary sewer analysis is required to identify improvements to the existing sanitary sewer system, up to the Trunk connection point, to provide for peak sanitary flows generated by this development and any extraneous wet weather flow and any other known developments served by the same sewer system. The analysis must be done under (4) scenarios: oDesign flows (pre and post) oExtreme we weather flows (pre and post) oDesign Flows – both pre and post development conditions oExtreme Wet Weather Flows – both pre and post development conditions olf no surcharge in the Design Flows and surcharge occurs in Design flows post scenario the applicant must submit a cost estimate to upgrade the surcharged sewers including the engineering drawings for the proposed work. oFor extreme wet weather flow condition, provide sewer analysis to conform hydraulic grade line depth in sewers is no worse than existing or at least 1.8 m below grade.	Based on the locate survey, there is an existing sanitary sewer in the easement along the south property line, which directs flows from the existing 3400 Weston Road building to the west, towards the trunk sewer in Lindy Lou Park. A gravity service connection is proposed to direct flows from the proposed building to the existing sanitary sewer in the easement and then to the trunk sanitary sewer. It is our understanding that a sanitary sewer analysis is not required in this case.
c)	Confirm whether long term groundwater will be discharged to the sanitary sewer. Include long term groundwater flow rate in the sanitary sewer design sheet.	The groundwater will be pumped and discharged into the City sanitary sewer system. The groundwater pumping rate of 1.5L/s will be sized at the detailed design stage, to provide sufficient flows to meet the City's requirements.
d)	All Erosion and Sediment Control must be designed, maintained, and constructed in accordance with the GTA CA's Erosion and Sediment Control Guidelines for Urban Construction (2006) and/or other City of Toronto requirements. Please indicate clearly in Section 5.0 of the report.	An Erosion and Sediment Control Plan will be provided as part of SPA submission.
e)	At the end of section in the Functional Servicing Report, the consultant should identify whether the existing municipal infrastructure can support the proposed site without the need for external upgrades or retrofits.	Report has been updated as requested.
e)	Proposed 450 L/capita/day is for local new sewers. Please use 250 L/capita/day for existing sewer system in Table 2.2.	Report has been updated as requested.
f)	Please state clearly in the report: oi) Verify the sanitary sewer analysis correctly represents the sewer system, including any updates to the sanitary sewer design sheet to reflect changes (i.e. new sewer construction) oii) Flow rates from all development, including new builds, sites where zoning has been completed and where applications are currently in progress oiii) Best efforts have been made to include all flows from Private Water discharge agreements in the sewer shed.	Report has been updated as requested.
g)	Area of the previous and impervious area on site retention provided in Table 1 is not consistent with the information on Figure 3 - Post Drainage Plan.	Table and figure in the report has been updated as requested.
h)	Provide underground storage chamber infiltration volume on the plan as per Table 3 in the report.	The retention volume provided in the underground storage chambers has been added on Servicing Plan (SW2).
i)	Attach letters in the Servicing Groundwater Summary form.	Letters will be provided as part of SPA submission.

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j)	A two-hydrant flow test must be conducted on the watermain and attached hydrant flow test result in the report.	Hydrant flow tests have been included in the report as requested.
k)	Illustrate second water service connection to the 300mm watermain on Finch Avenue on site servicing plan as indicated in the report.	Servicing Plan has been updated to shown the water servicing connection to Finch Avenue
l)	Provide a reference or source for infiltration storage removal rate of 60% TSS.	As outlined in the FSSWMR, the infiltration facility was sized based on MECP SWM Guidelines Table 3.2 to provide 60% TSS removal.
m)	The stormwater management report should include operation and maintenance requirements for the proposed stormwater management measures. At a minimum the maintenance requirements that form part of the New Jersey Department of Environmental Protection Certification should be included in an appendix of the report. Please see below link: https://www.njstormwater.org/treatment.html	The NJDEP certification has been included in Appendix B of the FSSWMR.
n)	Proposed 250mm sanitary sewer connection is to the existing 750mm trunk sewer at the back of the site. According to the Design Criteria for Sewers and Watermain, a service connection to a trunk sanitary sewer is not allowed.	It is proposed to connect to the existing 250mm diameter sanitary sewer in Easement No.NY635525 with a 250mm diameter sanitary service.
o)	Proposed storm service connection for the proposed building must be connected to the municipal storm sewer within the right-of-way instead of connection to the existing 1,200 mm storm sewer within the easement. No service connections within an easement are allowed as per Municipal Chapter 681 (Sewers). Service connections within easements should only be permitted when (a) public sewers/watermains are not present in the public ROW and/or (b) it is not technically possible to connect within the public ROW.	As discussed with City staff as part of the review process, the potential options for the storm connection for the site were reviewed based on the information of the existing sewer system on Finch Avenue and the trunk storm sewer in Lindylou Park. Based on maintaining the existing drainage pattern, while meeting quantity control targets as per WWFM Guideline, the controlled stormwater flows will discharge to the existing storm system located in the park to the southwest of the site.
p)	Provide a summary table at the end of Section 7.0 in the report with the following: oThe calculated allowable release rate oThe actual release rate oThe required storage oThe provided storage oThe roof release rate oThe roof storage provided oThe orifice tube size oThe oil grit separator size (including TSS% removal & Annual runoff treated)	Report has been updated as requested.
3	Geohydrology Assessment	
a)	The report must be prepared in accordance with terms of reference outline in the Development Guideline	The report has been updated and is included in this submission.
4	Hydrological Review Summary Form	
a)	Please revise the form and the report must be prepared in accordance with terms of reference outline in the Development Guideline.	The form has been updated and is included in this submission.
b)	Please confirm ALS Laboratory is listed in Standards Council of Canada website as accredited laboratories	Confirmed. Revised form is included in this submission.
4	Overall Concept Site Plan, Roof Drawing, Underground Garage Plan Level 2, Underground Garage Plan Level P1	
a)	Please provide accessible parking in accordance with the zoning bylaw 579-2017.	Parking is provided in accordance with By-law 579-2017. Please refer to drawing A-101.
b)	Demonstrate compliance with the requirements of the Toronto green standard version 3.0	TGS checklist has been provided and updated on updated Drawing A-006.

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c)	Revise the site plans and landscape plans to show the provision of minimum 2.1 m wide linear paths of concrete public sidewalks along development site frontage which: oMust be clear of any encumbrances such as utility poles fire hydrants bike rings street furniture specialized paving areas landscaping oMust be offset 0.3 m from the property line oMust have appropriate transition areas within the site frontages connecting to the existing sidewalks at a 5 to 1 ratio oMust be aligned with the existing adjacent sidewalks and maintain a linear course	Sidewalks along two entries have been modified to address comments. Please refer to updated drawing A-006 and the updated Landscape Masterplan.
d)	Provide parking in accordance with Condition B as noted in comment package.	Parking is provided in accordance with By-law 569-2013.
B	PRELIMINARY ZONING BY-LAW AMENDMENT CONDITIONS	
1	Provide parking in accordance with the following minimum requirement: Residential oBachelor Unit < 45 m ² – 0.7 spaces per unit oBachelor Unit > 45 m ² – 1.0 spaces per unit o1- Bedroom Units – 0.8 spaces per unit o2- bedroom units – 0.9 spaces per unit o3- bedroom units – 1.1 spaces per unit oVisitor spaces – 0.15 spaces per unit Daycare o0.4 spaces per 100 m ² of Gross Floor Area	Parking is provided in accordance with By-law 569-2013. Please refer to drawings A-101, A-102, A-103 and A-104.
2	Provide accessible parking in accordance with the following minimum requirements: 5 accessible parking spaces plus 1 space for every 50 parking spaces in excess of 100 parking spaces are required to be dedicated as accessible.	Please refer to drawings A-101, A-102, A-103 and A-104.
3	Include in the site-specific By-law, a requirement to provide a minimum of 3 Type 'G' loading space (4.0m wide x 13.0m long x 6.1m high).	Site specific by-law has been updated to include 3 Type G loading spaces.
4	The owner must submit a payment of (to be determined) to the City for signal timing modifications along the Finch Avenue West intersections as recommended in the approved Transportation Impact Study, dated August 2020 by Lea Consulting Ltd.	Noted.
5	Submit to the Chief Engineer and 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.
6	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 Chief Engineer and Executive Director of Engineering and Construction Services.	Noted.
7	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 By-law Chapter 681.10.	Noted.
II	PRELIMINARY SITE PLAN APPLICATION REQUIREMENTS	
A	REVISIONS AND ADDITIONAL INFORMATION REQUIRED FOR SITE PLAN, STUDIES AND DRAWINGS	
1.1 a)	Please revise the proposed access driveway onto Weston Road to be constructed as per City of Toronto specification T-310.050-1. This design standard does not rely on a curb radius dimension but provides for a sloped sidewalk between 0.6 to 2.0m in width on either side of the driveway. Please be advised that the width of the driveway access must be labeled on all relevant plans.	The two driveway accesses have been updated. Please refer to drawing A-006 and Landscaping Drawings.

