

# OPA & REZONING RESUBMISSION COMMENT RESPONSE MATRIX



**Municipal Address:** 3400 Weston Road and 2405 Finch Avenue West  
**Client:** Medallion Properties Inc.

**Bousfields** 15162  
**Job No:**  
**Date:** 16-Feb-23

**Application(s):** 20 183834 WET 07 OZ  
**Timing:**  
**Notes:**

**CP Rail, March 1, 2022**

Commenting Agency	Heading	Subheading(s)	Ref	Comment	Responsibility	Revision Status	Response
CP Rail	-	-	-	CP's approach to development in the vicinity of rail operations is encapsulated by the recommended guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. Those guidelines are found at the following website address: <a href="http://www.proximityissues.ca">http://www.proximityissues.ca</a>	Medallion	Information	Noted.
CP Rail	-	-	-	The safety and welfare of residents can be adversely affected by rail operations. CP is not in favour of residential uses that are not compatible with rail operations. CP freight trains operate 24/7 and schedules/volumes are subject to change.	Medallion	Information	Noted.
CP Rail	-	-	-	We recommend a clause be inserted in all offers of purchase and sale or lease and in the title deed or lease of each dwelling within 300m of the railway right of way, warning prospective purchasers or tenants of the existence of the Railway's operating right-of-way; the possibility of alterations including the possibility that the Railway may expand its operations, which expansion may affect the living environment of the residents notwithstanding the inclusion of noise and vibration attenuating measures in the design of the subdivision and the individual units, and that the Railway will not be responsible for complaints or claims arising from the use of its facilities and/or operations.	Medallion	Information	Noted.
CP Rail	-	-	-	Should the captioned development proposal receive approval, CP respectfully requests that the recommended guidelines be followed.	Medallion	Information	Noted.

**Toronto Hydro, March 2, 2022**  
**e:utility.circulations@torontohydro.com**

Commenting Agency	Heading	Subheading(s)	Ref	Comment	Responsibility	Revision Status	Response
Toronto Hydro	Information Only	-	-	Toronto Hydro is in receipt of your email sent to utility.circulations@torontohydro.com. 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.	N/A	Information	Noted.
Toronto Hydro	Information Only	-	-	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.	N/A	Information	Noted.

Toronto Hydro	Information Only	-	-	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.	N/A	Information	Noted.
Toronto Hydro	Information Only	-	-	In order to identify Toronto Hydro infrastructure in the drawing, locates must be completed in the field.	N/A	Information	Noted.
Toronto Hydro	Information Only	-	-	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.	N/A	Information	Noted.
Toronto Hydro	Information Only	-	-	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.	N/A	Information	Noted.
Toronto Hydro	Information Only	Prior to Construction	-	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 ESATSSA 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.	N/A	Information	Noted.
Toronto Hydro	Information Only	Relocations	-	Toronto Hydro assets can be relocated at the expense of the Applicant.  If the relocation of Toronto Hydro assets is necessary, please contact Utility Relocations group at <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	N/A	Information	Noted.
Toronto Hydro	Information Only	Overhead Toronto Hydro Assets – General Guidelines	-	Mechanical equipment such as crane and hoist shall not be operated within 3 m of lines or equipment.  No awning, billboard, antenna mast, flag, roof or similar structure shall be installed on the public allowance or immediately adjacent to private property that is within 3 m of lines or equipment.	N/A	Information	Noted.

Toronto Hydro	Information Only	Underground Toronto Hydro Assets – General Guidelines:	-	For heavy equipment operation in the vicinity of Toronto Hydro underground plant, ensure the requirements from Toronto Hydro Distribution Construction Standard 31-0500 are met. Breaking into, or accessing, cable chambers, vaults and handwells is not permitted without consent from the relevant Toronto Hydro Dept., and anyone found to have so done will be prosecuted to the fullest extent of the law and pursued civilly for any damage. Tunneling within 3m is deemed a conflict that requires a Professional Engineering report to resolve.	N/A	Information	Noted.
<b>TCDSB, March 9, 2022</b>							
<b>Tomasz Oltarzewski t: (416) 222-8282. Ext. 2278.</b>							
<b>Commenting Agency</b>	<b>Heading</b>	<b>Subheading(s)</b>	<b>Ref</b>	<b>Comment</b>	<b>Responsibility</b>	<b>Revision Status</b>	<b>Response</b>
TCDSB	-	-	-	As requested in previous comments, the TCDSB requires proof of notification signage and the attached clauses be included within any agreements of purchase and sale for the proposed plan. To obtain a clearance letter please send all inquiries to development.applications@tcdsb.org	Medallion	Information	Noted.
TCDSB	Clauses and Conditions	SPA Condition	1	As part of the site plan approvals process, that the developer/applicant erect and maintain a sign on site advising the following:  <i>“The Toronto Catholic District School Board has plans to accommodate students from this development. If the elementary and secondary schools which serve this area are oversubscribed, students from this development may need to be accommodated in portable classrooms or may have to be redirected to a school located outside the area.”</i>	Medallion	Information	Noted.
TCDSB	Clauses and Conditions	SPA Condition	2	That the applicant provide the TCDSB with an on-site photograph of the aforementioned sign as an assurance of its proper display.	Medallion	Information	Noted.
TCDSB	Clauses and Conditions	SPA Condition	3	That the following clause is included in agreements of purchase and sale for the units proposed in this plan:  <i>“Whereas, despite the best efforts of the Toronto Catholic District School Board, sufficient accommodation may not be available for all anticipated students at local schools, you are hereby notified that it may be necessary for Elementary and/or Secondary students from this development to be accommodated in facilities outside of the community depending on availability of space.”</i>	Medallion	Information	Noted.
<b>Enbridge Gas, March 16, 2022</b>							
<b>Alice Coleman t: 416-495-5386 e: municipalplanning@enbridge.com</b>							
<b>Commenting Agency</b>	<b>Heading</b>	<b>Subheading(s)</b>	<b>Ref</b>	<b>Comment</b>	<b>Responsibility</b>	<b>Revision Status</b>	<b>Response</b>
Enbridge	-	-	-	Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend or remove development conditions.	N/A	Information	Noted.
<b>Environmental Planning, March 20, 2022</b>							
<b>Shayna Stott t: 416-392-0171 e: Shayna.Stott@toronto.ca</b>							
<b>Commenting Agency</b>	<b>Heading</b>	<b>Subheading(s)</b>	<b>Ref</b>	<b>Comment</b>	<b>Responsibility</b>	<b>Revision Status</b>	<b>Response</b>
Environmental Planning	-	-	1	The applicant should be advised that site plan applications received on/after May 1, 2022 must apply TGS Version 4. The TGS v4 webpage, including specification, resources and documentation will be posted within the next few weeks. The applicant can find the Council adopted performance measures can be found on the TGS webpage.	IBI	Information	Noted. A revised TGS checklist has been included as part of the resubmission package.

