

April 6, 2021

Mr. Winston Thai  
Development Engineering

Mr. Vitumbik Mhango  
Parks, Forestry & Recreation

Ms. Anna Lim  
Toronto & Region Conservation Authority

Ms. Jennie Cheung  
Toronto Transit Commission

Ms. Stephanie Ulcar

Mr. Dan Hammerschlag  
Ravine & Natural Feature Protection

Dear Mr. Thai, Mr. Mhango, Ms. Lim, Ms. Cheung, Mr. Hammerschlag and Ms. Ulcar,

Re: **4050 Yonge St Development Application Submission No. 2**  
**Official Plan and Zoning Bylaw Application No. 20 115845 NNY 08 OZ (Second Submission)**  
**Site Plan Amendment Application No. 20 115847 NNY 08 SA**

As requested, NAK Design Strategies (NAK) is pleased to present our response to the following documents:

- Development Engineering Memorandum - letter dated January 8, 2021.
- Parks, Forestry & Recreation - Development Applications Unit - letter dated January 5, 2021.
- TRCA - letter dated February 2, 2021.
- TTC – letter received in response to Submission No. 1 - May 13, 2020.
- Ravine & Natural Feature Protection - letter dated January 11, 2021.
- Urban Forestry - Tree Protection & Plan Review - Letter Received January 11, 2021.

Item	Comment	Changes/Response
<b>From: Winston Thai - Development Engineering Memorandum – January 8, 2021</b>		
<b>1</b>	<b>Transportation Services comment</b> 1.1 Revise the site plan to show the provision of minimum 2.1m wide linear paths of concrete public sidewalks along all development site frontages, which: (i) Must be clear of any encumbrances such as utility poles, fire hydrants, bike rings, street furniture, specialized paving areas, landscaping, etc.;	A minimum of 2.1m wide linear paths of concrete public sidewalks are provided along all development site frontages that are clear of any encumbrances such as utility poles, fire hydrants, bike rings, street furniture, specialized paving areas, landscaping, etc.
<b>2</b>	<b>Transportation Services comment</b> 1.1 Revise the site plan to show the provision of minimum 2.1m wide linear paths of concrete public sidewalks along all development site frontages, which: (ii) Must have appropriate transition areas within the site frontages connecting to the existing sidewalks at a 5:1 ratio;	The public sidewalks have appropriate transition areas within the site frontages connecting to the existing sidewalks at a 5:1 ratio-refer to civil drawings
<b>3</b>	<b>Transportation Services comment</b> 1.1 Revise the site plan to show the provision of minimum 2.1m wide linear paths of concrete public sidewalks along all development site frontages, which: (iii) Must be continuous through the driveway;	The public sidewalks are continuous through the driveway.
<b>4</b>	<b>Transportation Services comment</b> 1.1 Revise the site plan to show the provision of minimum 2.1m wide linear paths of concrete public sidewalks along all development site frontages, which: (iv) Must be offset 0.3m from the property line; and	The public sidewalks are offset 0.3m from the property line.

