

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 - DEVELOPMENT ENGINEERING - REZONING AND SITE PLAN COMMENTS

NO.	CITY COMMENT	RESPONSE
Application for Zoning By-law Amendment and Site Plan Control		
From: Development Engineering (January 28, 2021 - Beniam Tefferi)		
From: Development Engineering (March 11, 2021 - Beniam Tefferi) * all March 11, 2021 additional comments shaded in blue		
PART II	SITE PLAN CONTROL	
C.	REVISIONS TO PLANS AND ADDITIONAL INFORMATION REQUIRED PRIOR TO SITE PLAN APPROVAL AND THE ISSUANCE OF ANY BUILDING PERMITS (INCLUDING BELOW GRADE PERMITS) The owner is required to amend Studies and/or Drawings to address the following comments nad resubmit for review and acceptance by the Chief Engineer & Executive Director, Engineering & Construction Services, prior to the issuance of Pre-Approval Conditions.	
1	Solid Waste Management Services	
1.1	For the North Tower: Revised drawings must annotate the waste compactor within the residential waste room.	a) Waste compactor has been noted - please see Architectural Dwg. A-104
	b) 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.	Method of waste separation added - please see Architectural Dwg. A-104
1.2	For the South Tower: a) Revised drawings must annotate the waste compactor within the residential waste room.	Waste compactor has been noted - please see Architectural Dwg. A-104
	b) 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.	Method of waste separation added - please see Architectural Dwg. A-104
2	Transporation Services	
2.1	Revise the Signage Plan (Figure 2) of the Transportation Response Comments, dated November 13, 2020, prepared by BA Group, as discussed further in Section G below.	Signage Plan revised as per November 13, 2020 comments. Please see "Signage_Plan_BA_Group_26_Grenville_27_Grosvenor".
2.1	Identify a 0.26 m lane widening on St. Vincent lane running north-south and abutting the west limit of the site, to satisfy the requirement of a 6 m wide lane right-of-way on all drawings, including sectional and underground parking plans, as lands to be conveyed to the City at a nominal cost.	0.26 m lane widening has been shown on all plans. The widening to be conveyed is shown as part 9 on 66R-30619, registered on March 22, 2019.
2.2	The landscape plans must also be revised to illustrate all existing and proposed utilities, signs, hydro poles, bike rings and pay and display machines located within the boulevard.	The Landscape Plans have been revised to illustrate all existing and proposed utilities - see Landscape Dwg. LP-100.
2.2	Remove the four bicycle parking spaces proposed within the Grosvenor Street public right-of-way.	The four proposed bicycle parking spaces on Grosvenor Street have been removed - see Landscape Dwg. LP-100. This has also been co-ordinated on the revised Site Servicing and Grading dwgs. and the revised Architectural Dwgs.
2.3	In order to bring the St. Vincent Lane to current standards, a uniform widening, measuring 0.26 m, is required at this location. <u>All drawings, including sectional and underground parking plans</u> , must be revised to show these lands as being conveyed to the City for a nominal sum.	0.26 m lane widening has been shown on all plans. The widening to be conveyed is shown as part 9 on 66R-30619, registered on March 22, 2019.
2.3	As per the Toronto Green Standards Version 3.0, provide and maintain a minimum of 20 percent of the on-site parking spaces with full EVSE infrastructure and the roughed-in conduits for the balance of the proposed parking spaces.	A minimum of 20 percent of the on-site parkgn spaces will be equipped with full EVSE infrastructure and roughed-in conduits will be included for the balance of the spaces - please see Architectural Dwgs. A-101, A-102 and A-103.
3	Development Engineering	
2.1	Revise the Functional Servicing and Stormwater Management Report (FSR/SWM Report) as per the comments in <u>Attachment 1</u> . Additionally:	All comments from Attachement 1 have been incorporated in the revised FSR/SWM dated June 7, 2021. Please see the "Response to Comments FSR_26_Grenville_27_Grosvenor" and the "FSRSWM_26_Grenville_27_Grosvenor" dated June 7, 2021.