Environmental Planning	-	-	2	As part of efforts to address the climate emergency, it is strongly recommended that the applicant consider pursuing the TGS Tier 2 DC refund incentive program. To achieve the higher tier energy efficiency performance levels, strategies should be considered early in the design process.	IBI	Information	Noted.
Environmental Planning	-	-	3	Suggest connecting with David Macmillan with the EED on opportunities for repurposing mechanical penthouse space when using a low carbon energy system such as geo exchange. Should this be an option, it would need to be addressed as part of the zoning for the site.	Medallion	Information	Noted.
Environmental Planning	-	-	4	Applicant should provide soil volume statistics template as part of landscape plans for OZ application to ensure adequate space is being provided for soil volume for trees. Note that the comment provided by UF is out of date and does not reflect TGS V3 soil volume requirements of 30m3/tree (no soil sharing of 15m3/tree is permitted).	Forrec		All proposed tree plantings acquire a minimum of 30m3 per tree. Refer to soil volume plan (L102).
<b>Parks, Forestry and Recreation - Parks, March 31, 2022</b>							
<b>Anna Flood t: (416)-392-2154 e: Anna.Flood@toronto.ca</b>							
<b>Commenting Agency</b>	<b>Heading</b>	<b>Subheading(s)</b>	<b>Ref</b>	<b>Comment</b>	<b>Responsibility</b>	<b>Revision Status</b>	<b>Response</b>
Parks	Proposal for Dedication of Parkland	-	-	In accordance with Chapter 415, Article III of the Toronto Municipal Code, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential component of this proposal is subject to a cap of 15% parkland dedication while the non-residential component is subject to a 2% parkland dedication.  The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application for the First Above Grade Building Permit and is valid for six months. Payment will be required prior to the issuance of said permit.	Medallion	Information	Noted.
Parks	Surrounding Area Parks	-	-	The site is approximately a 0 m walk away from Lindylou Park, a 45,465 m2 park which contains two picnic shelters, a playground, and two volleyball courts. The plans prepared by IBI Group Architects (Canada) Inc. (dated by the Architect 01/31/22) show a fire route which directly abuts Lindylou Park. <b>The applicant shall provide a 5 metre setback from the fire route to the park property line.</b>	IBI	Addressed	Please refer to A-006 and A-104. Dimensions illustrate setback of fire access to be 5.17 m.
Parks	Shadow Impacts	-	-	The Sun and Shadow study prepared by IBI Group Architects (Canada) Inc. (dated 10/25/21) demonstrates that the proposed development will cast new net shadow on Lindylou Park from 9:18am to 11:18am on March 21st and September 21st. Per Policy 3.2.3.3 of the Official Plan, <b>the applicant shall revise their proposal to minimize the net new shadow impacts on the park in order to preserve the park's utility.</b>	IBI	N/A	The building design has not changed substantially since the previous submission, and therefore a revised shadow study has not been provided. It is our opinion that shadowing on the park has been minimized.
Parks	Advisory Comments	Additional Lands	-	In the event that the owner acquires additional land which increases the total area of the development site, Parks Development reserves the right to modify these comments in order to request an on-site parkland dedication where such dedication would result in a functional public park.	Medallion	Information	Noted.
Parks	Advisory Comments	Section 37	-	If the Owner of the property enters into a Section 37 Agreement with the City as part of this development application, this unit requests to be involved in the negotiations. Funds directed towards the area parks and facilities within the Ward should form part of the benefits package.	Medallion	Information	Noted.

Parks	Advisory Comments	Pet Amenities	-	Given the current rise in dog-owning populations, the Owner is expected to provide on-site dog amenities with proper disposal facilities such as dog relief stations within the building to accommodate future residents' needs. This will also help alleviate pressure on existing parks. Please refer to Toronto's Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.	Forrec	Addressed	Dog friendly amenities have been provided on site.
Parks	Advisory Comments	Urban Forestry	-	Comments regarding any necessary street tree plantings and requirements under the Trees Bylaw or the Ravine and Natural Feature Protection Bylaw will be provided by Urban Forestry.	N/A	Information	Noted.
<b>Engineering and Construction Services, April 5, 2022</b>							
<b>Darlene Kozelj t: (416) 394-8462 e: darlene.kozelj@toronto.ca</b>							
<b>Commenting Agency</b>	<b>Heading</b>	<b>Subheading(s)</b>	<b>Ref</b>	<b>Comment</b>	<b>Responsibility</b>	<b>Revision Status</b>	<b>Response</b>
<b>Strategic Initiatives, Policy &amp; Analysis - Housing, April 5, 2022</b>							
<b>Keir Matthews-Hunter t: 416-392-5092 e: Keir.Matthews-Hunter@toronto.ca</b>							
<b>Commenting Agency</b>	<b>Heading</b>	<b>Subheading(s)</b>	<b>Ref</b>	<b>Comment</b>	<b>Responsibility</b>	<b>Revision Status</b>	<b>Response</b>
Housing	Application Review - Official Plan Policy 3.2.1.5	-	2	The Toronto Official Plan contains City Council's policies and objectives for the physical (re)development of the City. Section 3.2.1 of the Official Plan contains the City's policies pertaining to the provision, maintenance, and replacement of rental housing.  Policy 3.2.1.5 of the Official Plan states that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development, will secure the rental tenure of the existing units and should secure needed improvements and renovations to extend the life of the building(s) that are to remain, and to improve amenities, without pass-through of costs to tenants.	N/A	Information	Noted.
Housing	Application Review - Official Plan Policy 3.2.1.5	-	2	The Housing Issues Report (appended to the Planning Rationale) confirms that all 507 existing rental dwelling units on the lands have either affordable or mid-range rents. Consequently, Policy 3.2.1.5 applies to this proposal and the applicant has confirmed that the owner will maintain all 507 units as rental housing for a period of at least 20 years, with no application for demolition or conversion to ownership tenure during that period.	N/A	Information	Noted. The owner will maintain all existing dwelling units as rental housing for a period of at least 20 years.
Housing	Application Review - Official Plan Policy 3.2.1.5	-	2	In terms of improvements, the applicant is asked to conduct a tenant survey to engage tenants in the appropriate identification of improvements and/or renovations to the existing buildings and amenities. The applicant shall coordinate with Housing Policy staff prior to administering the survey to ensure that it is consistent with the City's standard practices. The applicant is also asked to submit to Housing Policy staff an itemized list of all improvements listed above that have commenced and/or have been completed within the last five years, as well as an itemized list of improvements that are planned but have yet to be initiated.	Medallion / Bousfields	To be addressed in future submission	Bousfields/Medallion are planning to conduct a tenant survey early in 2023. We will coordinate with Housing Staff prior to administering the survey. We will submit the itemized list of improvements to Housing Staff with the results of the survey.
Housing	Application Review - Official Plan Policy 3.2.1.5	-	2	Finally, the Owner is required to develop a construction mitigation and tenant communication strategy to mitigate the impacts of construction of the proposed development on existing residents.	Medallion	To be addressed in future submission	The construction mitigation and tenant communication strategy will be provided as part of the site plan application process.

