



April 7, 2021

Ms. Cathie Ferguson
City Planning Division
City of Toronto
5100 Yonge Street
North York, ON M2n 5V7

Dear Ms. Cathie Ferguson

RE: 4050 Yonge Street 2nd Round Comment Responses

GEI Savanta Division (GEI) is pleased to provide our responses to the TRCA comments received February 2, 2021. We have provided our responses below:

Comment 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.

It is our understanding that while formal landscaping within the 10 m buffer is not desired, naturalized plantings will be required.

GEI has coordinated with NAK to provide guidance on native plantings, planting densities and soil management criteria in line with TRCA guidelines. Recommended planting composition will be in line with those recommended within the Ravine and Stewardship Plan prepared by Kuntz Forestry Consulting Inc.

We recommend that chainlink fencing be used along the 10 m buffer. Gravel should be used to replace the pavers around the switch gear, in order to facilitate maintenance access.

Comment 16 – There appears to be a significant amount of disturbance in the valley area, resulting in the removal of 251 trees greater than 10cm DBH and 356 trees less than 10cm DBH. Removal of mature trees and native bank vegetation may cause instability of the soils underneath, making it easier for the watercourse to gravitate towards the development and potentially lead to erosion issues.

It is recommended that tree removals are conducted in winter while soil is frozen and tree stumps are retained for soil stability. The slopes should be planted and hydro-seeded as soon as possible following tree removal and site preparation to prevent soil erosion.

Comment 16a – Please provide a figure that highlights the locations where disruption and/or removal of native vegetation/trees to the valley will occur.

Please refer to Figure 3 of the Ravine and Stewardship Plan prepared by Kuntz Forestry Consulting Inc. This figure illustrates the proposed tree removal and restoration areas.

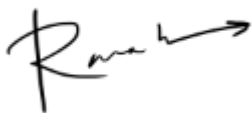
Comment 16b – As only minor grading works are required in a small portion of the valley to mitigate the floodplain, please clarify as to why this amount of disturbance is required in the valley.

A Dry-Fresh Siberian Elm Forest exists along the west and north slopes of the subject lands. The community is predominantly non-native and is habitat to multiple highly aggressive invasive species. The removal of this community is proposed in order to improve the ecological integrity of the Lower West Don River Subwatershed. Refer to Section 5.2 of GEI's EIS for a detailed discussion about the valley restoration.

Comment 16c – If this is due to the installation of temporary erosion and sediment control measures such as the double silt fence, then the double silt sock should be installed instead, strategically along the perimeter of the site (minimum 450mm diameter silt sock) to avoid the removal of mature trees and vegetation.

See response to Comment 16b.

Yours truly,
GEI Consultants
Savanta Division



Rava Lee
Project Manager
1-416-816-5715
rlee@savanta.ca



Rick Hubbard
Project Director
1-647-280-5200
rhubbard@savanta.ca