	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. <u>This is a repeated comment from the previous memorandum.</u>	The revised "FSRSWM_26_Grenville_27_Grosvenor" dated June 7, 2021, does not include the Hydrogeological Report.
	b) Refer to and comply with <u>Attachment 2</u> for the 'Servicing Requirements for New Developments', as mentioned in the FSR/SWM Report. <u>Each tower and podium must have its own separate service connections (its own fire, domestic and sanitary connections). A shared SWM facility is permitted.</u>	The FSR/SWM and the SS&G dwgs. have been updated to comply with the requirements in Attachement 2. See FSR/SWM - Section 3.2 water , 5.2 sanitary, 6.2 storm June 7, 2021. From the SS&G dwgs. please see Servicing Plan S-1.

	c) The Mechanical Engineer's groundwater pumping rate certification letter must match the template provided in Schedule A of the Servicing Report Groundwater Summary checklist, <u>WORD FOR WORD</u> with no modifications. Otherwise it will not be accepted.	The Mechanical Engineer's groundwater pumping rate certification letter, dated May 14, 2021, has been revised word for word and appears in the FRSW in Appendix C. The letter is also referenced on page 11 and 12 of the revised FRSW.
2.2	Provide a comment response letter for <u>ANY AND ALL COMMENTS PROVIDED ON ALL DOCUMENTS</u> , listing them in the order as listed in this memorandum. This must include all comments on both groundwater checklists and hydrogeological report, which were not provided.	Please see various Response Summary Tables and PDF documents included in submission.
2.3	The wrong Servicing Report Groundwater Summary checklist template was used, <u>again</u> . 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 <u>Attachment 3. This is a repeated comment from the previous circulation. Additionally, ALL relevant sections of the checklist must be filled out (including postal code) and it must be stamped/signed by a licensed professional engineer, otherwise it will NOT be accepted and the groundwater discharge application will not be accepted by Toronto Water.</u>	The correct October 2017 Servicing Report Groundwater Summary template has completed, signed and stamped.
2.4	Revise the Hydrological Review Summary checklist as per the comments in <u>Attachment 4</u> .	The Hydrological Review Summary checklist has been revised to address the comments from <u>Attachment 4</u> .
2.5	The Hydrogeological Report (and any reports/drawings) must be signed and <u>stamped. This is a repeated comment from the previous memorandum.</u>	The Hydrogeological Investigation has been updated (dated June 4, 2021) and has been signed and stamped.
3.1	Make the following revisions to the Architectural Plans: a) All plans must be stamped and signed by a licensed professional architect. b) Do not show any grades/slopes. These are not to be shown on Architectural plans - only the Grading Plan. <u>Only show Finished Floor Elevations (FFE's) at every building entrance.</u>	All Architectural Dwgs. have been stamped and signed as requested. The FFE's have been shown at every building entrance on the revised Architectural Dwgs.
3.2	Revise the Civil Plans as per the comments in <u>Attachment 5</u> .	All comments shown in Attachment 5 have been shown addressed on the revised Civil (Site Servicing and Grading) Plans - see "Response_to_Comments_SS&G_Plans_26_Grenville_27_Grosvenor".
3.3	Provide a General Notes plan with the Civil Plans, as per the template in <u>Attachment 6</u> . It does not need to follow the template exactly, but follow as close as possible.	A General Notes plan has been added to the Civil Plans, as per Attachment 6. See GN-1 dated June 7, 2021.
3.4	Further to the comments on the FSR/SWM Report in Section A above: a) Provide written confirmation from the structural/building engineer designing the building that the floor slabs and sidewalls of the stormwater management tank(s) will be designed to take most critical loading including the full weight of the maximum volume of stormwater management tank(s). <u>This letter must be stamped and signed by a licensed Professional Engineer.</u> b) Include area drain grate calculations to demonstrate that the proposed area drains and/or trench drains can capture and convey the 100-year storm with a 50% safety/clogging factor. Provide any technical specifications for the proposed trench drain(s).	Written confirmation from the structural engineer has been included in the revised FRSW - see Section 6.4 on page 20 and Appendix E - letter from JAP dated February 26, 2021. Area drain capacity calculations have been included in the revised FRSW - see Section 6.4 on page 20.
3.5	Provide an itemized cost estimate for all items to be installed / constructed / planted within the public right(s)-of-way only. The estimate shall show a breakdown of the unit cost and the corresponding quantities of each item, including, but not limited to: asphalt restoration, new concrete curb, unit pavers, concrete sidewalk and tree soil trench. Exclude any costs for proposed street trees, and proposed bike rings and tree grate.	An itemized cost estimate for all items in the public right-of-way has been provided. See provided "Cost_Estimate_Public_ROW_26_Grenville_27_Grosvenor".