Housing	Application Review - Official Plan Policy 3.2.1.5	-	2	The rental tenure of the existing apartment buildings, the rental housing improvements, and the construction mitigation and tenant communication strategy will need to be secured through one or more agreements with the City, to the satisfaction of the Chief Planner.	Medallion	Information	Noted.
Housing	Open Door Affordable Housing Program	-	3	Affordable housing and inclusive growth are strategic priorities for the City of Toronto. Section 3.2.1 of the Official Plan states that a full range of housing, including affordable rental housing, will be provided and maintained to meet the needs of current and future residents. There is a significant public interest in including affordable rental housing units within the proposed development. We encourage the applicant to consider the Open Door Affordable Housing program, which provides incentives for the creation of new affordable housing beyond those required by the Official Plan.	Medallion	Information	Noted.
Housing	Unit Size Mix and Growing Up Guidelines	-	4	<p>The proposed provision of 42 (10.4%) of the new residential units as three-bedroom units and 128 (31.8%) of the new residential units as two-bedroom units adequately satisfies the unit mix objectives of Guideline 2.1 of the Growing Up Guidelines. However, only eight two-bedroom units (representing 2.0% of all residential units) approximate 87 square metres in size (≥81 square metres) and only one three-bedroom unit approximates or is larger than 100 square metres (≥94 square metres), which does not adequately satisfy the unit size objectives of Guideline 3.0 of the Growing Up guidelines.</p> <p>The applicant is asked to slightly reduce the proposed number of one-bedroom units in order to provide larger-sized two- and three-bedroom units. Such revisions would enable to applicant to accommodate a broader range of households, including families with children, within the proposed development.</p>	Bousfields		<p>Please refer to the Addendum Letter prepared by Bousfields Inc.</p> <p>The proposed development includes a range of unit types, exceeding the guideline recommendation of 25% large units. The proposed development includes 10% 3-bedroom and 32% 2-bedrooms, exceeding the guideline.</p> <p>The December 2022 Proposal has included additional family-friendly amenities to the building and site including a children's play area, and in the upper Level 1 floorplan, a new large storage space has been added, and it is expected that this area could be used for stroller storage.</p> <p>We expect that unit sizes will be further refined as part of the Site Plan approval process.</p>
<b>Parks, Forestry and Recreation - Urban Forestry, April 5, 2022</b>							
<b>Hai Nguyen t: (416)-394-8918 e: Hai.Nguyen@toronto.ca</b>							
Commenting Agency	Heading	Subheading(s)	Ref	Comment	Responsibility	Revision Status	Response
Forestry	Comments and Requirements	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 eight (8) protected private trees, identified as trees #291 – 297 and 413, located on the site and on the adjacent property. Urban Forestry requires the following:	N/A	N/A	Please refer to updated Arborists Report
Forestry	Comments and Requirements	Tree Removal and Protection	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; and	Medallion	Information	Please refer to updated Arborists Report
Forestry	Comments and Requirements	Tree Removal and Protection	2	An Application to Injure or Destroy Trees and applicable fees for permission to remove the above mentioned eight (8) protected private trees #291 – 297 and 413.	Beacon	Information	Please refer to updated Arborists Report

Forestry	Comments and Requirements	Tree Removal and Protection	-	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.	Medallion	Information	Noted.
Forestry	Comments and Requirements	Tree Removal and Protection	-	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.	Medallion	Information	Noted.
Forestry	Comments and Requirements	Tree Planting	-	The Landscape Plan shows locations for two (2) new street trees proposed on the City road allowance and a total of 187 new trees on private property, including several trees within ravine protected lands. Urban Forestry confirms that the proposed plan is acceptable at this time; however, at subsequent Site Plan Approval process, a revised plan is required to show the Ravine & Natural Features Protection limits in order to determine the number of trees proposed within and outside the RNFP lands.	Forrec	Addressed	Ravine & Natural Features Protection limit is shown on L101 & L102.
Forestry	Comments and Requirements	Tree Planting	-	The applicant is advised that at subsequent Site Plan Approval process, Urban Forestry requires detailed Planting Plans and Planting Details including proposed tree species list and caliper size (minimum of 60 mm) and only large growing tree species are acceptable as replacement trees and to satisfy planting requirement under the Toronto Green Standard guidelines.	Forrec	To be addressed in future submission	Planting plan and planting details to be included in future SPA submission
Forestry	Comments and Requirements	Tree Planting	-	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 followings:	Forrec	Addressed	All landscape open space above existing underground structures have 300mm soil depth
Forestry	Comments and Requirements	Tree Planting	a)	A minimum of 1200 mm between the top of structure and the final grade at the base of the tree is required;	Forrec	Addressed	There are no proposed trees plantings above existing parking garages. All new tree plantings above proposed parking garages acquire 1000mm soil depth and 1200mm between top of slab and final grade. Refer to sheet #L102.
Forestry	Comments and Requirements	Tree Planting	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;	Forrec	Addressed	Noted.
Forestry	Comments and Requirements	Tree Planting	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;	Forrec	Addressed	Refer to note on sheet #L102
Forestry	Comments and Requirements	Tree Planting	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;	Forrec	Addressed	Refer to note on sheet #L102
Forestry	Comments and Requirements	Tree Planting	e)	Each tree requires a minimum of 30 m3 for individual trees or 20 m3 per tree for shared soil volume trees of soil based on a minimum soil depth of 900 mm; and	Forrec	Addressed	All proposed tree plantings acquire a minimum of 30m3 per tree. Refer to sheet #L102 for soil volume calculations.
Forestry	Comments and Requirements	Tree Planting	f)	It is recommended that the 30 m3 of soil for each tree are contiguous in order for the trees to share the soil volume for their mutual benefit.	Forrec	Addressed	Refer to sheet #L102

Forestry	Comments and Requirements	Tree Planting	-	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. 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.	Forrec	Addressed	The new landscape plan proposes a total of 183 trees within private property which is more than the required minimum of 24 compensation trees. Refer to sheet #L101 & L102
Forestry	Comments and Requirements	Tree Planting	-	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. 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. The General Manager of Parks, Forestry & Recreation shall hold the tree planting security deposit for the duration of the renewable guarantee period.	Medallion	Information	Noted.
Forestry	Comments and Requirements	-	-	The applicant is advised that application and all security deposits and payments must be submitted to the attention of Supervisor of Urban Forestry, Tree Protection & Plan Review, at the Etobicoke Civic Centre, 399 The West Mall, Main Floor - North Block. Payments must be made payable to Treasurer of the City of Toronto in the form of a letter of credit, certified cheque, bank draft, money order, or by credit or debit cards.	N/A	Information	Noted.
Forestry	Comments and Requirements	-	-	Urban Forestry does not object to the development of the subject land, in principal, however since there is a consultation process for application for tree removal, Urban Forestry is not in the position to support the proposed application at this time until the tree removal application is submitted and processed prior to Community Planning's Final Zoning Amendment Report to Community/City Council for this development.	N/A	Information	Noted.
<b>Parks, Forestry and Recreation - Ravine &amp; Natural Feature Protection, April 5, 2022</b>							
<b>Cindy Hignett t: 416-392-7187 e: Cindy.Hignett@toronto.ca</b>							
Commenting Agency	Heading	Subheading(s)	Ref	Comment	Responsibility	Revision Status	Response
RNFP	-	-	-	<b>RNFP cannot complete the review of the application as submitted. RNFP's comments from the last circulation have not been addressed in this submission. The detailed revision list states "The RNFP does not extend to the subject site..." however, this is incorrect and lands are regulated on site under the RNFP Bylaw 658, therefore our comments have been carried over from the last circulation. Additional plans and/or revised information are required as detailed below:</b>		Addressed	The RNFP limit has been added to arch plans, landscape plans, and civil plans.
RNFP	Additional/Revised Plans Required	RNFP By-law Note	-	The applicant/owner shall add the Ravine & Natural Feature Protection By-law note (below) to all site and construction drawings, to advise contractors of the regulated area, and the penalties associated with unauthorized activities: see original memo.	IBI	Addressed	Note has been added to plans, A-006, A-007, A-101, A-102, A-103, A-104, A-105, A-106, A-107, A-108, A-109, A-110, A-111, A-112, A-113.



