

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 - URBAN FORESTRY - SITE PLAN COMMENTS

NO.	CITY COMMENT	RESPONSE
Application for Zoning By-law Amendment and Site Plan Control		
From: Urban Forestry, Tree Protection & Plan Review - TEY District (January 19, 2021 Nicholas Trevisan, Acting Supervisor)		
Comments on the Site Plan Control Application (to be addressed prior to the Issuance of Notice of Approval Conditions)		
A)	General	
1	Revised Tree Hoarding Layout: The tree protection hoarding does not protect the entire soft landscape area in which Trees 1-5 are located, in particular the portion beyond the minimum tree protection zones of the trees to the west, south, and east. Provide a revised Tree Preservation Plan that specifies/illustrates a tree protection hoarding layout that encompasses the entire existing soft landscape area in which Trees 1-5 are located.	Tree Inventory (Arborist Report) and Tree Preservation Plan has been revised by Kuntz, dated February 3, 2021. Tree protection hoarding has been updated as per comment.
2	Coordination of Construction Management Plan: The Construction Management Plan and Traffic Management During Construction Plan (dwg. no. CMP-1) are not coordinated with the required tree preservation measures for City-owned Street Trees 1-5 located within the Grosvenor Street road allowance. These measures were discussed by Urban Forestry staff and the applicant team on site on two occasions (Aug. 18, 2020 and Oct. 28, 2020) and are generally specified in the Arborist Report and Tree Preservation Plan. In brief, the measures include: preserving in situ the northernmost below-grade portion of the existing underground structure running parallel to Grosvenor Street throughout and after construction; containing all shoring, demolition, construction, equipment maneuvering, and staging/storage/access within the existing underground parking structure footprint; and avoiding all disturbance to the entire existing soft landscape area in which Trees 1-5 are located.	Construction Management Plan (Report) dated June 4, 2021 prepared by Greenwin and Traffic Management During Construction Plan (CMP-1) prepared by BA Group, both dated June 4, 2021, have been updated and co-ordinated.
	Provide a Construction Management Plan and a Traffic Management During Construction Plan with the following revisions: a. Traffic Management During Construction Plan (CMP-1): Alter the graphics (light blue tone and hoarding linework) of the main plan and the tractor trailer and concrete truck movement diagrams to be coordinated with full preservation of the existing soft landscape area in which Trees 1-5 are located as specified by the Arborist Report and Tree Preservation Plan (after revisions requested above in comment A.1 have been made)	Traffic Management During Construction Plan (CMP-1) has been updated and coordinated with revised Arborist Report and Tree Preservation Plan (Kuntz February 3, 2021).
	b. Traffic Management During Construction Plan (CMP-1): Provide revised tractor trailer and concrete truck movement diagrams showing truck movements that do not overlap with the existing soft landscape area in which Trees 1-5 are located	Traffic Management During Construction Plan (CMP-1) has been updated to include tractor trailer and concrete truck movement diagrams.
	c. Traffic Management During Construction Plan (CMP-1): Confirm that the swing of the northernmost crane shall not interfere with the canopies of Trees 1-5 and place a note on the Plan to that effect	Traffic Management During Construction Plan (CMP-1) has been updated with note re: northernmost crane swing will not interfere with tree canopies.
	d. Grosvenor Street Section A-A (on CMP-1): i. Re-label "Construction Staging Area" to read "Tree Protection Zone – No Disturbance or Access of Any Kind Permitted", ii. Illustrate the existing trees at an accurate scale and location, iii. Provide vertical dimensions to the covered pedestrian walkway (both the north and south sides)	Section A-A on Traffic Management During Construction Plan (CMP-1) has been revised as per all three comments.
	e. Construction Management Plan (Report): Revise the text in section 5 to indicate that all shoring required at the northernmost foundation wall adjacent to Grosvenor Street will be installed from the south side of the existing foundation wall, and	Section 5 of the Construction Management Plan (Report) dated June 4, 2021 has been updated to include this wording.
	f. Construction Management Plan (Report): Revise the text within other sections of the report as required to be consistent with a-e above.	Construction Management Plan dated June 4, 2021 prepared by Greenwin and Traffic Management During Construction Plan (CMP-1) prepared by BA Group dated June 4, 2021 have been updated and co-ordinated.
