

26 Grenville Street and 27 Grosvenor Street

Greenwin Holdings Inc. & Choice Properties REIT

City File Nos. 19 127591 STE 13 SA

Application (Rezoning & Site Plan): March 19, 2019

Submission No. 2 (Rezoning & Site Plan): November 25, 2020

Submission No. 3: (Rezoning): February 8, 2020

Submission No. 3 (Site Plan) and (Rezoning) Submission No. 4: June 9, 2021

**OPEN DOOR
RENTAL HOUSING PROJECT**

770 RENTAL UNITS (539 MARKET AND 231 AFFORDABLE UNITS)

RESPONSE SUMMARY TABLE - CHILDREN'S SERVICES - SITE PLAN COMMENTS

NO.	CITY COMMENT	RESPONSE
Application for Zoning By-law Amendment and Site Plan Control		
From: Comment on Submission No. 2 (Rezoning & Site Plan) from Children's Services - email from Gail O'Donnell to Katherine Bailey dated December 7, 2020		
Additional Comments from Children's Services - email from Gail O'Donnell to Katherine Bailey and Kirsten Stein dated February 19, 2021		
Architectural Plans		
Dwg. A-002 (Development Statistics)	The developer and Children's Services met on October 23rd and we discussed the lack of parking for the Child Care Centre. The drop-off & pick-up is located on the street and we stated that we need a minimum of 20 minutes posted on signs indicating that this is for DO & PU dedicated to the CCC. This sheet is showing 2 parking spaces dedicated to the CCC so I am not sure where they are located.	There are now 6 dedicated CCC parking spaces provided - please see Architectural Dwg. A-002.1 and revised Signage Plan from BA Group.
Dwg. A-002-1 (Development Statistics)	I see that there should be 3 parking spaces dedicated to the CCC. They should be marked on one of the Parking Level drawings and located close to the appropriate elevator	Please see Architectural Dwg. A-002.1 - the statistics have been updated to show 6 spaces for the CCC. Please see Architectural Dwg. A-103 - the P1 parking level shows the location of 6 spaces.
Dwg. A-100 (Site Plan)	I did notice that if the parent Drop-off/Pick-up parking spaces are located on Grosvenor Street in front of the CCC, it is going to be a very congested spot. Currently the tree planter infringes onto the sidewalk where parents are unloading so it is much more narrow here. Once the required signage (presumably on poles) is installed, this makes this narrow drop-off area even more congested. It would be better to reconstruct the planter to allow for the middle tree to be removed and to provide an opening that lines up with the CCC front entrance door. Being that this area seems to be outside of Greenwin's property lines, I am wondering how this change could be considered?	Existing trees cannot be removed, the trees are being preserved as per agreement with Urban Forestry. Please see revised Signage Plan as per BA Group. As well, an additional 3 below-grade parking spaces (for a total of 6 spaces) are being provided for CCC drop-off/pick-up. See Architectural Dwg. A-103.
Dwg. A-103 (P1 Ground Floor Plan)	Identify where the 2 dedicated CCC parking spaces are located.	Please see Architectural Dwg. A-103 (6 total spaces provided).
Dwg. A-104 (Ground Floor Plan)	Stroller Storage is for parents and should have a slightly wider opening to enter and exit this room. Add upper storage for car seats. Assume that the CCC will be able to use the access corridor from the CCC Lobby to gain access to the Loading dock for daily catering trucks, occasional art supply deliveries, etc. Greatly appreciate the easily accessible 14 short term bicycle storage room for parent & staff bicycles.	Please see Architectural Dwg. A-104
Dwg. A-106 (Third Floor Plan)	The CCC will need special Director's Approval at the Ministry of Education due to its location above the 2nd floor.	Noted. Please advise when and who initiates this process.
	Parent Staff Resource Room - this is a space that offers a place for parents to socialize, educate themselves with reading material or see videos, and to grab a cup of coffee. Allow for a kid height sink and an adult height sink so there is an option to wash hands prior to heading down to the Playrooms. Can be a lot smaller than what is shown.	Please see Architectural Dwg. A-106
	Offices - need a Centre Supervisor Office, a secondary office for staff to prepare programming, and separate meeting room.	Please see Architectural Dwg. A-106
	Kitchen - open the wall up so there is a kid height counter with kid height sink. Add a pantry. Kitchen should have a full size fridge and full size stand-up freezer, residential stove with hood, a commercial dishwasher & commercial microwave. Add a triple sink, grease interceptor and hand sink with an eye wash attached to the faucet.	Please see Architectural Dwg. A-106
	Stroller Closet - need to place 3 triple strollers in this space. Is there enough room.	Please see Architectural Dwg. A-106
	Staff Room - staff can not walk through the kitchen to reach the Staff Room. Allow for a barrier free servery with a full size fridge, barrier free sink, and microwave. Add a minimum of 12 lockers - triple stacked.	Please see Architectural Dwg. A-106
	Infant Sleep Room - Separate the Playroom with the Sleep Room for 10 cribs. Sleep Room must have a window. Add a servery with a full size fridge, an Infant height sink, an Adult height sink, and a microwave. Add rotational toy storage. Add Infant washroom with an Infant height sink, and kid height toilet and diaper change table with stairs & sink.	Please see Architectural Dwg. A-106
	Toddler Playroom - Add a servery with a bar fridge, a microwave, a Toddler height sink, an adult height sink. Add cot and rotational toy storage. Add washroom with 2 kid toilets, 2 Toddler heights sinks and 2 premanufactured change tables with stairs & sinks.	Please see Architectural Dwg. A-106
	Preschool Playroom - Add a servery with a bar fridge, a microwave, a Preschool height sink, an adult height sink, Add cot and rotational toy storage. Add washroom with 3 kid toilets, 3 Preschool height sinks, & 1 change bench with an adult height sink.	Please see Architectural Dwg. A-106
	Gross Motor Area - assume space between the Laundry & the Adult washroom can be Gross Motor Storage? Can we remove the 2 doors in the corridor area. Makes the space too confining.	Please see Architectural Dwg. A-106
	LAN Room - label the space between the adult washroom and the Universal washroom as the LAN Room - needs a server rack & telecommunications back board & wifi.	Please see Architectural Dwg. A-106