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b)	Label all parking spaces with a number.	Parking spaces have been numbered. Please refer to drawings A-006,A-101, A-102, A-103 and A-104.
c)	Provide an internalized pick-up/drop-off.	External drop off areas are located at the west main entrance of the new building and a pick-up / drop-off loop is located to the east of the new building to facilitate circulation.
d)	As the planned movement of the collection vehicle is adjacent to the outbound ramp from the underground parking garage, please include the provision for a warning system to caution motorists leaving the parking garage of heavy vehicles when loading operations are occurring. The warning system should include both lights and signs.	Annotations added to A-103 - Lower Level 1 Floor Plan and A-006 Site Plan.
e)	Provide convex mirrors at all turns within the parking garage and at the top and bottom of all ramps which lead to the various parking levels.	Convex mirrors have been added to the interior and below grade parking. Please refer to drawings A-101, A-102, A-103 and A-104.
f)	All dead-end aisle parking spaces must have sufficient turnaround area to enter/exit the parking space.	Turn around areas have been indicated on applicable plans. Please refer to drawings A-101, A-102, A-103 and A-104.
g)	Provide a control gate separating visitor/retail parking from the residential parking.	Access control gates providing separation between visitors and residential have been added. Please refer to drawings A-103.
h)	Please eliminate all encroachments within the abutting public rights-of-way.	Drawings have been updated to reflect comment compliance. Please refer to drawing A-103 and Landscaping Drawings.
i)	Additional comments with respect to access, location and layout of the proposed parking facilities, ingress/egress thereto, and other site plan issues will be provided during the Site Plan Review Process.	Noted.
j)	The underground parking ramp design must satisfy all the following criteria: oThe maximum slope of a covered or heated ramp shall be 15 percent; oThe maximum slope of an outdoor unheated ramp shall be 10 percent; oThe minimum width of a clear straight one-way driveway shall be 3.65m; oThe minimum width of a clear straight two-way driveway shall be 3.0m per lane;	Noted. No changes were made to the drawings to address this point.
j)	The maximum sloped floor for direct access to parking areas shall be 5 percent;	These requirements are being met. Please refer to drawings A-101, A-102, A-103 and A-104.
j)	The minimum centreline radius for two-way driveways, including curved parking ramps, shall be 7.5m;	Additional dimensions have been provided on the site plan to illustrate compliance. Please refer to drawing A-007
j)	For curved ramp sections, a width of 4.0m shall be provided for a lane on the inside of the curve and a width of 3.5m shall be provided for a lane on the outside of the curve	Additional dimensions have been provided on the site plan to illustrate compliance. Please refer to drawing A-007
	The above requirements must be clearly delineated and labeled on all revised plans.	Plans have been updated as noted above.
1.3 a)	Revised drawings must indicate and annotate the Type G loading space has an unencumbered vertical clearance of 6.1 metres, is level (+2%), and is constructed of a minimum of 200 mm reinforced concrete.	Annotation added to drawing A-103.
b)	Revised drawings must indicate and annotate a staging pad abutting the front of the Type G loading space that has an unencumbered vertical clearance of 6.1 metres, constructed of 200mm reinforced concrete and have a grade of no more than 2%.	Annotation added to drawing A-103.
c)	Revised drawings must annotate the waste compactor within the residential waste room.	Annotation added to drawing A-103.
d)	Revised drawings must label the method of waste separation that will be used, and that the method will be one of the following; a single chute with a tri-sorter, two chutes with one equipped with a bi-sorter or three separate chutes.	Annotation added to drawing A-103.
e)	Revised drawings must indicate a waste storage room of a minimum 74.14 square meters.	Area information has been added. Please refer to updated to updated drawing A-103.
f)	Revised drawings must indicate a bulky storage room of minimum 10 square metres.	Layout has been adjusted. Please refer to updated drawing A-103.
g)	Revised drawings must indicate that all access driveways to be used by the collection vehicle have a minimum vertical clearance of 4.4 metres throughout, a minimum 4.5 metres wide throughout.	Annotation added to drawing A-006.

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h)	Revised drawings must indicate that any/all overhead doors the collection vehicle will be passing through have a minimum width of 4 metres and a minimum overhead clearance of 4.4 metres. If the overhead doors are within the Type G loading area as shown on drawing A-103, overhead doors must have a vertical clearance of 6.1 meters.	Annotation added to drawing A-103.
i)	Revised drawings must annotate that a trained on-site staff member will be available to maneuver bins for the collection driver and also act as a flagman when the truck is reversing. In the event the on-site staff is unavailable at the time the City collection vehicle arrives at the site, the collection vehicle will leave the site and not return until the next scheduled collection day.	Annotation added to drawing A-006 and A-103.
j)	As the planned movement of the collection vehicle is adjacent to exits from the parking garage, revised drawings must indicate a warning system to caution motorists leaving the parking garage of heavy vehicles when loading operations are occurring. This warning system should include both lights and signs.	Note added to drawing A-103.
k)	Revised drawings must indicate and annotate a collection vehicle movement diagram that has a length of 12 metres and a width of 2.4 metres with a minimum inside/outside turning radii of 9.5 metres and 14 metres respectively, when entering, exiting, travelling throughout the site, and entering/exiting the type G loading space. The diagram must also indicate the ability of the collection vehicle to enter and exit the site in a forward motion with no more than a three-point turn. The collection vehicle must not reverse more than one truck length.	Vehicle manoeuvring has been added on drawings A-006, A-007 and A-103.
l)	Please add the following notation on the plan. "Before solid waste collection services are to begin the City will need to be provided with: A letter certified by a professional engineer that in all cases where a collection vehicle is required to drive onto or over a supported structure (such as an underground parking garage and grading) the structure can safely support a fully loaded collection vehicle (35,000 kilograms) and conforms to the following: oDesign Code - Ontario Building Code oDesign Load - City bulk lift vehicle in addition Building Code requirements oImpact Factor - 5% for maximum vehicular speeds to 15 km/h and 30% for higher speeds	Note added to drawing A-006.
m)	Revised drawings must indicate a storage space for the waste that will be generated by the commercial 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.	Layout has been adjusted. Please refer to updated drawing A-103.
n)	Revised drawings must indicate if it is planned for the non-residential component to make use of the type G loading spaces and if so, then the non-residential component will only schedule use of the type G loading space on different days from the collection days of the residential component to ensure that the Type G loading space will be vacant for City Waste Collection. If it is not planned for this component to use the type G loading spaces, then this must also be noted.	Note added to drawing A-103.
o)	If loading space is to be shared the commercial bins must be labelled "Retail Waste Only".	Note added to drawing A-103.
1.4 a)	Easement area and width of Instrument Nos. NY591884 and NY635525 must be clearly shown on all architectural plans	Easement area indicated and labelled on A-006.
1.4 b)	Please include the following notation on the plan: "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.	Note added to A-006 - site plan.
2	Preliminary Grading Plan, Drawing No. SW1, Revision 1 Dated July 16, 2020	
a)	Illustrate how the stormwater from the driveway at Weston Road will be contained within the site.	Stormwater from the driveway at Weston Road will drain uncontrolled to Western Road to be consistent with the existing flow patterns. Overland flow arrow has been shown on the Grading Plan.
b)	Illustrate overland flow rout arrow within the entrance of the driveway at Weston Road and Finch Avenue West.	Overland flow arrow has been shown on the Grading Plan.

