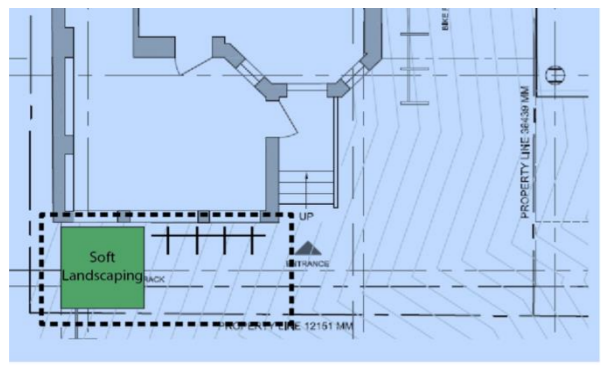
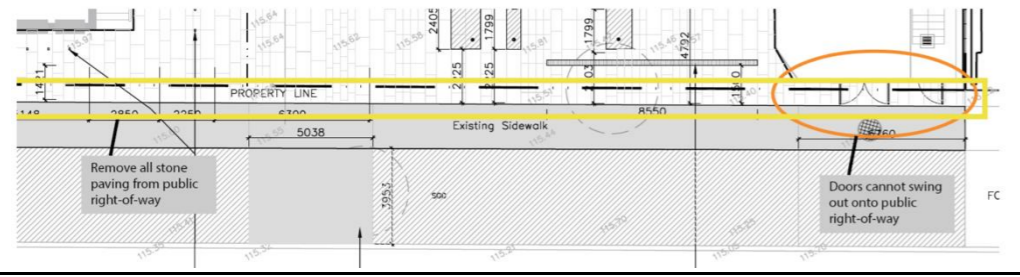


Toronto Estonian House, 9-11 Madison Avenue, Toronto			
File No.	Site Plan Application No: 18 135022 STE 20 SA		
CITY COMMENT		RESPONSIBILITY	Comment/Response
Site Plan			Resolution/Outstanding
From: Development Engineering (August 26, 2019, Avi Bacher)			
Development Engineering			
A REVISIONS AND ADDITIONAL INFORMATION REQUIRED FOR SITE PLAN, STUDIES AND DRAWINGS			
1 Site Plan, drawing No A1.03, Revision 2, prepared by KA Kongats Architects, dated April 1, 2019			
1.1	Transportation Services		
a	Provide a 2.1 metre wide sidewalk on Madison Avenue to comply with the Accessibility for Ontarians with Disabilities Act (AODA) and City's Vibrant Streets Design Guidelines. Update the plans accordingly;	Kongats	<p>*We have provided Planning Staff with the paving details (also enclosed within the accompanying Landscape Package (L10)) and will continue to request a working meeting with Planning, Urban Design and ROW Management to resolve this issue.</p> <p>*Refer to Landscape drawing L01. The intent is to maintain the width of the concrete paving along the length of the site. The current width is 1884mm.</p> <p>*This is a heritage street, and much effort has been made to ensure a sensitive integration of this project into the residential scale and rhythm of the street. Towards this, we aim to avoid any visual jogs in the sidewalk and boulevard.</p> <p>*The 2.1m accessibility requirement is met by a combination of the existing 1884mm walk and the abutted plaza paving (entirely flush with the walk and also meeting accessibility guidelines)</p> <p>*The effective walkway width only narrows to 1884mm at the south edge of the existing heritage house (11 Madison Ave.) where the softscaping abutts to the walk. This softscaping is provided at the request of Toronto Heritage to ensure a smooth transition from the contemporary materiality of the new cultural centre to the heritage character of the street. North of 11 Madison Ave, the street is low traffic and the walk is consistently 1844mm wide.</p>
b	Show the transition area between the proposed and existing sidewalk on Madison Avenue;	Kongats	*Noted on drawing A2.00
c	Provide detailed boulevard cross-sections to illustrate the property line, proposed pedestrian clearways width, continuous tree trenches consistent with the City Standards and the distances of the streetscape elements including pedestrian clearway from the property line ensuring that all streetscape elements including continuous tree trenches will be located within the boulevard width and do not extend into the private property; and	Kongats/North Design Office	*All items noted on cross sections. A5.04-6
d	Identify existing at-grade utilities including hydro poles and traffic sign in the Landscape Plan.	North Design Office	*Noted on drawing L01
1.2	Fire Services		
a	Fire hydrant to be located no more than 45 metres from a fire department Siamese connection and show Fire hydrant on site plan.	Kongats/North Design Office	*Noted on drawing A2.00
1.3	Solid Waste Services		
a	Site Plan acceptable.	/	/
1.4	Engineering & Construction Services		
a	See mark up and address all items in Attachment-1	Kongats	*Noted on drawing A2.00
b	Include a north arrow on the plan	Kongats	*Added to Plan Drawings
c	The Site Plan must clearly illustrate what is being proposed within the municipal right-of-way with respect to curbs, entrances and landscaping.	Kongats/North Design Office	*Updated drawing A2.00
d	The return curbs, concrete curb and gutter, sidewalk and the entrance in general should all be pointed out with the appropriate City Specification. The approximate limits of sidewalk and concrete curb and gutter reconstruction should also be indicated. Please note curb cutting is not permitted to expand or create a driveway entrance. The concrete curb must be reconstructed as per City Standards.	Kongats/North Design Office	*See A2.00 and Civil Drawings
e	Show and label all existing and proposed sewers and services within the ROW and all manholes, hydrants valves etc. Ensure it is clear what is existing and proposed.	Kongats/North Design Office	*See A2.00 and Civil Drawings