RNFP	Additional/Revised Plans Required	RNFP Limit	-	The applicant/owner shall show the exact location of the limit of the RNFP By-law on all pertinent plans including Site Plan, Survey, Landscape Plans and Civil & Utilities Plans. The RNFP By-law area is available electronically from the City's Geospatial Competency Centre (GCC). For more information about GCC's digital catalogue dealing with RNFP By-law lines click on the following link: <a href="https://open.toronto.ca/dataset/ravine-natural-feature-protection-area/">https://open.toronto.ca/dataset/ravine-natural-feature-protection-area/</a>  Alternately, contact the GCC Map Sales at <a href="mailto:mapsales@toronto.ca">mapsales@toronto.ca</a> to request the RNFP By-law limit to be marked on a hardcopy survey or other plans. This line may then be transferred onto other plans to be submitted.	IBI	Addressed	RNFP by-law line has been to plans, A-006, A-007, A-101, A-102, A-103, A-104, A-105, A-106, A-107, A-108, A-109, A-110, A-111, A-112, A-113.
RNFP	Additional/Revised Plans Required	Landscape/Planting Plans	-	The applicant/owner shall submit a revised legible landscape/planting plan with an appropriate scale to RNFP for review and approval. The plan shall detail 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.	Forrec	To be addressed in future submission	Refer to sheet #L101 for proposed soft/hard landscape surfaces. Detailed tree and shrub species to be included in future SPA submission.
RNFP	Additional/Revised Plans Required	Landscape/Planting Plans	-	The applicant/owner should include a two year maintenance program including watering, mulching to make sure planting materials will survive and establish at site.	Forrec	Addressed	Refer to note on sheet #L102
RNFP	Additional/Revised Plans Required	Landscape/Planting Plans	-	The applicant/owner shall also submit a realistic cost estimate for the planting and two year maintenance of the proposed planting.	Forrec	To be addressed in future submission	Noted.
RNFP	Additional/Revised Plans Required	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).	husson		Erosion and Sediment Control Plan will be prepared and submitted at site plan stage.
RNFP	Additional/Revised Plans Required	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.	N/A	Information	Noted.
RNFP	Advisory Comments	RNFP Permit Application – Tree Removal/Injury	-	Trees on private property, protected by the Ravine & Natural Feature Protection By-law will be injured or destroyed if this site plan is approved. Trees protected by this bylaw may not be removed, injured or destroyed without written authorisation from RNFP. The applicant/owner will be required to obtain a RNFP Permit from RNFP. This permit may be subject to conditions.	N/A	Information	Noted.
RNFP	Advisory Comments	Security Deposits	-	The applicant/owner will be required to submit a security deposit to secure planting and/or stewardship and/or tree protection requirements	Medallion	Information	Noted.
<b>Transportation Planning, May 11, 2022</b>							
<b>Samuel Baptiste t:416-394-8232</b>							
<b>Commenting Agency</b>	<b>Heading</b>	<b>Subheading(s)</b>	<b>Ref</b>	<b>Comment</b>	<b>Responsibility</b>	<b>Revision Status</b>	<b>Response</b>
Transportation Planning	Toronto Green Standard (TGS)	-	-	The application meets performance measures AQ 1.2, 1.3, 2.1, 2.2 and 2.3 of the TGS.  The application provisionally meets performance measures AQ 1.1 of the TGS.	LEA	N/A	noted.

Transportation Planning	Transportation Impact Study (TIS)	-	-	Transportation Planning has no additional comments at this time.  Transportation Planning reserves the right to request for additional information as ongoing discussions with this development continue.	N/A	Information	noted.
Transportation Planning	Travel Demand Management (TDM)	-	-	Transportation Planning notes that a detailed Travel Demand Management (TDM) plan will be submitted during the site application stage of this development.	LEA	To be addressed in future submission	noted.
Transportation Planning	Bicycle Parking	-	-	Transportation Planning accepts the revisions to the proposed bicycle parking supply.	N/A	Information	noted.
Transportation Planning	Zoning by-law	-	-	Transportation Planning has no comments at this time.	N/A	Information	noted.
<b>Metrolinx, May 13, 2022</b>							
<b>Zoya Misbah t: 416-361-5434 e: zoya.misbah@metrolinx.com</b>							
<b>Commenting Agency</b>	<b>Heading</b>	<b>Subheading(s)</b>	<b>Ref</b>	<b>Comment</b>	<b>Responsibility</b>	<b>Revision Status</b>	<b>Response</b>
Metrolinx	Location and Proximity to Finch West LRT Line	-	A.	The subject lands are located on the southwest quadrant of the Finch Avenue West and Weston Rd.	N/A	Information	Noted.
Metrolinx	Zoning By-law Amendment Application	-	B.	Metrolinx has no objection to the proposed zoning by-law amendment, however we request the applicant to address the below comments during Site Plan Stage.	N/A	Information	Noted.
Metrolinx	Zoning By-law Amendment Application	For SPA	B. 1.	Driveway connecting to Finch West Ave should be coordinated with the Finch West LRT (FWLRT) Project team.	IBI	Information	Noted.
Metrolinx	Zoning By-law Amendment Application	For SPA	B. 2.	Scheduling of this work should be coordinated with FWLRT project team (Mosaic).	IBI	Information	Noted.
Metrolinx	Zoning By-law Amendment Application	For SPA	B. 3.	Development contractor to coordinate vehicle access and their Traffic Control Plans (for construction traffic staging) with FWLRT project team (Mosaic).	IBI	Information	Noted.
Metrolinx	Zoning By-law Amendment Application	For SPA	B. 4.	Driveway access and sidewalk connections at Finch Ave. entrance requires coordination with FWLRT project team (Mosaic).	IBI	Information	Noted.
Metrolinx	Notice of Approval Conditions		C.	Please note that during the Site Plan Control process, Metrolinx will require pre and post Notice of Approval Conditions (NOAC). The following conditions are intended to protect Metrolinx infrastructure and to ensure that the scheduled delivery of the FWLRT is not impacted, as identified through the Technical Review process. Our conditions are as follows;	N/A	Information	Noted.
Metrolinx	Notice of Approval Conditions	NOAC - Pre-Approval	C. 1. i.	Metrolinx Technical Review  Prior to demolition, construction, or the issuance of any building permit, the proposed development be required to undergo a Metrolinx Technical Review and the Developer must obtain Metrolinx's written acknowledgement that the Developer has satisfied all of the conditions arising out of the Metrolinx Technical Review. As part of this review process, the Developer shall provide all requisite information to Metrolinx.	Medallion	Information	Noted.
Metrolinx	Notice of Approval Conditions	NOAC - Post-Approval	C. 2. i.	Final Approval  Prior to final Site Plan approval, the owner shall provide the City of Toronto confirmation from Metrolinx that a Technical Review has been completed.	Medallion	Information	Noted.