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c)	Notation 15 for restoration of street at utility crossing is to be constructed as per Pavement Structural Design Matrix based on the type of road.	Note has been updated as requested.
d)	Restoration of the driveway to be constructed as per City of Toronto Standard No. T- 310.050-8 for condominium high rise.	Note has been updated as requested.
e)	Notation number 14 under Road Reconstruction must be removed since there are no Street A and Street B on the plan.	Unrelated note has been removed.
f)	The plan should clearly indicate whether there will be any changes to grading or new work within the municipal boulevards of Weston Road and Finch Avenue West.	There will be no grading or new work proposed within the City ROW, with the exception of the proposed connection to the watermain on Weston Road.
g)	Remove the word "Preliminary" on the label of the drawing name.	Drawing name has been updated as requested.
h)	Easement area and width of Instrument Nos. NY591884 and NY635525 must be clearly shown on the plan.	Drawing has been updated as requested.
i)	Remove the following Other Notes - notation # 1 on the plan. "Staff have reviewed this application on the understanding it will comprise a single standard condominium corporation upon completion. If any party, including the applicant or any subsequent owner, submits an application for condominium approval or for any form of land division for this development not in accordance with this assumption, different servicing connections, including all associated stormwater management facilities and any necessary revised plans and studies, may be required by the City at the sole cost to the condominium applicant."	Note has been removed as requested.
j)	Please include the following notation on the plan. "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."	Note has been updated as requested.
k)	Add the title block included in the comment package.	Drawing has been updated as requested.
3	Preliminary Servicing Plan, Drawing No. SW2, revision 1 dated July 16, 2020	
a)	Please add the following notation on the plan. "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."	Note has been updated as requested.
b)	Include symbol on the legend for backflow preventor in chamber (B), detector assembly in chamber (D), tapping sleeve & valve & box, valve & box, and meter in chamber (M) for existing and new buildings.	Note for water chambers at the property line has been added to reference the City's standard.
c)	Please note that domestic size for water service connection must be one size smaller than the fire line.	Drawing has been updated as requested.
d)	Proposed 250mm sanitary sewer connection is to the existing 750mm trunk sewer at the back of the site. According to the Design Criteria for Sewers and Watermain, a service connection to a trunk sanitary sewer is not allowed.	Based on the discussions with City staff, gravity service connections can be provided at the southwest corner of the site, discharging to the existing 250mm diameter sanitary sewer in Easement No. NY635525.
e)	Proposed storm service connection for the proposed building must be connected to the municipal storm sewer within the right-of-way instead of connection to the existing 1200 mm storm sewer within the easement. No service connections within an easement is allow as per Municipal Chapter 681 (Sewers). Service connections within easements should only be permitted when (a) <i>public sewers/watermains are not present in the public ROW and/or b) it is not technically possible to connect within the public ROW.</i>	As discussed with City staff as part of the review process, the potential options for the storm connection for the site were reviewed based on the information of the existing sewer system on Finch Avenue and the trunk storm sewer in Lindylou Park. Based on maintaining the existing drainage pattern, while meeting quantity control targets as per WWFM Guideline, the controlled stormwater flows will discharge to the existing storm MH located at the southwest corner of the site.
f)	Illustrate location of proposed 150 mm diameter orifice pipe on the plan.	Drawing has been updated to show the location of the orifice pipe.
g)	Illustrate location of infiltration storage provided on the plan.	Infiltration Storage will be provided at the bottom portion of the underground storage chambers, below the outlet invert.
h)	Remove the word "Preliminary" on the label of the drawing name.	Drawing name has been updated as requested.
i)	Easement area and width of Instrument Nos. NY591884 and NY635525 must be clearly shown on the plan.	Drawing has been updated as requested.

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j)	Confirm whether the existing 350 mm storm service connection within the south of the property line is connected to 23rd Street storm sewer.	Locate survey has been completed to confirm the existing storm sewer on site.
k)	Please note that the City requires a separate Sampling Access Point to monitor the quality and quantity of private water discharged to the City's sewage works. The Site Servicing Plan shall show the sampling location, and the connection from the sampling location to the City's sewer via control maintenance access hole (MAH). The City requires a 24/7 accessible location, upstream of the control maintenance access hole. The Sampling Access Point shown on the revise servicing plan must be connected to an upstream control maintenance access hole. Provide City of Toronto Sampling Access Point Standard on the plan.	Groundwater sampling port has been provide at the southwest corner of the site.
l)	The detail section for sewer connection shall identify the invert of the inlet of the groundwater sampling access point and the invert of the outlet of the groundwater sampling access point, the invert of the inlet of the control MAH, the invert of the inlet of domestic waste/storm water, and the invert of the outlet of the control MAH with the direction of flow, the property line, and the underground wall and above ground exterior wall.	Sections will be provided as part of the SPA submission.
m)	Confirm if the private water sampling access point has the required overhead clearance (depth of sampling access point + 2 meters) to allow the sampling access point to be installed at the proposed location.	Minimum overhead clearance of 2m is provided for the groundwater sampling port.
n)	Insert the following note on the Site Servicing Drawing: <i>"Servicing for this site includes discharge of private water into the City's sanitary sewer system. The owner shall apply for and obtain an exemption under City of Toronto Municipal Code Chapter 681, Sewers (the "Sewers By-law"), where approved by the General Manager, Toronto Water, for the discharge of private water into the City's sanitary sewer system. Any acceptance of this drawing does not constitute an approval to connect a private water drainage system or to discharge private water to a City sewer, which approval must take the form of a discharge agreement executed by the General Manager, Toronto Water, in accordance with the Sewers By-law. If the owner is unable to obtain an exemption in the form of a discharge agreement, or does not remain in good standing, amendments to the approved site plan or a new site plan application may be required."</i>	Note has been updated as requested.
o)	Remove the following Other Notes - notation # 1 on the plan. "Staff have reviewed this application on the understanding it will comprise a single standard condominium corporation upon completion. If any party, including the applicant or any subsequent owner, submits an application for condominium approval or for any form of land division for this development not in accordance with this assumption, different servicing connections, including all associated stormwater management facilities and any necessary revised plans and studies, may be required by the City at the sole cost to the condominium applicant."	Note has been removed as requested.
p)	Please include the following notation on the plan. "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."	Note has been updated as requested.
q)	According to City of Toronto Servicing Requirements for different built forms, each tower and shared podium to have its own set of water, sanitary and storm service connections to municipal systems. Label clearly location of water, sanitary and storm connections for each tower and shared podium on the plan.	There is no podium proposed as part of the proposed development.
r)	Shared SWM facility is acceptable if provided that each tower/podium to have its own stormwater collection pipe system and each collecting pipe system to have its own monitoring system installed. The Owner shall include on the site servicing drawing(s) the location of all stormwater collection pipe monitoring systems, to the satisfaction of the Executive Director, Engineering & Construction Services in consultation with the General Manager, Toronto Water.	Noted. Stormwater runoff from the proposed roof to be collected by the mechanical system and routed internally to the proposed underground storage chambers.