3.6	Make the following revisions to the Landscape Plans: a) Remove the "NOT FOR CONSTRUCTION" note from all plans. b) The licensed landscape architect's stamps must be signed as well. c) Clearly show the outline of the proposed soil cells on the Landscape plans. d) Clearly show on the plans a minimum 1.0 m horizontal clearance between any proposed trees and the proposed service connections, from outside wall to outside wall (not center to center), particularly for the connections on Grenville Street. Soil cells are not permitted directly above proposed service connections, or existing city infrastructure such as watermains. e) All Landscape Plans must be signed/stamped by a licensed professional landscape architect.	The "NOT FOR CONSTRUCTION" note has been removed from all Landscape Plans. All Landscape Plans have been signed/stamped by the licensed landscape architect. <i>This comment is no longer applicable</i> , as the proposed tree on Grenville had to be deleted from the plans due to utility conflicts. After further consultation with Toronto Water, it was determined that the proposed tree on Grenville was no longer feasible due to conflicts with existing utilities. Soil cells to meet soil volume requirements were not allowed to be placed within 1 metre of the existing Toronto Water infrastructure. <i>This comment is no longer applicable</i> , as the proposed tree on Grenville had to be deleted from the plans due to utility conflicts. After further consultation with Toronto Water, it was determined that the proposed tree on Grenville was no longer feasible due to conflicts with existing utilities. Soil cells to meet soil volume requirements were not allowed to be placed within 1 metre of the existing Toronto Water infrastructure. All Landscape Plans have been signed/stamped by the licensed landscape architect.
3.7	In addition to the above, proposed municipal service connections cannot be located through/under any soil cells. There must be minimum 1 m separation distance to allow for future repairs or replacements. Additionally, the following must be complied with: a) Ensure all street trees and/or soil cell systems are designed as per the City's Tree Planting in Hard Surfaces guidelines. See link below: https://www.toronto.ca/services-payments/streets-parking-transportation/enhancing-our-streets-and-public-realms/green-streets/tree-planting-in-hard-surfaces/	<i>This comment is no longer applicable</i> , as the proposed tree on Grenville had to be deleted from the plans due to utility conflicts. After further consultation with Toronto Water, it was determined that the proposed tree on Grenville was no longer feasible due to conflicts with existing utilities. Soil cells to meet soil volume requirements were not allowed to be placed within 1 metre of the existing Toronto Water infrastructure.

	<p>b) Ensure compliance with the City's Design Criteria for Sewers and Watermains (vertical and horizontal separation distances outlined in Appendix D) and City's Municipal Consent Requirements (vertical and horizontal separation distances outlined in Appendix O). See links below:</p> <p>https://www.toronto.ca/wp-content/uploads/2017/11/9753-ecs-specs-dcm-Toronto_Sewer_and_Watermain_Manual_March2014.pdf</p> <p>https://www.toronto.ca/wp-content/uploads/2018/05/9777-ecs-specs-mcr-Appendix_O_Utility_Vertical_and_Horizontal_Clearances_Apr2018.pdf</p>	<p><i>This comment is no longer applicable</i>, as the proposed tree on Grenville had to be deleted from the plans due to utility conflicts. After further consultation with Toronto Water, it was determined that the proposed tree on Grenville was no longer feasible due to conflicts with existing utilities. Soil cells to meet soil volume requirements were not allowed to be placed within 1 metre of the existing Toronto Water infrastructure.</p>
	<p>c) Where soil cells are proposed on both private and public property, it is essential that a soil cell unit including any drainage or aeration piping does not straddle the property line to enable future repairs/excavation on either side without impacting the adjacent property.</p>	<p><i>This comment is no longer applicable</i>, as the proposed tree on Grenville had to be deleted from the plans due to utility conflicts. After further consultation with Toronto Water, it was determined that the proposed tree on Grenville was no longer feasible due to conflicts with existing utilities. Soil cells to meet soil volume requirements were not allowed to be placed within 1 metre of the existing Toronto Water infrastructure.</p>