Metrolinx	Notice of Approval Conditions	NOAC - Post-Approval	C. 2. ii.	<p>Required Surveys</p> <p>Prior to occupancy of any portion of this development, the Developer shall, at their own cost, provide Metrolinx with surveys showing the as built location of underground utilities and services, underground parking garage structures and all building foundations, signed and sealed by an Ontario Land Surveyor.</p>	Medallion	Information	Noted.
Metrolinx	Notice of Approval Conditions	NOAC - Post-Approval	C. 2. iii.	<p>Registration of Documents</p> <p>The Developer shall, at their own cost, prepare and register all reference plans, strata reference plans, easement documents, and agreements as may be required by Metrolinx as a result of this development.</p>	Medallion	Information	Noted.
Metrolinx	Notice of Approval Conditions	NOAC - Post-Approval	C. 2. iv.	<p>Transit Interference Warning Clause</p> <p>By way of the City of Toronto Site Plan Agreement, the Developer acknowledges and agrees that:</p>	Medallion	Information	Noted.
Metrolinx	Notice of Approval Conditions	NOAC - Post-Approval	C. 2. iv.	<p>a) The proximity of the proposed development lands municipally described as 3400 Weston Rd. (the "Development"), to the Metrolinx Finch West LRT works, and Emergency Stop infrastructure, may result in noise, vibration, electromagnetic interference, stray current, smoke and particulate matter, transmissions (collectively referred to as "Interferences") to the Development;</p>	Medallion	Information	Noted.
Metrolinx	Notice of Approval Conditions	NOAC - Post-Approval	C. 2. iv.	<p>b) The City of Toronto and Metrolinx will not accept responsibility for such interference on any of the Development and/or its occupants;</p>	Medallion	Information	Noted.
Metrolinx	Notice of Approval Conditions	NOAC - Post-Approval	C. 2. iv.	<p>c) It has been advised by Metrolinx to apply reasonable attenuation/mitigation measures with respect to the level of the Interferences on and in the Development;</p>	Medallion	Information	Noted.
Metrolinx	Notice of Approval Conditions	NOAC - Post-Approval	C. 2. iv.	<p>d) A Metrolinx Interferences Warning clause, as provided below and satisfactory to Metrolinx has been, or shall be inserted into all rental agreement(s), and/or offers of purchase and sale or lease and condominium declaration(s) for each unit of the Development:</p> <p><i>"The Purchaser and/or Lessee acknowledges and agrees that the proximity of the lands municipally described as 3400 Weston Rd. (the "Development") to Metrolinx transit operations may result in noise, vibration, electromagnetic interference, stray current, smoke and particulate matter, transmissions (collectively referred to as "interferences") to the Development and despite the inclusion of control features within the Development, Interferences from transit operations may continue to be of concern, occasionally interfering with some activities of the occupants in the Development. Notwithstanding the above, the Purchaser and/or Lessee agrees to release and save harmless the City of Toronto and Metrolinx from all claims, losses, judgments or actions arising or resulting from any and all Interferences. Furthermore, the Purchaser and/or Lessee acknowledge and agree that an electromagnetic, stray current and noise-warning clause similar to the one contained herein shall be inserted into any succeeding lease, sublease or sales agreement, and that this requirement shall be binding not only on the parties hereto but also their respective successors and assigns and shall not die with the closing of the transaction."</i></p>	Medallion	Information	Noted.

Metrolinx	Construction Coordination	-	-	The applicant should be advised that Metrolinx and its contractors are currently utilizing the Finch Avenue West right-of-way and its intersections for construction. Based on the location of the subject property, there is potential for construction coordination and traffic staging conflicts. In order to mitigate potential conflicts:	Medallion	Information	Noted.
Metrolinx	Construction Coordination	-	1	It shall also be noted that Metrolinx is a participant in the City's Municipal Consent Requirements review and approval process and should works within the municipal Right-of-Way commence prior to the substantial completion of the FWLRT Works, in accordance with the City of Toronto Municipal Consent review process, the Owner/Proponent shall submit applicable materials to Metrolinx for review and approval. Where separations of time and space conflicts arise within the municipal Right-of-Way, it shall be noted that the FWLRT Works shall take precedence.	Medallion	Information	Noted.
<b>Canada Post - July 28, 2022</b>							
<b>Tigist Yaqe, 416-606-8372, tigist.yaqe@canadapost.ca</b>							
<b>Commenting Agency</b>	<b>Heading</b>	<b>Subheading(s)</b>	<b>Ref</b>	<b>Comment</b>	<b>Responsibility</b>	<b>Revision Status</b>	<b>Response</b>
<b>Toronto and Region Conservation Authority - October 3, 2022</b>							
<b>Commenting Agency</b>	<b>Heading</b>	<b>Subheading(s)</b>	<b>Ref</b>	<b>Comment</b>	<b>Responsibility</b>	<b>Revision Status</b>	<b>Response</b>
TRCA	Regulatory Floodplain	-	1	Previous Comment: 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.  TRCA Response: This comment has been adequately addressed.	-	Information	Noted.
TRCA	Stormwater Management	-	2	Previous Comment: 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.  TRCA Response: This comment has been addressed to the satisfaction of TRCA water resource engineering staff.	-	Information	Noted.
TRCA	Stormwater Management	-	3	Previous Comment: 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.  TRCA Response: This comment has been addressed to the satisfaction of TRCA water resource engineering staff.	-	Information	Noted.
TRCA	Stormwater Management	-	4	Previous Comment: 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.  TRCA Response: This comment has been addressed to the satisfaction of TRCA water resource engineering staff.	-	Information	Noted.

