

March 31, 2021

Our File: **2019-4838**

City of Toronto
North York Civic Centre
5100 Yonge St., 4th Floor
Toronto, ON M2N 5V7



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

Attn: Mr. Winston Thai, Project Manager

**RE: Zoning ByLaw Amendment Application No.: 20 115845 NNY 08 OZ
Site Plan Application No.: 20 115847 NNY 08 SA
Location: 4050 Yonge Street**

Further to the City's engineering comments dated January 8, 2021, please find enclosed revised civil engineering submission package for the above noted site plan development. There have been no material revisions to the design.

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 *italic* normal font.

PART I – ZONING BY-LAW AMENDMENT APPLICATION

Engineering & Construction Services

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

Water Demand

- 1.1. **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. A hydraulic network model is required for new applications.**

Comment is noted, and as discussed with the City reviewer via email, this requirement is no longer required.

Groundwater Discharge

- 1.2. **Short and long-term dewatering is proposed to discharge to the existing watercourse (Don River) within the property to the west. Please be advised that this requires TRCA review and approval. Planner on the file has been advised to circulate to TRCA for review.**

Comment is noted, and TRCA has reviewed this discharge.

PART II – SITE PLAN CONTROL APPLICATION

Engineering & Construction Services

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

1.1. Include the following notation in the Servicing Report:

“All erosion and sediment control BMPs shall be designed, constructed and maintained in all development sites in accordance with the GTA CA’s Erosion & Sediment Control Guidelines for Urban Construction (2006) and/or other City of Toronto requirements on a site-by-site basis, where applicable.”

This has been added to Section 2.4 of the FSSR.

1.2. **As per City’s Built forms, 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 of acceptable provided each tower/podium to have its own stormwater collection pip system and each collection pipe system to have its own monitoring system installed. Revise accordingly.**

Comment has been noted. 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. Additionally, please refer to the letter provided by the mechanical engineer in Appendix B of the FSSR.

1.3 **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.**

Comment is noted, and as discussed with the City reviewer, this sanitary connection was installed recently (November/December 2016) by the City’s forces, and was plugged at that time. As such, the line can be assumed to be clear of any issues and suitable for use. The CCTV cannot be completed now, as the pipe is buried at the Yonge Street property line, however a CCTV can be completed upon excavation works at which time the connection shall be exposed. Refer to correspondence included in Appendix B of FSSR.



4. SG-1, Site Grading Plan, dated December 7, 2020 by Schaeffers Consulting Engineers

4.1. Coordinate and ensure all transportation service comments are included in drawing.

Comment has been noted, and addressed.

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.

A handwritten signature in black ink, appearing to read 'H. Sarkissian', with a stylized flourish at the end.

Hagop Sarkissian, P. Eng.

Partner