5	<p><b>Transportation Services comment</b> 1.1 Revise the site plan to show the provision of minimum 2.1m wide linear paths of concrete public sidewalks along all development site frontages, which: (v) Must be aligned with the existing adjacent sidewalks and maintain a linear course.</p>	The proposed sidewalks are drawn according to streetscaping requirements of City of Toronto in this area and are connected to existing ones and maintain a linear course.
6	<p><b>Transportation Services comment</b> 1.2 Include a notation on the site plans and landscape plans stating that "The new reconstructed sidewalks along the development site frontages will be built to the satisfaction of the City and at no cost to the municipality".</p>	Annotation has been added to the landscape plan-refer to L1
7	<p><b>Transportation Services comment</b> 4.1 Include a notation on the site plans and landscape plans stating that "The new reconstructed sidewalks along the development site frontages will be built to the satisfaction of the City and at no cost to the municipality".</p>	Annotation has been added to the landscape plan-refer to L1
8	<p><b>Transportation Services comment</b> 4.2 Include a notation on the site plan and landscape plan stating that "The 15.0m corner rounding at the southeast corner of the site will be conveyed to the City in an unencumbered manner for a nominal sum, to the satisfaction of the City."</p>	Annotation has been added to the landscape plan-refer to L1
9	<p><b>Engineering &amp; Construction Services comment</b> 5.1(a) Two structural engineer's stamps on Drawing L1, L2, L5, L6 to confirm that the design of the sidewalk, together with the underlying soil cell system and soils, are able to withstand vehicular loading pursuant to the current version of the Canadian Highway Bridge Design Code.</p>	Structural note and stamps are added on landscape drawings-refer to L1, L2, L7, L8.
10	<p><b>Engineering &amp; Construction Services comment</b> 5.1(b) Include the following statement on the landscape drawings and cross sections: "The design of the sidewalk, together with the underlying soil cell system and soils, are able to withstand vehicular loading pursuant to the current version of the Canadian Highway Bridge Design Code"</p>	Structural note and stamps are added on landscape drawings-refer to L1, L2, L7, L8.
<b>From: Vitumbik Mhango - Parks, Forestry &amp; Recreation – January 5, 2021</b>		
11	<p><b>Advisory Comments</b> Pet Amenities: Given the current rise in dog-owning populations, especially within high-density developments, the applicant is expected to provide on-site dog amenities with proper disposal facilities such as dog relief stations within the building to accommodate future residents' needs. This will also help alleviate pressure on existing parks. Please refer to Toronto's Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.</p>	A Pet area is added to the west outdoor amenity area at ground level-refer to L1.
<b>From: Vitumbik Mhango - TRCA – February 2, 2021</b>		
12	<p><b>Application Specific - Development Limits and Land Conveyance comment</b> 3. Please relabel all plans to state "Long Term Stable of Slope" or "LTSTOS" - some plans currently state "Latest Stable Top of Slope" (eg. No. A.04, Drawing No. SC-1 etc.)</p>	All landscape plans are revised to state "Long Term Stable of Slope"-refer to L1, L2.
13	<p><b>Application Specific - Development Limits and Land Conveyance comment</b> 4. Please show the 10 metre buffer from the LTSTOS and 3 metre maintenance buffer on the Landscape Plans. There appears to be formal landscaping within the 10 metre buffer and this will need to be removed. TRCA has no objections to formal landscaping within the 3 metre maintenance buffer.</p>	NAK: The 10 metre buffer from the LTSTOS and 3 metre maintenance buffer are shown on the Landscape Plans, and formal planting removed from 10m buffer and restoration planting list and notes are added to landscape plan referenced to GEI (Savanta Division) as the provider of the planting plan-refer to L1, L2.
14	<p><b>Application Specific - Development Limits and Land Conveyance comment</b> 6. Please remove the bioswales that are located within the 10 metre buffer.</p>	Bioswale is removed from 10m buffer-refer to L1, L2.
15	<p><b>Application Specific - Development Limits and Land Conveyance comment</b></p>	A fence is shown along the 10 metre buffer to delineate the lands to be

	7. TRCA recommends that a fence be installed along the 10 metre buffer. By conveying the lands and installing the fence, this will delineate the lands to be protected and to remain in a natural state. It will also help reduce any encroachments by the new residents.	protected and to remain in a natural state-refer to L1, L2.
16	<p><b>Application Specific - Erosion Control and Water Balance 5mm on-site retention comment</b></p> <p>15. As per the latest Figure 2.2 in the Functional Servicing and Stormwater Management Report, it appears that approximately 0.401ha of impervious surfaces are proposed without green roof (0.269ha + 0.092ha + 0.009ha + 0.031ha), as such 20.05m<sup>3</sup> of 5mm on-site retention above the initial abstraction is required. It appears that the total water required for irrigating only planting areas at ground for private R.O.W. within 72 hours is 18.1m<sup>3</sup>. Currently, the design provides 16.01m<sup>3</sup> of storage for water re-use and accounts initial abstraction for impervious surfaces. Please note that the 5mm on-site retention is above the initial abstraction for impervious surfaces as per TRCA SWM Criteria (2012; page 19, Figure 4- 1 note). As such, please provide 20.05m<sup>3</sup> of water storage, and explore ways to increase water re-use to 20.05m<sup>3</sup> within 72 hours. In addition, for the Site Plan application, please provide the drawing showing the location, footprint and design details of the water-reuse system on the drawings with supporting design calculations as required. Please also provide details on the green roof design.</p>	Green roof details are shown on landscape drawing L5 and required water reuse for irrigation is coordinated with civil engineer.
<b>From: Jennie Cheung - TTC – February 2, 2021</b>		
17	<p>Paragraph 1:</p> <p>TTC southbound nearside bus and subway shuttle stop #9066 on Yonge Street at York Mills Road is located on the frontage of the site. We note that the applicant is proposing to locate trees along the Yonge Street frontage, 2 of which will conflict with this bus and subway shuttle stop. For visibility and safety reasons, no trees should be placed within 1.5 metres of the edge of the road, for a distance of 38.0m on approach to this transit stop. Therefore, as indicated on the attached marked-up sketch, the planters, should be relocated elsewhere on the site and set back from the curb line.</p>	The TTC bus stop and platforms are added on Yonge St sidewalk per requirements and planting revised accordingly-refer to L1, L2.
18	<p>Paragraph 2:</p> <p>TTC westbound farside bus stop #8816 on Wilson Road at Yong Street is also located on the frontage of the site. To provide adequate room to operate the accessible ramp on our buses, and to accommodate both our standard and articulated buses, the applicant is required to provide level concrete platforms at both stops. The platform must be at least 16 metres in length and 2.4 metres in width from the curb as per City standard drawing T-310.010-8, also shown on the attached marked-up sketch.</p>	The TTC bus stop and platforms on Yonge St per requirements and planting revised accordingly-refer to L1, L2.
19	<p><b>1.TTC Technical Review comment:</b></p> <p>Prior to the issuance of any demolition permit and below grade building permit, the owner shall complete a TTC Technical Review of the proposed development, including the proposed new entrance connection to York Mills Station, as applicable to the particular permit under application, and obtain the TTC's written acknowledgement that the owner has satisfied all of the conditions arising out of the review. As part of the review process, the owner shall provide the requisite information and pay the associated review fee to the TTC.</p>	The TTC bus stop and platforms are added on Wilson Rd sidewalk per requirements and planting revised accordingly-refer to L1, L2
<b>From: Dan Hammerschlag - Ravine &amp; Natural Feature Protection – January 11, 2021</b>		
20	<p><b>Landscape &amp; Lighting Plans comment - Landscape Hardscape &amp; Lighting Plan (L1)</b></p> <p>A below grade hydra transformer is shown in the northeast corner of the property within the IOm buffer setback. There is to be no development within the 10m buffer setback.</p>	We have received confirmation from TRCA (email received from Anna Liam on March 5, 2021) that the Hydro Switch gear can remain in the buffer subject to the appropriate easements.
21	<b>Landscape &amp; Lighting Plans comment - Landscape Hardscape &amp; Lighting</b>	Proposed pavers and bollard lights are