TRCA	Ecology Review	-	5	<p>Previous Comment: 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).</p> <p>TRCA Response: This comment was partially addressed. The response notes provide that there will be no changes to CUP3 and CUW1 vegetation communities. However, there are removals proposed for both communities. TRCA concurs with the NHIS that both vegetation communities are highly urbanized but recommends that opportunities be explored to provide restoration plantings and setbacks from the infill development and associated infrastructure.</p>	Forrec		Refer to Landscape Plans, restoration planting area to be shown. Details of restoration planting to be included in future SPA submission
TRCA	Ecology Review	-	6	<p>New Comment: Please provide a tally of proposed removals and subsequent replacement trees to be planted in accordance with RNPF's tree replacement ratios in the arborist report.</p>	Beacon		Refer to Arborists Report
TRCA	Ecology Review	-	7	<p>New Comment: Proposed development plans illustrate construction in proximity to CUP3 and CUW1 vegetation communities, with some removals proposes as noted in comment 1. Please clarify that there will be no grading within the identified Tree Protection Zones.</p>	Husson		The TPZ areas are generally outside of the affected area for our work, and there will be no grading proposed within them.
TRCA	Ecology Review	-	8	<p>New Comment: Please provide a landscape plan including planting details, amount of restoration plantings, and buffer plantings for the present vegetation communities, referencing the replacement quantity from the updated arborist report.</p>	Forrec	Addressed	Restoration planting locations and number of required compensation tree quantities are shown and listed on L101 & L102. Planting details and vegetation communities to be submitted in future SPA submission.
TRCA	Hydrogeology Review	-	9	<p>Advisory Comment: 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.</p>	IBI	Information	Noted.
TRCA	Land Conveyance	-	10	<p>Previous Comment: 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.</p> <p>TRCA Response: Given the OMB approved Emery Village Secondary Plan (2002), TRCA staff would agree to land-based compensation for the purpose of accommodating the public road. As such, we recommend conveyance of lands located south of the public road to City of Toronto Parks for the expansion and enhancement of Lindy Lou Park. It is noted that the described lands are located outside of the Regulatory Floodplain.</p>	Bousfields	Cannot be addressed	<p>The City's Parks department has not requested this land as parkland. The area located west of the private driveway is not proposed to be dedicated as parkland.</p> <p>We note that the revised proposal includes new POPS spaces.</p>
TRCA	Land Conveyance	-	11	<p>The future parklands 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.</p>	Bousfields	Cannot be addressed	As noted above, the area located west of the private driveway is not proposed to be dedicated as parkland.

TRCA	Erosion and Sediment Control	-	12	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: <a href="https://trca.ca/planning-permits/procedural-manual-and-technical-guidelines/">https://trca.ca/planning-permits/procedural-manual-and-technical-guidelines/</a> ). 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: <a href="https://trca.ca/wp-content/uploads/2016/02/Guidelines_for_Standard_Notes_on_Infrastructure_Project_OR_166_06_Submissions.pdf">https://trca.ca/wp-content/uploads/2016/02/Guidelines_for_Standard_Notes_on_Infrastructure_Project_OR_166_06_Submissions.pdf</a>	Husson		Noted. Sediment control plan will be provided at site plan stage.
TRCA	Recommendation	-		Based on our review, we recommend the approval of Official Plan Amendment and Zoning By-law Amendment Application No. 20 183834 WET 07 OZ be deferred until the items contained within this letter have been addressed. Please include a cover letter identifying how the above numbered comments have been addressed for all future submissions quoting TRCA file number CFN 62784.04, for our review.	N/A	Information	An excerpt of this comment matrix with just the TRCA comments has been submitted as a separate item.
<b>Urban Design - September 19, 2022</b>							
<b>Commenting Agency</b>	<b>Heading</b>	<b>Subheading(s)</b>	<b>Ref</b>	<b>Comment</b>	<b>Responsibility</b>	<b>Revision Status</b>	<b>Response</b>
Urban Design	Connecting and Expanding the Public Realm	Streets and Laneways	1	Meet City Design Standards for new streets (DIPS) and coordinate details with Transportation services.	LEA / IBI		Internal roadways have been updated. Please refer to updated drawings A-006, updated Landscaping drawing L-101 from Forrec and updated traffic documentation from LEA.
Urban Design	Connecting and Expanding the Public Realm	Privately-Owned Publicly Accessible Space (POPS)	2	As recommended previously, staff sees an opportunity to add Privately-Owned Publically Accessible spaces through the site that can serve the existing and new community. One such location is the open space to the east of 2405 Finch building. This space can be developed as an active space abutting the east-west pedestrian connection animating it. Another possible location is along Weston Rd. that can create a positive image for the development and be used as an active space along the public road.	IBI	Addressed	Open space to the east of 2405 Finch building is now being proposed as POPS and incorporates an amphitheatre, stage, seating along with tree and shrub planting. Refer to sheet #L101.
Urban Design	Connecting and Expanding the Public Realm	Views from the Public Realm	3	Although there is no direct view from the public realm along Weston Rd to Lindylou Park, explore and option to create a sequence of public open space, like POPS and a mid-block pedestrian connection leading to the Lindylou Park. Since a pedestrian connection is already created, use this to emphasise the connection and frame views to the park. It would be ideal to have this POPS space and pedestrian connection along the south property boundary to reduce vehicular & pedestrian conflict. Refer Sketch, figure 1	IBI	Addressed	As recommended in sketch figure 1, open space along Weston Rd is now a POPS. This proposed POPS creates a sequence of open space and encourages a pedestrian connection to Lindy Lou park and existing 3400 Weston building entrance. Vehicle and pedestrian conflict has been solved at existing parking garage entrance for 3400 Weston. Refer to Sheet #L101.
Urban Design	Connecting and Expanding the Public Realm	Public Art	4	As noted, going forward a potential location is to be determined for the Public Art that can act as a local landmark and assist in wayfinding and place making detailed design for which can be worked through the site plan stage.		To be addressed in future submission	

Urban Design	Location and Organization Relative to Streets and Open Space	Building Address and Entrances	5	The Official Plan Policy and the Emery Village Secondary Plan built form policies speaks to locating main building entrances on the prominent building facades so that they front onto a public street, park or open spaces which are clearly visible and directly accessible from a public sidewalk. In absence of a frontage along a public street the building entrance should be emphasized through well designed spaces like a forecourt. Staff appreciates the west entry plaza with special paving, extended canopy and signage. The east entrance to the building will benefit from a multi-use vibrant active plaza space, refer comment #7 for further clarity.	IBI		Please refer to updated site plan A-006 as well as updated landscaping drawings L-101 and L-102.
Urban Design	Location and Organization Relative to Streets and Open Space	Driveways, Parking and Servicing	6	Staff is concerned about the vehicular movement that conflicts with pedestrian connections in multiple locations. Staff recommends retaining the existing point of access into the site thereby leaving a larger consolidated area along the southern property boundary free to plan for as a POPS with pedestrian connections leading to the new building and the Park. Staff would like to have further discussions to streamline all the back-of-house activities and reduce vehicular and pedestrian conflicts with respect to the grades on site. Refer to the sketch that shows an alternative vehicular and pedestrian movement from Weston Rd.	LEA	Addressed	Point of access into site along Weston Rd remains at existing location. Adjacent green space is now being proposed as a POPS and encourages pedestrian connection to buildings and park. Refer to Sheet #L101.
Urban Design	Location and Organization Relative to Streets and Open Space	Driveways, Parking and Servicing	7	While we understand that each building entrance requires access/drop off facility, their extent needs to be reduced. Staff requests the applicant to restrict the drop-off/vehicular access to not be further north of the currently planned pet amenity area thereby creating a forecourt in front of the new building and facilitating the pedestrian desire line connection to the east-west pedestrian path. This smaller drop-off and surface parking can serve 3400 Weston building and a pick-up/drop-off for the new building should be planned at the lower level. Refer sketch, figure 1. <i>(Refer to Sketch within UD Comments Document).</i>	IBI		Please refer to updated site plan A-006 as well as updated landscaping drawings L-101 and L-102.
Urban Design	Location and Organization Relative to Streets and Open Space	Driveways, Parking and Servicing	8	The Secondary Plan Policy, The Official Plan and the Tall Building Guidelines requires all loading and service areas associated with buildings away from the public realm and public view and not face or be located adjacent to parkland or be located adjacent to Finch Avenue or Weston Road. Staff sees an opportunity by way of this application to organize the site to function more efficiently, internalize service areas and reduce their impact on the public realm and maximizing the function of driveways.	IBI / LEA		Please refer to updated site plan A-006 as well as updated landscaping drawings L-101 and L-102.
Urban Design	Location and Organization Relative to Streets and Open Space	Driveways, Parking and Servicing	8. A	Consider consolidating the loading facility for 3400 Weston building with that of the new building. A connection within the underground parking areas can be planned to move the garbage to the centralized location within the new building.	IBI / LEA		Garbage loading facilities have been centralized in the new building. Garbage room has been expanded to allow storage for all three buildings. Existing 3400 building will transfer the bins internally through the underground parking connection, existing 2405 building to transfer via exterior roadway. Refer to updated drawing A-103, as well as other affected drawings A-006 and A-007.
Urban Design	Location and Organization Relative to Streets and Open Space	Driveways, Parking and Servicing	8. B	For 2405 Finch building instead of the loading area being open, build an enclosure to internalize the function, the external walls can be treated through landscaping. Refer sketch for location options for enclosed loading area.	IBI		Garbage loading facilities have been centralized in the new building. Refer to updated drawing A-103, as well as other affected drawings A-006 and A-007.
Urban Design	Location and Organization Relative to Streets and Open Space	Driveways, Parking and Servicing	9	Plan for ventilation shafts to be located away from the walkways and public or private open spaces to minimize impact on the public realm.	IBI		Location of shafts as determined by mechanical airflow requirements for the parking structure. They have been integrated into the landscaping/building façade where feasible.