	<p>Playgrounds - show 3 separate playgrounds - allow outdoor storage for playgrounds that are not close to the Indoor Storage Room. Assume that a Landscape Architect will be designing the 3 separate playgrounds. Please ensure that the Landscape Architect has a Playground Inspector to review design along with Children's Services</p> <p>Elevator - assume the elevator is long enough for a triple stroller or a stretcher to fit.</p> <p>Cubbies - allow for 10 Infant cubbies and an undressing/dressing table for parents to prepare their kids for turn over or pick-up. Allow for 15 toddler cubbies. Allow for 24 Preschool cubbies. Teacher closets should be</p> <p>Janitor Closet - slop sink and eye station. Add storage for chemicals.</p> <p>Laundry Room - reduce in size and create another Storage Room. Laundry Room to have a stackable washer & dryer and another dryer. Add lockable storage and counter folding space.</p>	<p>Please see Architectural Dwg. A-106. The Landscape Architect is completing the design of the outdoor playground space, to be sent under separate cover.</p> <p>Please see Architectural Dwg. A-106</p> <p>Please see Architectural Dwg. A-106</p> <p>Please see Architectural Dwg. A-106</p> <p>Please see Architectural Dwg. A-106</p>
Dwg. A-201 (Building Sections - E/W North Tower)	The glass wind and privacy screen shown on the 3rd floor needs to be minimally 6 feet and can go up to 8 feet according. 1.8 m is just shy of the minimum so please make it taller. Playgrounds will need to be lit especially during late Winter afternoons.	The wind and privacy screen has been increased to 2.4 m in height. Please see Architectural Dwg. A-201 (and Dwg. A-106)
Dwg. A-302 (Elevations - South)	See Drawing comments for A-201	Please see Architectural Dwg. A-303
Dwg. A-303 (Elevations - West)	See Drawing comments for A-201	Please see Architectural Dwg. A-303
Landscape & Lighting Plans		
LP-101 (Planting Plan)	Ensure there are no plants on the Ministry of Education's toxic plant list at CCC front entrance. Does the Landscape Architect know what the existing trees and shrubs at the CCC front entrance are?	None of the plants being proposed are found on the Ministry of Education toxic plant list. The existing trees along Grosvenor are Honey Locust 'Shademaaster' trees (refer to Tree Inventory prepared by Kuntz).
LD-100 (Landscape Details)	Detail 10 - new plantings cannot be on the Min of Ed toxic plant list. Don't forget the CCC drop-off and pick-up new signage required at street side.	LD-100 - Proposed plantings are not on the Ministry of Education toxic plant list. Please see revised Signage Plan by BA Group.
Pedestrian Level Wind Study	Noted 2 page report stating " The Level 3 covered outdoor daycare space is well-sheltered and calm wind conditions suitable for sitting throughout the year are expected. The noted conditions are considered acceptable for a daycare outdoor area." I am glad to hear this but did the wind studies take into consideration that children are lighter and shorter than adults. Will the results be the same if children were considered as the user group?	The wind and privacy screen has been increased to 2.4 m in height as per the request of Children's Services.
Draft Zoning By-Law (Feb 2021)		
Page 2 (e)	where the designated parking spaces are allocated per ratio - why is there no parking shown for Child Care? According to the chart on Drawing A-002-1 Development Statistics, it indicates 3 required parking spaces for the CCC. We do not want to reduce that number of parking spaces allocated to the child care centre.	The 6 CCC parking spaces are included in the draft Section 37 Agreement - Section 16.