f	Clearly show any above grade easements on the site including the one for the subway tunnels.	Kongats	*See A2.00 and A2.03
g	Show the size of cistern on the basement plan A2.01 and sanitary/storm control manholes on the ground floor plan A2.02	Kongats	*See A2.02 and 2.03. Civil Package for dimensions and specifications
2 Functional Servicing and SWM Report, prepared by MGM Consulting Inc., dated April 9, 2019			
a	Section 6, Groundwater Management; state the groundwater will require treatment before being discharged to sanitary or combined sewer. Provide details what are the treatment plans.	Insitu / MGM / S+A	*Discharge to sanitary. Discharge agreement application in progress. Refer to Insitu Letter and Mechanical Package
b	Section 6, Groundwater Management; include letters from mechanical engineer with respect to short term and long term groundwater dewatering and pumping rates and water quality treatment plans.	Insitu / MGM / S+A	*Refer to Insitu Letter and Mechanical Package
c	Section 7, Sanitary Servicing; include the pump schedule letter from mechanical engineer for pumping sanitary discharge and required to confirm it is according to Ontario Building Code.	Insitu / MGM / S+A	*Refer to mechanical package (pump schedule within)
d	Section 12, Water balance; include a letter from the mechanical engineer to confirm the required and provided water balance volume.	Insitu / MGM / S+A	*Refer to revised civil report
e	Section 14, Stormwater Rate Controls; include the pump schedule letter from mechanical engineer for pumping out proposed storm flow from cistern. Install orifice plate or tube in the control manhole connection with service pipe to control the release rate to the City sewer.	MGM	*The design has been modified to allow for a gravity system with orifice plate to control the peak flows. No pumping will be required.
f	Section 15, Impact on the Combined Sewer System; provide details of the existing and proposed sanitary and storm flows to the combined sewer system. Prepare a table that summarizes the pre and post development discharges to the combined sewer.	MGM	*Refer to revised civil report
g	Section 15, Impact on the Combined Sewer System; please confirm that the proposed development is in compliance with MOECP F-5-5 Determination of Treatment Requirements for Municipal and Private Combined. In order to comply with requirements as per procedure F-5-5, new developments connecting to combined sewers must demonstrate that: Increases in dry weather flow (DWF) causes no overflows at downstream CSO point/diversion structures under DWF plus 90% of the volume resulting from wet weather flow (WWF) from an average year. Under wet weather flow conditions, there is no increase in overflow volumes at downstream CSO points/diversion structures. The assessment required to demonstrate the above requirements is as follows: Provide an on-site assessment of discharges (i.e., wastewater, inflow & infiltration and storm runoff) from the subject site showing no net increase in total flows under post- development conditions to the receiving combined sewer compared to existing conditions. The following conditions must be considered: Confirm that storm runoff from the existing site is currently draining into the combined sewer system through investigations (e.g., sewer survey, service connection cards, CCTV, dye/smoke tests) to confirm any existing storm servicing connections (i.e., foundation / roof drain / catch basin connections). Where existing storm contributions are confirmed to the combined sewer, demonstrate that reductions in the post-development storm runoff rate as a result of on-site SWM controls can offset the increase in dry weather flows for the 2-yr design storm event. OR Use hydraulic modelling and capacity analysis to trunk to assess overflow impact to nearest CSO points/diversion structures for existing and post-development conditions for the following flow conditions: DWF + 90% of average year runoff DWF + 2-storm event	MGM	*As stated in Section 15 of the SWM+FSR Report, the current 2 and 100 year flows to the combined system are 0.03 and 0.088 cms respectively. The maximum post development flow is 0.020 cms, therefore there is an overall decrease to the combined sewer.