3	Coordination of Architectural Plans: The Architectural Plans are not coordinated with the required tree preservation measures for City-owned Street Trees 1-5 located within the Grosvenor Street road allowance. These measures were discussed by Urban Forestry staff and the applicant team on site on two occasions (Aug. 18, 2020 and Oct. 28, 2020) and are generally specified in the Arborist Report and Tree Preservation Plan. As it relates to the scope of the Architectural Plans, the measures include: preserving in situ the northernmost below-grade portion of the existing underground structure running parallel to Grosvenor Street throughout and after construction; containing all shoring and new constructed elements within the existing underground parking structure footprint; and avoiding all disturbance to the entire existing soft landscape area in which Trees 1-5 are located. Provide revised Architectural underground floor plans (A-101, A-102, and/or A-103, as required) that:	Please see revised Architectural Dwgs. A-100, A-101, A-102, A-103 and A-104
a. Specify/illustrate (using note(s), a unique line type, and/or hatch/line) the preservation in situ of the northernmost below-grade portion of the existing underground structure running parallel to Grosvenor Street throughout and after construction, and	Please see revised Architectural Dwgs. A-100, A-101, A-102, A-103 and A-104	
b. Specify/illustrate that all shoring and all other constructed elements are contained within the footprint of existing underground structure to be retained	Please see revised Architectural Dwgs. A-100, A-101, A-102, A-103 and A-104	

4	<p>Trees on Private Property: The applicant is advised that, as per the Arborist Report, there are no privately-owned trees on or adjacent to the subject lands which qualify for regulation under the provisions of the Private Tree By-law</p>	Noted.
5	<p>Trees on City Property: The applicant is advised that there are six (6) City-owned Street trees (Trees 1-6) captured by the Arborist Report which qualify for regulation under the provisions of the Street Tree By-law. None of these trees are proposed for injury or removal. It is nonetheless important to emphasize that these trees must be protected in accordance with the Street Tree By-law and the City of Toronto <i>Tree Protection Policy and Specifications for Construction Near Trees</i>.</p>	Noted.
6	<p>Tree Planting Detail: The Landscape Plans do not provide a tree planting detail. Provide revised Landscape Plans that include the following planting detail: a. Tree Planting Solutions in Hard Boulevard Surfaces: Best Practices Manual (February 8, 2013), planting detail nos. PL-1 and PL-2.</p>	The proposed tree on Grenville (the only tree which was proposed to be planted) had to be deleted from the Landscape Plans due to utility conflicts - see comment B. 4.
7	<p>Planting Soil Specification: The Landscape Plans do not provide a soil specification for tree planting. Provide revised Landscape Plans with a note specifying the following soil for tree planting in hardscape conditions (all components to match parameters as specified in the City of Toronto standard Construction Specification for Growing Medium (TS 5.10, April 2014)): a. <u>Type III – Boulevard Mix (for trees planted in landscaped boulevards and over underground structures):</u> Volumetric mix of 40-45% topsoil, 40-50% coarse sand, and 12-15% pine bark compost; particle size distribution of > 45% medium-coarse sand (0.25-2 mm) plus gravel (2-5 mm), 18-35% total combined silt and clay; organic matter 3-5% by dry weight; pH 6.0-7.8; phosphorus 10-60 ppm; potassium 80-250 ppm; calcium < 5000 ppm; magnesium 100-300 ppm; soluble salt < 1.5 mmhos/cm; infiltration/permeability/hydraulic conductivity 50-75 mm/hr (at 85% Proctor density).</p>	Due to the fact that the proposed tree on Grenville was deleted - see A.6 response above, this requirement is no longer applicable .
B)	Trees on City-owned Property	
1	<p>Proposed Street Trees: The street trees proposed on the Landscape Plans do not meet Urban Forestry's standards for street tree planting. Provide revised Landscape Plans that specify: A minimum planting size of 60 mm caliper (balled and burlapped).</p>	Due to the fact that the proposed tree on Grenville was deleted - see A.6 response above, this requirement is no longer applicable .
2	<p>Tree Openings: The Grenville Entrance Section (9/LD-100) specifies a tree grate for the new street tree along the Grenville Street frontage. To ensure optimal conditions for future tree growth and maintenance, provide revised Plans that specify the following: a. <u>Option preferred by Urban Forestry:</u> Delete the tree grate and suspended pavement over the continuous soil trench to create an entirely open tree planting area, topped with mulch and protected by a low (450mm ht.) decorative fence around the perimeter b. If removal of the suspended pavement over the continuous soil trench requested in comment B.2.a is not possible for some reason, delete the tree grate and specify an open tree planting area of preferred minimum dimensions of 1.5 m x 1.5 m, topped with mulch c. If a tree grate is required by other City divisions for streetscape design continuity or for pedestrian safety, then it shall be sufficiently heavy to sit freely (without being secured by hardware) on a supporting frame or ledge, shall have a tree opening of at least 600 mm square or diameter, and a construction detail shall be provided, and d. Note: Vertical metal tree guards shall not be specified since these can lead to significant maintenance issues. If required, an expandable plastic mesh guard and bicycle deterrent sign (as per detail PL-1 from Tree Planting Solutions in Hard Boulevard Surfaces: Best Practices Manual) is acceptable.</p>	Due to the fact that the proposed tree on Grenville was deleted - see A.6 response above, this requirement is no longer applicable .
