

3rd Submission- April 2, 2019						
City Department, Memo Date	Comment Section	Comment Number	Comment	Consultant Action	Comment Response	Plan, Report, Detail Reference
Engineering and Construction Services Memo, Dated May 24, 2019 (Comments on 3 rd Submission) & Engineering and Construction Services Memo, Dated August 16, 2019 (Comments on 4 th Submission)	Part II: Site Plan Requirements Building A					
	A. Revisions and Additional Information Required for Plans, Studies and Drawings (Zoning By-Law Amendment)					
	1. Site Plan and Ground Floor Plan, Drawing No. A100 & A105, Prepared by Sweeny & Co Architects, dated March 28, 2019					
	1.1 Transportation Services	a)	Plan Satisfactory	N/A	N/A	N/A
	1.2 Fire Services	a)	Hydrant to be located no more than 45 metres from a fire department siamese connection.	Sweeny	Proposed siamese connection located within 45 metres from a hydrant on Yorkville Ave.	A100, A105
	1.3 Solid Waste Services (Multi-Residential Component Building A)	a)	Current vehicle maneuvering diagram indicates the collection vehicle reversing into a public lane. Revised drawings must indicate and annotate a collection vehicle movement diagram with a minimum inside/outside turning radii of 9.5 metres and 14 metres respectively, when entering, exiting, and travelling throughout the site and entering/exiting the type G loading space. The diagram must also indicate the ability of the collection vehicle to enter and exit the site in a forward motion with no more than a three-point turn without the need to reverse onto a public lane.	WSP	Given the relatively small footprint of the site, there is insufficient space for a City of Toronto Waste Collection vehicle to turn around on the site or to implement a turntable that would meet the City of Toronto's 15m minimum diameter requirements for waste collection. Instead, we have proposed a flashing beacon system and fully trained maintenance person who will be responsible for assisting the vehicle in reversing into the public lane. This is similar to other developments in the City and has already been approved at other developments on this public laneway at 8 Cumberland and 1 Yorkville. The site plan is also proposing a publicly accessible park and pathway on the west side that will serve as an alternate connection for pedestrians/cyclists between Yorkville and Cumberland. Multiple attempts have been made to set-up a meeting to discuss this issue with the City further.	N/A
	1.4 Engineering and Construction Services	a)	Plan Satisfactory	N/A	N/A	N/A
	2. Stormwater Management Report Building A, Prepared by WSP Canada Group Ltd., dated March 22, 2019					
	2.	a)	Report acceptable.	Sweeny	Noted.	N/A
	3. Site Grading Plan, Drawing No. SG1, Revision 3, Prepared by WSP Canada Group Ltd., dated March 28, 2019					
	3.	a)	Runoff from the property line as widened must drain away from the site toward the laneway.	WSP	The grading for the widened laneway has been revised such that the widened laneway drains away from the site and towards the laneway.	SG1
	3.	b)	Storm storage tank has duplicate manholes shown. Ensure only proposed manholes show up.	WSP	The storm tank manhole locations have been coordinated between the architectural and servicing drawings, removing this discrepancy.	SG1
	3.	c)	See Markup.	WSP	Grading plan redlines have been revised as requested.	SG1
	4. Site Servicing Plan, Drawing No. SS1, Revision 3, Prepared by WSP Canada Group Ltd., dated March 28, 2019					
	4.	a)	Plan Acceptable.	N/A	N/A	N/A
	5. Cross-Sections and Details, Drawing No. SS1, Revision 3, Prepared by WSP Canada Group Ltd., dated March 28, 2019					
	5.	a)	Plan Acceptable.	N/A	N/A	N/A
	6. Erosion and Sediment Control Plan, Drawing No. ESC, Revision 3, Prepared by WSP Canada Group Ltd., dated March 28, 2019					

	6.	a)	Plan Acceptable.	N/A	N/A	N/A
	7. General Notes, Drawing No. N1, Revision 3, Prepared by WSP Canada Group Ltd., dated March 28, 2019					
	7.	a)	Plan Acceptable.	N/A	N/A	N/A
	8. Landscape Plans, Drawing No's. LS-100 to LS-102, LS-200, & LD-100, Revision 4, Prepared by Studio tla, dated March 28, 2019					
	8.	a)	Plan Acceptable.	N/A	N/A	N/A
	9. Cost Estimate					
	9.	a)	Plan Acceptable.	N/A	N/A	N/A