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s)	Illustrate second water service connection to the 300mm watermain on Finch Avenue on servicing plan as indicated in the report.	Servicing Plan has been updated to show the water servicing connection to Finch Avenue
t)	Include the following note on the servicing plan that <i>"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"</i> .	Note has been updated as requested.
u)	Add the title block included in the comment package.	Drawing has been updated as requested.
v)	Illustrate the existing abandon municipal service connections on the plan and add the following notation on the plan. <i>"Disconnect the existing connections at mainline to be carried out by City forces"</i>	Existing service connection from the existing buildings on site has been verified by the locate survey and will remain in place.
w)	Include the following note clearly in bold letters in a separate border on the servicing drawings: 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."	Note has been updated as requested.
	The owner is advised that the following approvals and/or permits are required for this development <ul style="list-style-type: none"> - Road Allowance Permits - Construction Management Plans - Encroachments - Toronto Hydro Approval - Fire Access Route approval - Utility relocations - Site Servicing Connections - Toronto Green Standards - Discharge Agreement under MCC 681-6 from Toronto Water, Environmental Monitoring & Protection Unit. - Short-term discharge approval from Toronto Water, Environmental Monitoring & Protection Unit - Obtain an Environmental Compliance Approval from the Ministry of the Environment, Conservation and Parks, for the proposed Private Water Treatment System (the "Treatment System") - Install and operate the Treatment System - Notify Toronto Water, Environmental Monitoring and Protection immediately once the Treatment System has been installed so that the City can collect samples of the treated water over a minimum period of 6 months to determine the effectiveness of the Treatment System. - Wet Tap Procedure - Contact municipaladdress@toronto.ca to obtain or verify new municipal addresses prior to submitting a building permit application. - The owner must contact Street Furniture Management to coordinate the removal or relocation of Astral street furniture or bicycle locking rings. 	Noted.
	Superpave asphalt mixes will be mandatory for all new projects approved in 2018 and onward in the City of Toronto.	Noted.
Environment and Energy Division Dated: November 24, 2020 From: David Hall		
	The applicant is encouraged to coordinate with EED staff as they progress through design development with any further analysis of the measures identified in the report, including: <ul style="list-style-type: none"> •Compliance with the Toronto Green Standard Version 3, especially if targeting Tier 2 or higher levels of performance; •District energy-ready design; •Integration of low-carbon energy solutions; and, •Back-up power for resilience during grid disruptions. 	Noted.

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Planning Date: January 15, 2021 From: Luisa Galli		
Community Planning		
1	Please identify the floor plate sizes for the tower, from exterior wall to exterior wall	Floor plate areas are provided on A-002 for By-law 569-2013 and 7625. Dimensions have been added, from outside face to outside face of exterior walls on A-109, A-110 and A-111.
2	The height, massing, and density associated with the proposal is excessive in light of the applicable Official Plan and Secondary Plan policies. The proposed building is also located within the 45-degree angular plane projected from the property line of the adjacent Neighbourhoods.	Changes were made to the height of the building and interior configurations. All drawings except A-004 were updated.
3	Per Section 12.2 of the Secondary Plan the submission of a Development Plan may be required prior to approving development on lands located in the northwest, southeast and southwest quadrants. The Development Plan should indicate the relationship of proposed buildings, structures and open spaces to adjacent developments and development sites, public spaces, roadways, and pedestrian routes and should demonstrate how the development policies of this Secondary Plan will be achieved. To assist in determining an ideal built form, a Development Plan should be provided in a revised submission per the guidelines of Section 12.2 to demonstrate how the policies of the Secondary Plan will be achieved.	Please refer to newly created Sheet A-013 - Development Plan.
4	Please provide a Stage 1 Archaeological Assessment as part of your next submission. A portion of the property is identified in the City's Archaeological Master Plan as having Archaeological Potential.	A Stage 1 Archaeological Assessment has been prepared by ASI and is provided as part of this submission.
5	Identify how the Emery Village BIA Streetscape Manual has been applied where applicable.	Given the unique configuration of the subject site, there is limited street frontage. Deciduous trees in sod are proposed along the Finch Avenue West and Weston Road frontages. The applicant can discuss additional streetscape solutions with staff as the design progresses.
Urban Design		
	The current proposal is for a tall building with a 5-storey podium and 36-storey tower which it not in keeping with the existing and planned context of the Emery Village Area. Further discussion regarding revising the height of the building is recommended.	Changes were made to the height of the building and interior configurations. All drawings except A-004 were updated.
	A Development Plan is required as per the policies of the Emery Village Secondary Plan to provide a comprehensive understanding of potential improvements/impacts and demonstrate how the new development will be integrated with its surroundings, including the residential towers to the north and south.	Please refer to newly created Sheet A-013 - Development Plan.
	Reduce and/or relocate the servicing areas including surface parking areas, number of driveways, consolidate and relocate the loading and storage spaces away from the public realm and existing residential units.	Additional outdoor space provided at the entrance of the exiting 3400 Weston building. Drop off loop has been shifted to provide increased buffed space to the building entrance and outdoor amenities. Please refer to drawing A-006 and A-007.
	Provide open spaces and outdoor amenity spaces throughout the site, connected with continuous comfortable and safe pedestrian walkways.	We have added more outdoor amenity space at the entrance of 3400 Weston building that includes dog play and seating areas. Please refer to "3400 Weston Road Landscape Concept Plan: Pedestrian Circulation", which illustrate the pedestrian connectivity on Site.
Streets and Laneways		
1	Ensure that the proposed private driveway will be designed to reflect the City's local streets standards with an appropriate width for sidewalks and boulevards with soils volumes allowing the growth of healthy and mature trees along the sidewalks. Provide dimensions indicating widths for the boulevards and landscape buffers.	Changes were made to the private driveway entries. Please refer to drawing A-006. Proposed trees reflect the Toronto Green Standards recommended soil volume (30m3 per tree) to ensure the growth of healthy trees along the sidewalks. Please refer to Landscape Masterplan for dimensions.

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2	Provide safe access and pedestrian connections from the building and the site to the adjacent Lindylou Park and indicate it on the landscape and site plan drawings.	Please refer to "3400 Weston Road Landscape Concept Plan: Pedestrian Circulation" and "3400 and 37652 Weston Road Landscape Concept Plans: Pedestrian Circulation", which illustrate the pedestrian connectivity on Site and to adjacent outdoor amenity spaces.
3	Provide continuous walkways through the site connecting, public realms on Weston Road and Finch Ave, open spaces, and outdoor amenity spaces within the site. All walkways should be clearly showed on the plans.	Please refer to "3400 Weston Road Landscape Concept Plan: Pedestrian Circulation" and "3400 and 37652 Weston Road Landscape Concept Plans: Pedestrian Circulation", which illustrate the pedestrian connectivity on Site and to adjacent outdoor amenity spaces.
4	The significant grading differences should be better integrated within the site avoiding numerous ramps and stairs running through the site and creating barriers to continuous pedestrian connectivity.	Please refer to Landscape Masterplan and "3400 Weston Road Landscape Concept Plan: Pedestrian Circulation" and "3400 and 37652 Weston Road Landscape Concept Plans: Pedestrian Circulation", which illustrate the pedestrian connectivity on Site and to adjacent outdoor amenity spaces.
5	The proposed east-west mid-block connection along the northern edge of the plan at the front of the existing residential units and playground space has a potential to become a main connecting link between the park and the public realm of the Weston Road. Therefore, particular attention should be given to the design of its edges as it should lineup with active and animated uses such as residential units.	Please refer to Landscape Masterplan to see the design of this edge
6	Locating servicing areas such as parking, storages and loading areas at the front of residential units and outdoor amenity space (playground) results in a lack of passive surveillance, blank walls and noise, creating negative impact on the existing and future residents. Relocating the loading space and bike storage away from the residential units, outdoor amenity space and the publicly accessible walkways is required.	No changes have been made to the loading space location. A portion of the bicycle parking provided near the loading space at Upper Level 1 has been relocated to Lower Level 1. Please refer to updated drawings A-103 and A-104.
Privately-Owned Publicly Accessible Spaces		
7	Opportunity for Privately-Owned Publicly Accessible Spaces through the site is not demonstrated in the proposal. There is a number of underutilized areas, including the sites to the north, that should be integrated within the overall landscape design strategy of the site and create additional recreational spaces accessible for the existing and new community.	A POPS is not proposed. However, through the proposal, connections to Linylou Park will be improved. In addition, a Pedestrian Mews is being provided on the site which will provide space for gathering.
Public Art		
8	As the application progresses, it may warrant participation in the Percent for Public Art Program. Refer to the Percent for Public Art Program Guidelines.	Noted.
Building Siting and Organization		
9	The current proposal focuses on providing surface parking, loading spaces, and numerous driveways and drop-off areas limiting the opportunity to provide good quality open spaces and outdoor amenity spaces. Reducing and/or reconfiguring the parking spaces, consolidating the driveways and loading spaces are required to create good quality outdoor amenity spaces, and are to be part of the comprehensive landscape strategy for the site.	Surface parking has been reduced and additional outdoor space at the entrance of the existing 3400 Weston building. Please refer to updated A-006 and A-007. We have reduced the area for surface parking and added more outdoor amenity space at the entrance of 3400 Weston building that includes dog play and seating areas.
10	Ensure that the proposed walkways will be setback from the front of the existing and proposed units at grade to create appropriate transition between the private residential units and the publicly accessible spaces.	Proposed walkways have been setback from existing and proposed units
11	Relocate the loading space and the bicycle parking proposed to the north of the building, so they will be moved away from the proposed east-west mid-block pedestrian connection, the existing playground, residential unit and the park.	No changes have been made to the loading space location. A portion of the bicycle parking provided near the loading space at Upper Level 1 has been relocated to Lower Level 1. Please refer to updated drawings A-103 and A-104.
Building Address and Entrances		
12	Ensure the main entrance to the proposed building will be highly visible from the public realm by enhanced design of canopies and building elevation.	Extended canopy and signage have been added to the main building entrance. Please refer to updated Drawings A-006, A-007, A-103, A-104 and A-113