Urban Design	Location and Organization Relative to Streets and Open Space	Pedestrian and Cycling Connections	10	A walkway network is established within the site that connects various entrances of the buildings which further connects to the municipal sidewalk and the Lindylou Park. Staff also appreciates the east-west mid-block connection that has potential to further connect to Weston Rd. and facilitate a convenient connection to the transit stop. However, the pedestrian desire lines can be improved. Staff is also concerned about safe pedestrian movement due to the vehicular and service vehicle movement around the site that conflict with key pedestrian routes.	IBI		Please refer to updated site plan A-006 as well as updated landscaping drawings L-101 and L-102.
Urban Design	Location and Organization Relative to Streets and Open Space	Pedestrian and Cycling Connections	10. A	With reference to comment #7 reduce the extent of vehicular penetration into the site, a direct pedestrian connection from the entrance of building 3400 Weston can be made to the east-west pedestrian connection.	IBI		Please refer to updated site plan A-006 as well as updated landscaping drawings L-101 and L-102.
Urban Design	Location and Organization Relative to Streets and Open Space	Pedestrian and Cycling Connections	10. B	Explore an option to further extend the east-west mid-block connection to Lindylou Park using the existing pedestrian desire lines available on site which needs to be formalized.	IBI		Extending east-west mid block connection to Lindy Lou park within private site boundary. Proposing two connections to Lindylou park - one of which at existing desire line location. Refer to Sheet #L101. Connection to park to be provided by City.
Urban Design	Location and Organization Relative to Streets and Open Space	Pedestrian and Cycling Connections	10. C	From Weston Rd. the pedestrian route has multiple points of conflict due to the driveway access for 3400 Weston building, loading area and ramp access to underground parking, refer sketch for alternative vehicular movement and reduced pedestrian conflict.	IBI / LEA		Please refer to updated site plan A-006 as well as updated landscaping drawings L-101 and L-102.
Urban Design	Location and Organization Relative to Streets and Open Space	Pedestrian and Cycling Connections	11	Bicycle storage area in Upper Level 1 is not conveniently located and has a long winded route leading to it. Explore an option to locate it closer to the proposed bike locker entry, along the northern portion of the parking level of the new building. If the bicycle storage area is relocated, this face of the building can be glazed and can develop as an active edge along the pedestrian connection.	IBI		Bicycle locker area on upper level one is separated from the north façade by the loading area requiring additional vertical clearance. Loading/staging area has been expanded to accommodate all three buildings, as per urban design comment. Internal bicycle storage area has been consolidated on upper level 1.
Urban Design	Location and Organization Relative to Streets and Open Space	Pedestrian and Cycling Connections	12	Provide clearly marked pedestrian crossings across the internal driveway to facilitate safe pedestrian crossings. Painted lines is not acceptable which can be further addressed through Site plan approval process.	IBI		Please refer to updated site plan A-006 as well as updated landscaping drawings L-101 and L-102.
Urban Design	Location and Organization Relative to Streets and Open Space	Grading Relationships	13	Ensure pedestrian routes should not exceed a maximum 4% slope for accessibility. Please note where retaining walls are proposed, they are to be screened or stepped to minimize visual impact.	IBI		All proposed pedestrian walkways do not exceed the 4% slope. Refer to Civil grading plan.
Urban Design	Building Massing and Design	Development Plan	14	The development plan establishes the context for the new building and its relationships to existing buildings on site and the adjoining development. It also demonstrates improved connectivity in and around the site through new infrastructure such as roads & mid-block pedestrian connections. Infill development in Apartment Neighbourhood of the Official plan seeks to integrate old and new development by improving quality of life for all through high quality urban environment, safety, quality services and residential amenities.	N/A	Information	Noted.
Urban Design	Building Massing and Design	Development Plan	14. A	The development proposal needs to establish safer pedestrian connections, improve waste storage by either enclosing it or consolidating loading spaces thereby organizing it for the overall development and improving the quality of landscape open space and outdoor amenity for new and existing residents.	IBI		Please refer to updated site plan A-006 as well as updated landscaping drawings L-101 and L-102.
Urban Design	Building Massing and Design	Building Height and Massing	15	The proposed building height exceeds those set out in the Emery Village Secondary Plan as well as the current existing and planned context in the area. As additional height and density is permitted, staff would like to ensure that both existing and new residents have access to improved site conditions, including high quality shared outdoor amenity.	IBI		Please refer to updated site plan A-006 as well as updated landscaping drawings L-101 and L-102.



