

Greenwin Holdings Inc. & Choice Properties REIT  
 City File Nos. 19 127586 STE 13 OZ  
 Application: March 19, 2019  
 Submission No. 2: November 25, 2020  
 Submission No. 3: February 5, 2021

**OPEN DOOR  
 RENTAL HOUSING PROJECT  
 770 RENTAL UNITS (540 MARKET AND 230 AFFORDABLE UNITS)  
 RESPONSE SUMMARY TABLE**

| NO.   | CITY COMMENT  | RESPONSE   |
|---|---|--|
| <b>Application for Zoning By-law Amendment and Site Plan Control</b>    |   |  |
| <b>From: Development Engineering (January 28, 2021, Beniam Tefferi)</b> |   |  |
| <b>PART 1</b>   | <b>PART 1 - ZONING BY-LAW AMENDMENT</b>   |  |
|   | <b>A. REVISIONS AND ADDITIONAL INFORMATION REQUIRED FOR PLANS, STUDIES AND DRAWINGS</b><br>The Owner is required to amend the plans and/or submit studies/documentation to address the following comments and resubmit, for the review and acceptance of the Chief Engineer & Executive Director, Engineering & Construction Services, prior to the approval of the Zoning By-Law Amendment Application.  |  |
| <b>Zoning By-law Amendment</b>  |   |  |
| <b>1</b>  | <b>Solid Waste Management Services</b>  |  |
| 1.1   | <p>Make the following revisions to the Architectural Plans:<br/> <u>the North Tower:</u><br/>           Revised drawings must indicate and annotate the staging pad abutting the front of the Type G loading space that will be at least 22.6 m<sup>2</sup>, have an unencumbered vertical clearance of 6.1 m, constructed of 200 mm reinforced concrete and have a grade of no more than 2%. <u>It is unclear if loading will occur at each tower or at the south tower only.</u></p>        | <p><u>For</u><br/>           Notes have been added to <b>Dwg. A-100</b> and <b>A-104</b> regarding the Type G loading space in the North Tower (and the Type B loading space in the laneway), as these spaces are dedicated solely for the use of the 15/25 Grosvenor office building. The 15/25 Grosvenor office building will not be using the Type G loading space for City of Toronto waste collection. The 15/25 Grosvenor office building does not require a staging pad. A note has been added to indicate that the Type G loading in South Tower is the designated location for accommodating City of Toronto waste collection and pick up for BOTH north and south residential buildings.</p> |
| 1.2   | <p><u>For the Retail and Daycare:</u><br/>           Revised drawings must indicate a storage space for the waste that will be generated by the non-residential component of this development. This non-residential waste room must be independent from the residential waste room and must be accessible without entering the residential waste room. The waste from the daycare cannot be stored in the same garbage room as the residential portion of the building.</p>                   | <p>Revised <b>Dwg. A-100</b> and <b>A-104</b> to add notes and provide storage space for the waste that will be generated by the non-residential component of the development. The non-residential waste room is independent from the residential waste room. The Daycare waste is also separate and distinct from the other garbage rooms - please note the daycare chutes have been moved and the waste room is now in the south loading area.</p>   |
| 1.3   | <p><u>For the South Tower:</u><br/>           Revised drawings must indicate and annotate the staging pad abutting the front of the Type G loading space that will have an unencumbered vertical clearance of 6.1 m, constructed of 200 mm reinforced concrete and have a grade of no more than 2%. It is unclear if loading will occur at each tower or at the south tower only. If loading for both towers is to occur in the south tower, the staging area must be 71.3 m<sup>2</sup>.</p> | <p>Revised <b>Dwg. A-100</b> and <b>A-104</b> annotated staging pad (76 m<sup>2</sup> abutting the front of the South Tower Type G loading space, that it will have an unencumbered vertical clearance of 6.1 m, constructed of 200 mm reinforced concrete and have a grade of no more than 2%). Added Note to Type G loading in South Tower - this is designated location for accommodating City of Toronto waste collection and pick up for BOTH north and south residential buildings</p>   |
| <b>2</b>  | <b>Transportation Services</b>  |  |
|   | NIL   |  |
| <b>3</b>  | <b>Development Engineering</b>  |  |
| 3.1   | <p>Make the following revisions to the Architectural Plans:<br/>           a) All plans must have a measurable scale (1:100, 1:200, etc.). Some of the plans say the scale "As Indicated" but no scale is indicated.</p>  | <p>a) Revised all Architectural plans to include measurable scale</p>  |
|   | <p>b) On the cross-section drawings, show the basement elevation depth in metres above sea level (masl), not just the depth below ground. This is to compare them with the basement levels used in the Hydrogeological Report/Hydrological checklist.</p>   | <p>b) Revised <b>Dwg. A-201</b> and all section drawings to indicate the basement elevation depth in metres above sea level</p>  |
| 3.2   | <p>Revise the Functional Servicing and Stormwater Management Report (FSR/SWM Report) as per the comments in <b>Attachment 1</b>. Additionally:<br/>           a) Do not attach the Hydrogeological Report to the FSR/SWM report, since it is submitted as a separate document. It makes the file large, which slows the review.</p>   | <p>The FSR/SWM Report has been revised as per the comments in <b>Attachment 1</b>. Please see the updated FSR/SWM as well as the response to <b>Attachment 1</b> comments. a) The body of the Hydrogeological Report has been included in Appendix C for easy reference on both the short and long-term groundwater discharge. The figures and borehole log results are not included to keep the file size small as it's that component of the HydroG that increases the size of the FSR if it's included.</p>   |

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| 3.2 | b) Refer to and comply with <b>Attachment 2</b> for the 'Servicing Requirements for New Developments', as mentioned in the FSR/SWM Report.   | b) <b>Attachment 2</b> regarding the number of service connections based on building form has been followed and is discussed in the FSR. The number of water, sanitary, and storm connections are indicated in their respective sections of the FSR (3.2, 5.2, and 6.2 respectively). |
| 3.3 | The wrong Servicing Report Groundwater Summary checklist template was used. The checklist dated October 2017 was attached to the previous comments and must be used. Once the correct template is used, it will be reviewed. See template in <b>Attachment 3</b> . | The October 2017 Servicing Report Groundwater Summary Form was completed as requested and is included in the resubmission package.  |
| 3.4 | Revise the Hydrological Review Summary checklist as per the comments in <b>Attachment 4</b> .  | The Hydrological Review Summary Checklist has been revised as per the comments and is included in this resubmission.  |
| 3.5 | The Hydrogeological Report (and any reports/drawings) must be signed and stamped.  | The Hydrogeological Report has been signed and stamped and included in this resubmission.   |
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