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13	With the new development there is an opportunity to improve the design of the main entrances to the existing buildings and highlight their visibility from the public realm. Improvement to the design of the main entrances is recommended.	Extended canopy and signage have been added to the main building entrance at the west. Please refer to updated Drawings A-006, A-007, A-103, A-104 and A-113. A canopy was not added to the east entrance due to the proximity of balconies on either side.
Driveways, Parking and Servicing		
14	The new development creates an opportunity to reduce the existing surface parking areas and number of driveways and to replace them with landscaped open spaces for the existing and new residents.	Surface parking has been reduced and additional outdoor space at the entrance of the existing 3400 Weston building. Please refer to updated A-006 and A-007. We have reduced the area for surface parking and added more outdoor amenity space at the entrance of 3400 Weston building that includes dog play and seating areas.
14	Currently surface parking areas and the excessive number of driveways within the site dominate the overall development site, negatively impacting the pedestrian circulation.	No changes are proposed to the existing buildings, meaning that the buildings operations will remain unchanged. Driveways are required to provide access to the existing entrances, garages and loading areas which limits the amount of paved area that can be removed. However, the amount of paved area has been reduced over the previous submission by removing some surface parking and increasing the amount of landscaped area.
14	The drop-off area and the double driveway to the east create an adverse impact on the overall design of the site.	See above.
14	The proposal should take advantage of the proposed private driveway connecting Weston Road and Finch Ave and allow for consolidating the accesses and drop-off-area to the buildings and the daycare facility, limiting their negative access on the site.	See above.
15	Please note that Secondary Plan polices state that the loading and service areas associated with buildings should not face or be located adjacent to parkland or be located adjacent to Finch Avenue or Weston Road.	Screening has been provided to help mitigate the impacts of locating the loading areas adjacent to Linylou Park.
15	The current proposal results in locating a separate loading space to the east and exposing it to the public realm of the Weston Road.	The location of the external loading areas have been determined based on the buildings existing operations. The loading areas correspond to existing waste storage areas within the buildings. The loading space will be screened by the retaining wall and a screen.
15	The second loading space providing service to the proposed building is located to the west at the front of the park, creating a negative impact on the public realm along the eastern edge of the park. Relocating and consolidating the loading spaces within the building envelope away from parks and public realm is required.	Screening has been provided to help mitigate the impacts of locating the loading area adjacent to Linylou Park.
Pedestrian and Cycling Connections		
16	The pedestrian and cycling connections should be coordinated with open spaces, outdoor amenity spaces and bike racks and other community amenities on the site so they are integrated with the continuous pedestrian and cycling network within the site including the site to the north.	Please refer to "3400 Weston Road Landscape Concept Plan: Pedestrian Circulation" and "3400 and 37652 Weston Road Landscape Concept Plans: Pedestrian Circulation", which illustrate the pedestrian connectivity on Site and to adjacent outdoor amenity spaces.
16	The pedestrian and cycling connections should be part of the overall landscape design strategy and be included in the Development Plan.	Pedestrian and cycling connections have been incorporated into the landscape masterplan
17	The site is constrained with significant grading differences that the proposal attempts to integrate within the overall design of the development. However, the design results in a number of ramps and stairs that negatively impact the pedestrian and cycling connectivity through the site. Consolidating and/or reconfiguring ramps and stairs to mitigate their impact on the site is recommended.	There are ramps and stairs located to the east of the 2405 Finch Ave East building and within the courtyard south of the 3400 Weston building. We have proposed ramps and stairs only where necessary, in order to provide an accessible entry. We have worked with the significant grading changes to minimize the need for stairs and ramps wherever possible.
Development Plan		

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18	The Secondary Plan calls for new development applications to include a Development Plan that provides a context for coordinated incremental development that assists in evaluating the conformity of the proposed development with the relevant provisions of the Secondary Plan. To better understand the potential for the site development, a Development Plan is required.	A Development Plan has been provided as part of this submission.
18	The existing residential sites to the north and south should be included in the overall site design to create a comprehensive overview of development possibilities including consolidating the surface parking, driveways, loading spaces and drop-off areas to improve the efficiency of traffic movement and promote safer pedestrian movement. It also allows for effective and well-coordinated design of outdoor amenity spaces and open spaces, continuous pedestrian and cycling network and connecting the new development to the adjacent communities.	The existing residential sites to the north and south were included in the overall site design. However, no interior changes are proposed to the existing buildings. Therefore, to maintain the operations of each building, the existing loading and servicing accesses and area will be maintained.
Building Height and Massing		
19	The proposed building doesn't comply with the policies of the Secondary Plan and the City's guidelines and significantly exceeds existing heights in the neighbourhoods. Revising the height and massing of the building is required to maintain access to sunlight and sky view for surrounding streets, parks, public or private open space, and neighbouring properties. Staff will continue working with the applicant in revising the height of the proposal.	Changes were made to the height of the building and interior configurations. All drawings except A-004 were updated. The proposed building height has been reduced by six (6) storeys. Please refer to updated Shadow Study, Drawings A-8001 to A-8008.
1)	The proposal is located on the lands designated as Apartment Neighbourhood A and is located in Southwest Quadrant of the Emery Village Secondary Plan. Secondary Plan policy 3.3 states that new buildings in this area will generally range from 3 to 6 storey in height and a maximum density of 2.5 FSI is permitted exclusive of the incentives discussed in Section 3.5.	Noted.
2)	The Secondary Plan's vision for the urban structure is locating the tallest buildings (19 storey) in the southern corner of the Southeastern Quadrant of the plan, while 2-18 storey buildings are permitted in area C1 in the Northwestern Quadrant subject to incentives. In general, buildings 8-12 storeys high are envisioned along the Finch Avenue West and Weston Road intersection.	Noted.
3)	The proposed building height of 35-storeys,(101.88 m excluding MPH) not only exceeds the height permitted in the policy framework, but it is also taller than the existing buildings in the area (25 and 32-storey) that are located on the site and at the intersection of Weston Road and the Hydro corridor in the Southeastern Quadrant.	Noted.
4)	As per the Tall Building Design Guidelines, a 45 degree angular plane needs to be applied from the Neighbourhoods located to the west to the proposed tower to ensure that the appropriate transition to sensitive areas is provided. Based on the submitted elevation drawings demonstrating the transition between the proposed building and the Neighbourhoods, the building is encroaching into the 45 degree angular plane and its height needs to be reduced.	Noted.
Shadow Impact Assessment		
5)	The new proposed building adds shadow to the adjacent northern part of the Lindylou Park during the first morning hour in March, June and September limiting access to sunlight on the public realm.	The proposed building height has been reduced by six (6) storeys. Please refer to updated Shadow Study, Drawings A-8001 to A-8008.
Pedestrian Wind Impact Assessment		