Urban Design	Building Massing and Design	Pedestrian Level Wind Impact assessment	16	The note from the wind consultant with respect to the modifications/massing changes to the development shared with this submission has been noted. Staff would like to have a holistic understanding to better assess the impact of wind on building entrances, open spaces, at-grade amenities, roof terraces and pedestrian routes with the existing buildings, addition of the new building and the modified terrain. Hence and updated study is required for review with the additional wind velocity measurement locations. Staff requires the surface parking area between the three buildings (where central outdoor amenity area is requested) and 2 or more locations along the east-west pedestrian connection to be included.	Theakston		Please refer to revised wind study
Urban Design	Building Massing and Design	Pedestrian Level Wind Impact assessment	17	Patios for at-grade units in both existing and new buildings should have comfortable wind conditions for sitting. Please include these locations if not been considered in the study. Similarly, outdoor amenity areas should have conditions suitable for sitting. Please note where wind mitigation measures are needed, modifications to the building massing and articulation is a preferred approach to provide permanent mitigation.	Theakston		Please refer to revised wind study
Urban Design	Building Massing and Design	Amenity Areas	18	Staff appreciates the large planned pet amenity areas to the east of 3400 Weston building however, having the pet amenity space close to the main face of the building that has the primary windows and balconies might be of nuisance to the residents. An alternative option can be the area east of building 2405 Finch that has only secondary windows. Additionally, this function will be used year round and will be an active space along the east-west pedestrian connection.	IBI		Please refer to updated site plan A-006 as well as updated landscaping drawings L-101 and L-102.
Urban Design	Building Massing and Design	Amenity Areas	19	Outdoor amenity spaces for children are separate from Outdoor Daycare Area which will serve the day care facility. Staff also notes the existing outdoor play area to the north of the new building is removed as the east-west pedestrian connection has been planned in that location. It is noted that the existing buildings 2405 Finch & 3400 Weston were lacking in both indoor and planned outdoor amenity spaces. Staff sees an opportunity by way of this application to cater to that requirement.	IBI		Please refer to updated site plan A-006 as well as updated landscaping drawings L-101 and L-102. Please refer to A-105, outdoor daycare area is located in front of indoor daycare area.
Urban Design	Building Massing and Design	Amenity Areas	19. A	Plan for active and passive outdoor areas at grade and roof tops/terrace for children in locations that have access to sunlight and comfortable wind conditions. It is noted from the Sun shadow study that the surface parking and drop-off zone in front of 3400 Weston have maximum access to sunlight until noon. Staff recommends this area to be planned and developed as an outdoor amenity space that is centrally located which includes play area for children that can be accessed by all residents old and new. BBQ areas, seating, tennis courts, community gardens are some examples of outdoor activities that can be planned. Detailed design for which can be further developed through Site Plan stage.	IBI	Addressed	Mentioned areas with maximum sun exposure are now being proposed as POPS. More specifically consists of a public childrens play area, outdoor gym, as well as a sloped walkway and pollinator garden. Refer to Sheet #L101.
Urban Design	Building Massing and Design	Amenity Areas	19. B	Staff appreciates the indoor amenity area close to the east entrance of the new building, explore options to dedicate more areas to cater to both the old and new community.	IBI		Additional spaces provide outside, on grade. Please refer to updated site plan A-006 as well as updated landscaping drawings L-101 and L-102.
Urban Design	Building Massing and Design	Planning for Children	20	Refer to the Growing Up Study and Guidelines.	IBI		Noted.

Urban Design	Building Massing and Design	Planning for Children	21	Staff appreciates the increase in the number of 3 bed-room units to meet the Growing up guidelines. However, we are concerned about the sizes of the units proposed. Staff would like the applicant to meet the unit size requirement as per the Growing up guidelines for at least 25% of the large units: Provide 10% of three bedroom units with sizes ranging between 100-106m2 and 15% of two bedroom units with sizes ranging between 87-90m2. It is important that the unit sizes be worked upon at this stage as it may affect the total number of units being planned.	IBI		Please refer to the Addendum Letter prepared by Bousfields Inc.  The proposed development includes a range of unit types, exceeding the guideline recommendation of 25% large units. The proposed development includes 10% 3-bedroom and 32% 2-bedrooms, exceeding the guideline.  The December 2022 Proposal has included additional family-friendly amenities to the building and site including a children's play area, and in the upper Level 1 floorplan, a new large storage space has been added, and it is expected that this area could be used for stroller storage.  We expect that unit sizes will be further refined as part of the Site Plan approval process.
Urban Design	Landscape, Streetscape and Pedestrian Amenities	Indigenous History and Cultural and Natural Heritage	22	Investigate whether connections with indigenous cultures would yield any information about the use of the area by first peoples and whether there is a way to incorporate that knowledge into the design and plan of the development through design and/or interpretation.	Forrec		This investigation will be undertaken through the detailed design phase (site plan). We appreciate this comment.
Urban Design	Landscape, Streetscape and Pedestrian Amenities	Indigenous History and Cultural and Natural Heritage	22. A	Explore opportunities to incorporate indigenous cultural references into the development and encourage the applicant to partner with local indigenous inhabitants or bands. This could be in the form of art or an interpretation plan, landscaping elements.	Forrec		This investigation will be undertaken through the detailed design phase (site plan). We appreciate this comment.
Urban Design	Landscape, Streetscape and Pedestrian Amenities	Landscape Plans and Details	23	Staff appreciates the areas dedicated to landscaping and tree planting planned on the site. It is also noted in the TGS Statistics Template that the requirement is being met. With the location and area of soil volume on site, provide details in the statistics template on the soil volume plan. Additionally, demonstrate how the soil volume requirement for the site is calculated for clarity. Please ensure that finished elevation of underground parking allows for 1.2m minimum soil depth to support mature trees and vegetation.	Forrec	Addressed	Refer to Sheet #L102.
Urban Design	Landscape, Streetscape and Pedestrian Amenities	Landscape Plans and Details	24	Plan for landscape emphasis in key locations to enhance significant views. It is suggested that at the Site Plan stage, plan for diversity in planting with groupings of seasonal and year-round planting that provide biodiversity, resilience and pedestrian comfort with layering of textures, colours and density in planting.	Forrec	To be addressed in future submission	To be included in Planting Plan in future SPA submission.
Urban Design	Landscape, Streetscape and Pedestrian Amenities	Landscape Plans and Details	25	Opportunities to incorporate low impact development approaches to manage on-site storm water are to be incorporated and identified on the landscape plan.	Forrec		Refer to civil drawings for servicing plan and storm water management. Low impact development approaches proposed in landscape design include the high degree of soft landscaping/tree planting and permeable unit paving.
Urban Design	Landscape, Streetscape and Pedestrian Amenities	Streetscape Improvements	26	The development site has limited frontage along Finch Ave W & Weston Rd. It is also noted that a 2.1m wide municipal sidewalk has been planned along both the streets. This development site is within the Emery village BIA. Going forward the streetscape improvements reflecting the BIA's vision will need to be considered. Refer to the Streetscape Manual and Design Options for Tree Planting in Hard Surfaces.	IBI / Forrec		Noted.

Urban Design	Landscape, Streetscape and Pedestrian Amenities	Utilities	27	The applicant should indicate location of all utilities in appropriate plans and elevations. Utilities and service connections should be located away from the public realm and/or integrated within the building massing and landscape design. Ensure trees, plantings and other landscape features are coordinated with existing and proposed utilities.	IBI / Husson / Forrec		Servicing plan to be included as background on Soil Volume Plan. Refer to Civil servicing plan for existing and proposed utilities.
Urban Design	Toronto Green Standard	Tier 1 Requirements	28	EC 1.1 Tree Planting Area & Soil Volume: Provide the Soil Volume statistics template along with the details related to the location of the soil volume on site in Sheet # L102. - A TGS Checklist Template is required.	Forrec		Refer to Sheet #L102. TGS Checklist to be included in submission.