3	<p>Note: The portions of comment B.3 labelled with an asterisk (*) only apply if deletion of the suspended pavement over the continuous soil trench requested in comment B.2.a is not possible for some reason. The portions of comment B.3 not labelled with an asterisk (*) apply to all continuous soil trench designs (open planter or suspended pavement system). Revised Continuous Soil Trench Section: A site-specific Landscape Section (9/LD-100) of the continuous soil trench at the proposed tree along Grenville Street has been provided however some additional information is required to ensure that the proposal is feasible and that tree planting, soil, and soil infrastructure (e.g. soil cells, concrete bridging supports, etc.) will not conflict with other structures/elements such as building canopies/overhangs, underground structures, and underground or overhead utilities. Provide revised scaled, site-specific sections that: a. * Reference on the Landscape Plans and site-specific sections applicable details from either the Tree Planting Solutions in Hard Boulevard Surfaces: Best Practices Manual (February 8, 2013) or the Design Options for Tree Planting in Hard Surfaces (available on the City's Green Streets webpage) b. * Illustrate and specify all applicable components of a functional suspended pavement system including, but not limited to: i. Granular base and sub-drainage ii. Root barriers, if applicable, iii. Edge restraints, if applicable, iv. Irrigation/aeration collection and distribution system – including at-grade catchment device(s) to be shown on applicable sections and plans, v. Soil inspection ports (min. 1 port per 4 trees) – also show location(s) on applicable plans, vi. Applicable bridging/support system (cast-in-place or pre-cast structural concrete panels or soil cells) c. * Label at-grade passive irrigation catchment device on applicable section(s) and plan(s) as: "Passive irrigation/aeration catchment and distribution system to meet City standards" d. * In addition to section 9/LD-100, illustrate the trench conditions at a location on one side or the other of the proposed tree where the trench is fully covered by pavement e. Illustrate (at an accurate size, height/depth, and location) and label all overhead and underground utilities – Note: <i>The Composite Utility Plan (LU-100) shows a watermain, a gas main, and a THES conduit near or below the continuous soil trench</i> f. Illustrate (at an accurate size, height/depth, and location) all building components such as canopies/overhangs and underground structures – Note: <i>The Architectural Plans show the underground parking structure extending to the property line</i></p>	Due to the fact that the proposed tree on Grenville was deleted - see A.6 response above, this requirement is no longer applicable .

	<p>g. <input type="checkbox"/> Dimension all pertinent measurements including, but not limited to:</p> <p>i. <input type="checkbox"/> Widths of open tree planter and extents of available soil underground,</p> <p>ii. <input type="checkbox"/> Depth of available soil,</p> <p>iii. <input type="checkbox"/> Offsets from closest part of continuous soil trench assembly (including granular base) to edges of underground utilities, and</p> <p>iv. <input type="checkbox"/> Height of building overhangs above grade</p>	<p>Due to the fact that the proposed tree on Grenville was deleted - see A.6 response above, this requirement is no longer applicable.</p>
4	<p>Potential Tree-Utility Conflicts: A new street tree is proposed within the Grenville Street road allowance. Provide confirmation of the absence of conflicts between the proposed new street trees and proposed and existing utilities. This may be provided through a review and approval by the Public Utilities Coordination Committee (PUCC) or through investigative daylighting and thorough reporting of the results to Urban Forestry by the applicant. Consultation with Toronto Water is highly recommended to confirm that the proposed continuous soil trench infrastructure above Toronto Water assets meets applicable setbacks. Urban Forestry expects that all efforts will be undertaken early in the planning process to resolve utility-tree conflicts so that the tree planting requirements are met. If a utility conflict prevents the implementation of the proposed street tree planting, Urban Forestry may not issue a tree removal permit for the existing City-owned street trees, if present.</p>	<p>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. This comment is no longer applicable.</p>
<p>C) Toronto Green Standard (v. 3.0):</p>		
	<p><i>Note: Comments herein pertain only to at-grade tree planting and soil volumes. Urban Forestry – Tree Protection and Plan Review does not regulate the planting of non-tree species, or above-grade tree planting or soil volumes.</i></p>	
EC 1.1	<p>Tree Planting Areas and Soil Volume: Performance Measure is Not Met</p> <p>Comments:</p> <ul style="list-style-type: none"> - Based on the site area of 3,902 m² (as per the Project Data Sheet), a total of 709 m³ of soil is required for tree planting areas on site and within the public boulevard. - The Planting Plan (LP-101) specifies a total soil volume of 35 m³ to be provided for at-grade tree planting areas on site and within the public boulevard. - This performance measure may be met by specifying a greater volume of soil to be provided for at-grade tree planting areas on site and within the public boulevard such that the total volume meets or exceeds the requirement. 	<p>Due to site constraints and existing utilities, the target of planting new trees cannot be met.</p>
EC 1.4	<p>Watering Program: Performance Measure is Not Met</p> <p>Comments:</p> <ul style="list-style-type: none"> - A watering program for at least the first two (2) years after tree planting is required. - The watering program specified on the Planting Plan (LP-101) does not state the duration for which the program will be provided. - This performance measure may be met by specifying a watering program for at least the first two (2) years after tree planting. 	<p>The Tree Watering Program is no longer applicable as per comment B. 4 above, as the tree proposed on Grenville was deleted.</p>