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6)	The Pedestrian wind conditions analysis indicates that there is no comfortable conditions for siting, specifically where the patios are located and potential outdoor amenity spaces can be placed.	The patio areas along the east and west facades of the building are predicted to realise conditions suitable for standing in the summer and standing or leisurely walking through the shoulder months. The proposed surrounding raised planters will provide localised mitigation for these areas, and additional design and landscape features that were too fine to include in the massing model under test will further improve conditions throughout the site. As such, consideration of the landscape plans will result in more comfortable conditions in the private patio areas that are seasonally suitable for the intended uses throughout much of the year.
6)	Also the wind conditions along the proposed east-west mid-block pedestrian connection and sidewalks along the proposed laneway are not provided and are required with the next revised submission.	The conditions along the east-west mid-block connection and sidewalks along the laneway are expected to realise conditions similar to proximate areas within the site, suitable for standing or leisurely walking throughout the year, and suitable for the intended uses. These areas will be appropriately instrumented and discussed in the subsequent report at the SPA stage.
6)	The unacceptable wind impacts will require limiting and mitigation through revised building and site design. Note that public sidewalks and walkways are to be comfortable for walking throughout all times of the year; outdoor amenity spaces are to be comfortable for sitting in the spring, fall and summer months; building entrances are to be comfortable for standing during all times of the year; and uncomfortable or severe pedestrian wind conditions are not to result from the proposed development.	The sidewalks and walkways throughout the site are predicted suitable for leisurely walking, or better, throughout the year. Building entrances are similarly rated for standing, or better, year-round and suitable for the intended uses. Where windy conditions are noted at Outdoor Amenity Spaces, mitigation plans will be developed to result in conditions that are suitable for the intended uses through the spring, summer, and fall months. The proposed Development is not predicted to be the genesis of uncomfortable or severe pedestrian wind conditions.
Amenity Areas		
20	The outdoor amenity spaces needs to be programmed and provided through the site with consideration for microclimatic analysis in order to maximize comfort and use for residents as per the above comments.	The outdoor amenity space was designed through coordination with the wind consultants to ensure comfort for residents use
Planning for Children		
21	Locate a child friendly play area on a portion of the podium roof outdoor amenity area adjacent to a child friendly indoor amenity area, away from the surface parking areas at grade.	Outdoor Daycare Area is provided adjacent to the Indoor Daycare Area. Please refer to Drawing A-105.
22	The proposed development is to plan for children and provide for family sized units (e.g. minimum 10% 3 bedrooms with size range 100-106m2 and 15% 2 bedrooms with size range 87-90m2). The current proposal provides 5% of 3 Bedroom apartments and also the area for each of the apartment is not provided. The schedule with the area and the type of the proposed apartments is required for further evaluation.	The amount of 3-bedroom units has doubled since the last submission from 5% to 10%. Unit sizes will be determined through the Site Plan Approval process.
23	Refer to the Growing Up Study and Guidelines for interior lobby social circulation spaces and residential unit design.	The Guidelines will be referred to when these details are determined during the Site Plan Approval process.
Pet Friendly Guidelines		
24	Pet amenity areas should be provided. The Guidelines state that new development with more than 20 units should provide pet amenities. Pet amenity space is recommended to be 10% of the required amenity space.	Dog Play areas have been added to the amenity areas and meet the pet amenity requirement.

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25	For this scale of development, the guidelines recommend the following: •a. An outdoor pet relief area of 5 m2 should be provided (along with hose bib, drainage, waste receptacle, baggie dispenser); •b. Pet Wash Station – 6.0 m2 minimum room size; and •c. An outdoor off-leash area (dog run or play area) with a minimum size of approximately 40 m2 or 5% of the total outdoor amenity space, whichever is larger. •If dog amenities are provided over a concrete slab, consider providing a protective membrane to prevent damage from urine.	Two outdoor off-leash dog areas have been provided on Site: one for medium to large sized dogs (180m2) and one for small dogs (80m2). All dog amenities including pet relief areas, and pet wash station will be included and detailed at the Site Plan Application stage.
26	The proposal is to meet the Tier 1 requirements and is encouraged to achieve Tier 2.	Noted.
Ravine & Natural Feature Protection Dated: November 19, 2020 From: Yaroslav Medwidsky		
1	Additional/Revised Plans Required	
	RNFP By-law Note	
	The applicant/owner shall add the Ravine & Natural Feature Protection By-law note (see comments) to all site and construction drawings, to advise contractors of the regulated area, and the penalties associated with unauthorized activities	Note added to Landscape Masterplan.
	RNFP Limit	
	The applicant/owner shall show the exact location of the limit of the RNFP By-law on all pertinent plans.	The RNFP does not extend into the subject site therefore it is not shown. The TRCA Regulatory Flood Line has been added to the appropriate plans.
	The applicant/owner shall submit a revised legible landscape/planting plan with an appropriate scale to RNFP for review and approval	Landscape Planting Plan will be submitted for review and approval at the Site Plan Application stage.
	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.	Landscape Planting Plan will be submitted for review and approval at the Site Plan Application stage.
	The applicant/owner should include a two-year maintenance program including watering, mulching to make sure planting materials will survive and establish at site.	Landscape Planting Plan will be submitted for review and approval at the Site Plan Application stage. The two-year maintenance program will be noted on this plan.
	The applicant/owner shall also submit a realistic cost estimate for the planting and two-year maintenance of the proposed planting.	Cost Estimate will be provided will be submitted for review and approval at the Site Plan Application stage along with the Landscape Planting Plan.
	Sediment Controls	
	The applicant/owner shall submit a legible 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).	For this scale of development, the guidelines recommend the following: •a. An outdoor pet relief area of 5 m2 should be provided (along with hose bib, drainage, waste receptacle, baggie dispenser); •b. Pet Wash Station – 6.0 m2 minimum room size; and •c. An outdoor off-leash area (dog run or play area) with a minimum size of approximately 40 m2 or 5% of the total outdoor amenity space, whichever is larger. •If dog amenities are provided over a concrete slab, consider providing a protective membrane to prevent damage from urine.
	Toronto Green Standards Version 3.0	
	RNFP will review and comment on Toronto Green Standards at the time of Site Plan Application when detailed plans and reports to be provided.	Noted.
2	Advisory Comments	
	RNFP Permit Application – Tree Removal/Injury	

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	Trees on private property, protected by the Ravine & Natural Feature Protection By-law will be injured or destroyed if this site plan is approved.	The RNFP does not extend into the subject site therefore it is not shown. The TRCA Regulatory Flood Line has been added to the appropriate plans.
	Trees protected by this bylaw may not be removed, injured or destroyed without written authorization from RNFP.	Noted.
	The applicant/owner will be required to obtain a RNFP Permit from RNFP. This permit may be subject to conditions.	Noted.
	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	Noted.
	In light of the foregoing, should Section 37 community benefits be considered as part of the evaluation of the subject application, the following priorities are recommended for consideration: - Securing financial contributions towards the new Western North York Community Recreation Centre to be located at 60 Starview Lane or other PF&R facilities like the Gord and Irene Risk Arena and Habitant Arena which have been identified in the PF&R FMP as facilities to be considered for repurposing to other uses over time; and/or; - Securing financial contributions towards new non-profit licensed child care facilities in the vicinity of the subject site.	Noted.
TCDSB		
Date: October 13, 2020		
From: Michael Loberto		
	At this time, the local elementary and secondary school is operating at capacity and cannot accommodate additional students from the development as proposed.	Noted.
	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.	Noted.
TDSB		
Date: December 15 2020		
From: Amar Singh		

