December 7, 2020

Our File: 2019-4838

SCHAEFFERS
CONSULTING ENGINEERS

6 Ronrose Drive, Concord, Ontario L4K 4R3
Tel: (905) 738-6100 Fax: (905) 738-6875
Tor. Line: (416) 213-5590 E-mail: general@schaeffers.com

Engineering & Construction Services
North York Civic Centre
5100 Yonge Street, 4th Floor
Toronto, ON
M2N 5V7

Attn: Mr. Winston Thai, P.Eng.

RE: 4050 Yonge Street
ZBL Amendment Application No. 20 115845 NNY 08 OZ
SP Application No. 20 115847 NNY 08 SA

Further to the City's engineering comments dated May 1, 2020, please find enclosed revised civil engineering submission package for the above noted site plan development.

Please note there have been some changes in the servicing design, the more major ones being summarized below:

- Proposed property line has shifted east due to the latest stable top of slope, as such, the developable area is less than the previous submission
- The unit counts have been revised based on the latest site plan

Please find below responses to the submission comments related to the civil works. For clarity we have provided the original comments in bold followed by additional information and response in normal font.

PART I – ZONING BY-LAW AMENDMENT APPLICATION

1. ***Functional Servicing & Stormwater Management Report, dated February 2020 by Schaeffers Consulting Engineers***

1.1 Specify clearly in the report that the development will have a sprinkler system that will have an adequately designed system conforming to NFPA 13 and other NFPA sprinkler standards.

This has been included in the Report.

1.2. Coordinate with the architectural plans to ensure detail breakdown of each floor area is shown. Current fire flow calculations utilize floor area numbers not shown on the architectural plans.

The fire flow calculations have been revised to use the architects GCA values for conservatism.

1.3. Current hydrant flow test was conducted back in April 2016. Please provide a new updated hydrant flow test in the next submission.

A hydrant test has been recently obtained. Results of this test, as well as a system analysis due to the proposed development, have been included in the FSR.

1.4. Provide a hydraulic network model simulation/analysis to determine if the demand flow exceeds the capacity of the supply and to demonstrate that the studied system will not adversely affect the surrounding system in terms of pressure and supply.

The results of the hydrant test have been utilized to determine that there is sufficient pressure and supply in the existing system to accommodate the proposed development.

2. ***Sanitary Capacity Analysis Report, dated February 2020 by Schaeffers Consulting Engineers***

2.1. Ensure the following are applied to the sanitary sewer analysis and clearly stated in the FSR (…)

These statements have been included in the Report.

PART II – SITE PLAN CONTROL APPLICATION

1. ***Functional Servicing & Stormwater Management Report, dated February 2020 by Schaeffers Consulting Engineers***

1.1. Section 2.2.2, Please provide a table breakdown that shows the site achieving an 80% TSS removal. See the table below for City TSS removal that are to be used. The report uses different values and is not specific in some cases.

This table has been provided and is included in the FSR Appendix A.

1.2. Include the following notation (…)

This note has been included in the SC drawings.

1.3. Please be advised that according to City servicing requirements, multiple tower development including shared podium will require each tower and the shared podium to have its own set of water, sanitary and storm service connections. Shared SWM facility is acceptable provided each tower/podium to have its own stormwater collection pipe system and each collection pipe system to have its own monitoring system installed. Revise accordingly.

One sanitary and one water connection is proposed for each tower. After consultation with the client and mechanical engineer, it has been determined that the connection for the podium is redundant and not economically feasible.

1.4. The current site proposes to reuse the existing 250mm diameter sanitary service connection. Please provide a cctv video and report that is prepared and reviewed by a professional PACP (Pipe Assessment & Certification Program) Certification, issued by NASCO. The report is to provide recommendation on the condition of the service connection. The consulting engineer shall review the CCTV report and include the recommendation in the FSR.

The subject service connection is currently buried and plugged. This service will be inspected upon excavation works at which time the connection shall be exposed.

3. ***SS-1, Site Servicing Plan, dated February 6, 2020 by Schaeffers Consulting Engineers***

- Additional notes have been added to the drawing per the comments received.

4. ***SEC-1, General Notes & Sections, dated February 6, 2020 by Schaeffers Consulting Engineers***

- Additional notes have been added to the drawing per the comments received.

5. ***SG-1, Site Grading Plan, dated February 6, 2020 by Schaeffers Consulting Engineers***

- Additional notes have been added to the drawing per the comments received.
- As the drive aisle is proposed to be covered, ponding is not anticipated, nor has it been considered for the storage calculations.
- All area drains are proposed within the drive aisle which is proposed to be covered. However, we have included a typical AD sizing in the FSR appendix.

6. ***D-1, Details, dated February 6, 2020 by Schaeffers Consulting Engineers***

- All latest, applicable City standard drawings utilized for works within the City boulevard, have been included.

We trust the provided information is satisfactory, and look forward to receiving the City's approval. Should you have any questions, please feel free to contact the undersigned.

Yours truly,
SCHAEFFER & ASSOCIATES LTD.

Hagop Sarkissian, P.Eng.
Partner

Diana Tabuas, P.Eng.
Project Manager

Encl.
cc. Mr. Mario Angelucci – Easton's Group/Gupta Group