	<b>Plan (L1)</b> Proposed pavers and bollard lights are shown within the 10m buffer at the southwest corner of the site. There is to be no development within the 10m buffer setback.	removed from 10m buffer setback and gravel is proposed around Switch Gear-refer to L1.
22	<b>Landscape &amp; Lighting Plans comment - Landscape Hardscape &amp; Lighting Plan (L1)</b> Proposed pavers in the northeast corner extend past the 3m maintenance buffer into the 10m buffer setback. There is to be no development within the 10m buffer setback.	Proposed pavers are removed from 10m buffer setback-refer to L1.
23	<b>Landscape &amp; Lighting Plans comment - Landscape drawings L1, L2, L3</b> The proposed bicycle parking must be constructed using a permeable surface.	Permeable surface is shown under proposed bike racks at north east corner of site-refer to L1.
24	<b>Toronto Green Standards comment</b> The applicant/owner has currently indicated the following Tier 1 Performance Measures are not applicable, however plans relating to these measures have been provided. Revised plans or further information is required as outlined in this memo: EC2.1, EC2.2	TGS requirements of EC2.1, EC2.2 for tree and soil requirements are met and a note provided on planting plan-refer to L2.
<b>From: Stephanie Ulcar - Urban Forestry- Tree Protection &amp; Plan Review – January 11, 2021</b>		
25	<b>Toronto Green Standards - V3.0 comment</b> 1. EC 1.1 — Tree planting and soil volume a) Tree planting areas do not meet minimum soil requirement (i.e. 30 m <sup>3</sup> /tree)	Tree planting areas are revised to meet the TGS standards, and a note provided on planting plan-refer to L2.
26	<b>Toronto Green Standards - V3.0 comment</b> 1. EC 1.1 — Tree planting and soil volume b) Expand soil trench areas within the City right of way	Tree planting areas are revised to meet the TGS standards, and a note provided on planting plan-refer to L2.
	<b>Toronto Green Standards - V3.0 comment</b> 2. EC 1.2 — Trees along street frontage a) Soil volume inadequate (i.e. access less than 30 m <sup>3</sup> /tree)	Tree planting areas are revised to meet the TGS standards and a note provided on planting plan-refer to L2.
	<b>Toronto Green Standards - V3.0 comment</b> 2. EC 1.2 — Trees along street frontage b) Implement the use of soil cell technology for planting in hardscapes	Soil cells are shown on City standard detail and site-specific sections-refer to L7, L9.
	<b>Toronto Green Standards - V3.0 comment</b> 3. EC 1.4 — Watering program A) Watering program not provided	An irrigation plan is provided-refer to L3.
	<b>Toronto Green Standards - V3.0 comment</b> 3. EC 1.4 — Watering program b) Provide details on the proposed watering program. May include a watering schedule and if applicable the implementation of manual watering, irrigation systems and slow release watering bags	An irrigation plan is provided-refer to L3.

We trust that the responses provided herein will facilitate the approval process for our submission. Should you have any other questions or concerns, please do not hesitate to contact the undersigned.

Respectfully submitted,

**Sara Massah**  
Senior Project Manager  
saram@nak-design.com  
416.340.6717

Enclosure: Landscape Drawings (L0, L1, L2, L3, L4, L5, L6, L7, L8, L9)