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	<p>TLC requests that the following pre-approval conditions be incorporated into the site plan agreement:</p> <ul style="list-style-type: none"> - 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." - 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." - 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. 	Noted.
Transportation Planning Date: December 22, 2020 From: Samuel Baptiste		
	Toronto Green Standard (TGS)	
	The application provisionally meets A.Q 1.1 through A.Q 2.3 of the TGS.	Noted.
	Traffic Impact Study (TIS)	
	Transportation Planning accepts the conditions presented in the TIS. Transportation Planning reserves the right to request for additional information as ongoing discussions with this development continue.	Noted.
	Transportation Demand Management (TDM) Plan	
	The applicant is required to submit a detailed Transportation Demand Management (TDM) Plan during the site plan submission stage. These plans should build on the material shown in Section 9 of the submitted TIS.	Noted. Will be provided during the SPA process.
	These plans should explicitly identify and summarize all recommended TDM measures, facilities and strategies including all of the physical and operational elements proposed. A proposed implementation schedule should be developed for all TDM strategies, targets and commitments to the recommended elements and how these commitments will be confirmed initially and in the future.	Noted. Will be provided during the SPA process.
	Bicycle Parking	
	Transportation Planning accepts the proposed bicycle parking supply and locations, as presented.	Thank you for confirming.
	Zoning By-law	
	Transportation Planning has no comments at this time.	Noted.
Urban Forestry Dated: November 25, 2020 From: Max Dida		
	Advisory Comments and Additional Information Required	

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	Tree Removal and Protection	
	The Arborist Report indicates that the development proposes to protect three (3) City-owned trees, identified as trees #276 – 279 and to remove 12 protected private trees, identified as trees #279 – 282, 291 – 297, 410 and 413, located on the site. Urban Forestry requires the followings:	-
1	A Tree Protection Security deposit (amount to be determined) for the above mentioned three (3) City-owned trees #276, 278 and 279 to ensure protection for the trees throughout the construction period;	A Tree Protection Security deposit and Application to Injure or Destroy Trees and applicable fees will be provided.
2	A revised Arborist Report to indicate/confirm if the above mentioned four (4) private trees #279 – 282 require removal or not as it appears that the Site Plan as well as the Landscape Plan indicate that they are to be retained and	The four private tees (Tree Nos. 279 to 282) have been shown as to be preserved in the December 2021 revision to the Arborist Report and Tree Inventory Preservation Plan prepared by Beacon.
3	An Application to Injure or Destroy Trees and applicable fees for permission to remove the remaining eight (8) protected trees #291 – 297, 410 and 413.	A Tree Protection Security deposit and Application to Injure or Destroy Trees and applicable fees will be provided.
	The applicant is advised that submitting an application does not guarantee that a Permit will be issued and as part of the application process, Urban Forestry is required to post a tree removal notice for a minimum of 14 days and/or to consult with the Ward Councillor with regards to the proposed removal of healthy protected private trees and the proposed Landscape/Compensation Plan.	Noted.
	The applicant is advised that removal of or injury to protected trees may occur only upon receipt of a "Tree Removal/Injury Permit" issued by the General Manager of Parks, Forestry and Recreation and provided that building and/or demolition permits have been obtained and the permitted construction and/or demolition related activities associated with this project warrant the removal of or injury to the trees involved.	Noted.
	Tree Planting	
	The Landscape Plan shows locations for two (2) new street trees proposed on the City road allowance and several new trees on private property. Urban Forestry confirms that the proposed plan is acceptable at this time.	Noted.
	Urban Forestry requires detailed Landscape/Planting Plan and Planting Details illustrating the followings: 1.Planting beds must provide a 1.0 m soil depth for trees and a minimum of 15 m3 each of quality soil per two trees, or a minimum of 30 m3 of quality soil per every one tree. Soil connectors below walkways should be considered if the targeted soil volume as indicated below cannot be achieved; 2.Trees must be spaced 6 to 8 m apart, depending on species, from any new or existing trees; 3.Trees proposed along street frontages shall be located on the road allowance portion as much as possible and shall not be within 0.5 m of the property line; 4.Tree calipers must be a minimum of 60 mm; 5.Only large growing tree species are acceptable as replacement trees and to satisfy planting requirement under the Toronto Green Standard guidelines; and 6.Monoculture planting shall be avoided and the tree planting list shall be as diverse as possible with tree species such as, but not limited to, Freeman/red/sugar maple, red/white/bur oak, tulip tree, hackberry, London plane, basswood, little-leaf linden, sweetgum, shagbark hickory, Turkish hazel, Accolade elm, and American beech.	Landscape Planting Plan will be submitted for review and approval at the Site Plan Application stage. All soil depth, planting species, dimensions and other details will be included at such time.

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COMMENT		RESPONSE/ ACTION
	For landscaped open space areas over any underground structure, including parking structures, where tree planting is proposed for the purpose of growing large shade trees, the applicant must provide and maintain the following: a) A minimum of 1200 mm between the top of structure and the final grade at the base of the tree is required; b) The 1200 mm includes any protective board over waterproofing membranes, any insulation that would be required in the case of a heated structure below, an engineered drainage layer and the specified soil; c) The soil specifications are: a minimum of 600 mm of sandy loam soil, comprising 50 to 60 percent sand, 20 to 40 percent silt, 6 to 10 percent clay, 2 to 5 percent organic, with pH of 7.5 or less; d) The sandy loam soil must be topped with a minimum 150 mm of minimum 2 year old woodchip mulch. Apply mulch in two lifts. Dig-in the first lift with the sandy loam soil; e) Each tree requires a minimum of 30 m ³ for individual trees or 15 m ³ per tree for shared-soil volume trees of soil based on a minimum soil depth of 900 mm; and f) It is recommended that the 30 m ³ of soil for each tree are contiguous in order for the trees to share the soil volume for their mutual benefit.	Dimension along with clarification with regards to how it is to be measured added to update drawing 4/A-303.
	Based on standard requirement, Urban Forestry requires a minimum of 24 new trees on private property to compensate for the loss of eight (8) protected private trees proposed for removal at a 3:1 replacement ratio.	The landscape masterplan meets the minimum requirement of new trees.
	Where tree planting to replace trees to be removed is not physically possible on site, the General Manager of Parks, Forestry & Recreation may accept cash in lieu payment in an amount equal to 120 percent of the cost of replanting and maintaining the trees for a period of two years. The current charge for each tree is \$583 subject to change.	Noted.
	For any new trees proposed on the city road allowance, Urban Forestry requires a Tree Planting Security in the amount of \$583.00 per tree to ensure the planting and maintenance for the trees to be planted.	Noted.
	The deposit will be drawn upon to cover all costs incurred by the City of Toronto in enforcing and ensuring that the trees are planted and kept in a healthy and vigorous state during the two-year guarantee period.	Noted.
	The General Manager of Parks, Forestry & Recreation shall hold the tree planting security deposit for the duration of the renewable guarantee period.	Noted.
Toronto Green Standards V3.0 (Performance Measure)		
	The Toronto Green Standards Checklist - Ecology Section being submitted is not complete and requires detailed revisions for further review as part of the proposed development. The following sections under the Tier 1 – Ecology must be completed and satisfied. 1) EC 1.1 (Tree Planting Areas and Soil Volume) – Met 2) EC 1.2 (Trees Along Street Frontages) – Met 3) EC 1.3 (Parking Lots) – Met	Noted.
	1.TGS EC 1.4 (Watering Program) – Not Met - Provide an outline of proposed watering program for the duration of the first two (2) years warranty period; - Provide details on the proposed watering program including watering schedule and recommends using of manual watering system, irrigation systems and slow release watering bags.	These details are to be confirmed during the Site Plan Approval process.
Toronto and Region Conservation Authority		
Dated: March 19, 2021		
From: Nicole Moxley, Planner		
Site Specific Comments:		

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COMMENT		RESPONSE/ ACTION
	Immediately west of the site are park lands recognized in the City of Toronto as Lindylou Park. This is part of a greater valley corridor which was historically modified and is associated with a tributary of the Humber River. This tributary is now piped and runs north to south, just west of the development site. The watercourse daylighted both north and south of Lindylou Park.	Noted.
	Establishing the Limits of Development	
	Given the approved Secondary Plan as well as the modified nature of the site within the greater valley corridor, TRCA staff do not consider the line as staked on March 11, 2020, as the Natural Feature Limit. Rather, the Natural System at this location is defined as 10 metres inland from the Regulatory Floodplain.	Noted.
	Regulatory Floodplain	
	The Regulatory Floodplain limit as shown on TRCA flood mapping is engineered at this location, not estimated as the Flood Impact Assessment suggests.	Noted.
1	On all applicable drawings, please accurately plot the Regulatory Floodplain Limit within the City-owned parkland block as well as a 10-metre buffer measured inland.	The Regulatory Floodplain Limit has been added to the architectural plans.
	Stormwater Management	
2	Given that the entire site is proposed to discharge into a storm sewer, TRCA will defer the quantity control review to the City.	Noted.
3	As stated in Section 4.3 of TRCA's SWM Criteria Guide, the 5 mm onsite retention must be over and above the initial abstraction values. As such, non-LID measures cannot be accounted towards the abstraction volume. Please revise to achieve the total 86.5m3 of required onsite retention over and above the standard initial abstractions.	5mm/impervious ha. of each rainfall will be infiltrated within 48 hours for this site, as a result, Infiltration volume of 56.5m3 will be provided under the proposed underground storage chambers.
4	Please complete a maintenance plan for the infiltration chamber and the OGS units as property management for the proposed development will need to have a regular maintenance program to ensure long-term functionality of the SWM measures.	Maintenance guide for the proposed OGS units has been included in the updated report.
5	Please verify the location of the existing pipe conveying the tributary to the Humber River. The proposed development must be designed to have no impact on the existing piped watercourse while providing adequate setbacks for its future maintenance.	Existing sewer system has been verified by locate survey and CCTV. Adequate setbacks have been provided for the proposed development as discussed with TRCA.
	Geotechnical Engineering Review	
	Based on both a site visit and review of the submitted materials, TRCA geotechnical engineering staff are satisfied there will be no geotechnical/slope stability issues associated with the proposed development.	Noted.
	Ecology Review	
6	Please note that TRCA staff regard the source of natural features, anthropogenic (e.g., planted trees) or natural to both be assessed on the function they offer. Therefore, the planted trees that have formed a treed community should be considered on the function they provide. TRCA staff consider these features to be their own communities and not ELC "inclusions" to the grassed area, as proposed by the EIS. As such, please consider impacts to these features accordingly including the potential of development buffers or other methods to ensure there is not an ecological net loss to local ecology (e.g., increasing the planting area to cover a density that is the equivalent to a 10-metre planted buffer).	The tree groups have been classified as Coniferous Plantation (CUP3) and Mineral Cultural Woodland (CUW1) units in the December 2021 revision to the EIS as requested by TRCA. As noted in the updated EIS (Beacon December 2021), the CUP3 and CUW1 units are limited in ecological function and mainly provide habitat for common-urban wildlife that currently inhabit the Lindylou parkland and surrounding area. Both of these units will be protected through the implementation of tree protection fencing as presented in the companion Arborist Report prepared by Beacon (December 2021). Given the age of these communities, and the relatively small size of trees, tree protection fencing along the tree protection zone of these trees is more than sufficient in maintaining the ecological function of these communities. There will be no changes anticipated to the ecological function of the CUP3 and CUW communities post development. Additional plantings within the parkland will also increase available habitat for urban wildlife.
	Hydrogeology Review	

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7	The P2 parking level is proposed to be founded within an aquifer complex and a partial secant pile wall is proposed. TRCA hydrogeological staff recommend that the applicant consider a complete caisson wall, with a waterproof foundation to minimize or eliminate long term dewatering. (This comment should be considered in parallel with any City of Toronto requirements. We understand the sanitary sewer system is challenged for capacity and that discharge to the sanitary sewer is not generally supported. The submission indicates an on-site drainage system; however, the report mentions both short and long-term dewatering discharge to the sanitary sewer or storm sewer (with filtration).)	Presently it is assumed that the proposed development will be supported by auger cast pile/grade beam or caisson/grade beam foundation system. The size of the shoring plan was assumed to cover approximately 116 m by 46 m. A sub-floor Private Water Drainage System (PWDS) with perimeter weeping tile will be required for the proposed development. A soldier pile and lagging shoring system will be sufficient for the Site except where adjacent structure exists, where a caisson wall will be utilized.
Land Conveyance		
8	TRCA recommends the natural system which includes an appropriate setback measured inland from the Regulatory Flood Limit be conveyed to public ownership. These lands should be identified on a draft reference plan and their conveyance should be secured through the appropriate development agreement.	The Regulatory Flood Limit is shown on the appropriate plans, including A-006.
9	The natural system should be placed in an "Open Space-Natural Areas" zoning, or equivalent which has the effect of prohibiting structural encroachments, the placement of fill, or the removal of vegetation, except for the purposes of flood or erosion control, or resource management.	Once fully confirmed through the review process this can be identified within the zoning.
10	To facilitate regular on-going building maintenance (e.g., foundation repairs, etc.), TRCA staff requires a minimum 3 metre building setback to the future open space block/new lot line. This applies to both above and below grade structures.	Noted.
Erosion and Sediment Control		
11	Please, note that at detailed design a stand-alone multi-barrier Erosion and Sediment Control Plan (ESC) will be required. Please, refer to the "Erosion & Sediment Control Guidelines for Urban Construction" guidelines prepared by the Greater Golden Horseshoe Area Conservation Authorities for guidance (available at: https://trca.ca/planning-permits/procedural-manual-and-technical-guidelines/). Please note that the following should be included: a) Methods to isolate the development area; b) Proposed stockpiling areas and related ESC methods (including temporary stabilization); c) Methods to filter and release water accumulated on site (i.e., pooled storm water, etc.); d) Typical details for all proposed ESC measures; and e) Please, include TRCA Standard Notes # 1, 2, 4, 5, 6, 7, 8, 9, 14 and 15 in the drawings. They can be found at: https://trca.ca/wp-content/uploads/2016/02/Guidelines_for_Standard_Notes_on_Infrastructure_Project_OR_166_06_Submissions.pdf	Noted.
Rogers Dated: November 5, 2020 From: Roya Nejadtaghi		
	Rogers Communications currently has existing plant as marked on the attached drawing. Our standard depth in this municipality is: 1m. Please maintain clearances of 0.3 m vertically and 0.6 m horizontally'	Rogers line has been shown of the servicing plan, and sufficient clearances have been provided.
Toronto Hydro Dated: October 13, 2020 From: Toronto Hydro		
	In order to identify Toronto Hydro infrastructure in the drawing, locates must be completed in the field.	Noted.
	All proposed work must maintain the minimum horizontal and vertical clearances as per Toronto Hydro Construction Standard 31-0100, 31-0500 & 31-0700, attached hereto. Clearance measurements are taken from the edge of the hydro plant to the edge of the proposed work.	Noted.
	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.	Noted.