h	Provide a stormwater summary table at the end of the report with the following: *The calculated allowable release rate *The actual release rate *The required storage *The provided storage *The roof release rate *The roof storage provided *The orifice tube size *Water Balance required *Water Balance provided	MGM	*Report updated to include requested table.
i	Update Figure 1; show the direction of drainage flow to each sewer.	MGM	*Revised. See Civil Drawings
j	Update Figure 2; show the direction of drainage flow to each sewer.	MGM	*Revised. See Civil Drawings
k	Appendix A; proposed drainage area; include all the drainage areas individually to match Figure 2 areas.	MGM	*Revised. See Civil Drawings
l	Revise the CV-2 & CV-3 to match with drawings included in the civil and utilities plan	MGM	*Revised. See Civil Drawings
3 Hydrogeology Report			
a	Revise the Hydrogeological Review Form to address the comments provided in the Attachment 2.	Terraprobe	*Terraprobe have amended and provided updated report. Form included in report, Page 1.
b	Submit the Servicing Report Groundwater Review Form with the next submission provided template in the Attachment 3.	MGM	*Provided by MGM. Included in Resubmission documents
4 Draft Geotechnical Engineering Report, prepared by Terraprobe Inc., dated May 11, 2018			
a	acceptable.	Noted.	/
5 Site Grading, Servicing Plan and General Notes & Details, Drawing No. CV-2, CV-3 & CV-4, Revision 2, prepared by MGM Consulting Inc., dated April 9, 2019			
General:			
a	Clearly show any above grade easements on the site including the one for the subway tunnel.	MGM	*Revised. See Civil Drawings
b	Items shown to be removed on the ESC plan should be removed on the Grading and Servicing Plan.	MGM	*Revised. See Civil Drawings

	Grading:			
a	See mark up on Site Grading Plan CV-2 as Attachment-4 and address	MGM	*Revised. See Civil Drawings	RESOLVED
b	The driveway entrances, concrete curb, concrete sidewalk and all restoration along fronting roadways to the site must be constructed and carried out in accordance with City of Toronto Standards. City of Toronto Standards include but not limited to: •T-350.01 – Urban Entrances; •T-310.050-8 – Driveway Thickness •T-310.010-2 – Concrete Sidewalk With Boulevard; •T-600.11-1 – Concrete Curb (Bordering Driveway Entrance); •T-600.05-1 – Concrete Curb and Gutter.	MGM	*All applicable standard drawings have been referenced as requested.	RESOLVED
c	All proposed work should be detailed with information i.e. text quoting City Standard Drawings with a leader. The driveway entrance, return curbs, concrete curb and gutter, and sidewalk in general should all be pointed out with the appropriate City Specification. The approximate limits of sidewalk and concrete curb and gutter reconstruction should also be indicated. The concrete curb and gutter must be reconstructed as per City Standards.	MGM	*Revised. See Civil Drawings	RESOLVED
	Servicing:			
a	See mark up on Site Servicing Plan CV-3 as Attachment-4 and address all comments.	MGM	*Revised. See Civil Drawings	RESOLVED
	General Notes & Details:			
a	See mark up on General Notes and Details CV-4 as Attachment-4 and address all comments.	MGM	*Revised. See Civil Drawings	RESOLVED
6	Erosion & Sediment Control Plan, Drawing No. CV-1, Revision 2, prepared by MGM Consulting Inc., dated April 9, 2019			
a	See mark up on Erosion & Sediment Control Plan CV-1 as Attachment-4 and address all comments.	MGM	*Revised. See Civil Drawings	RESOLVED
7	Landscape Plans			
7.1	Engineering and Construction Services:			
a	Show location of proposed service connections on the plan to ensure no conflicts with proposed landscaping and trees.	MGM/North Design Office	*Revised. See Civil and Landscape Drawings	RESOLVED
b	The applicant to check their proposed Landscape Design in the municipal right of way against existing utilities to ensure there are no conflicts.	MGM/North Design Office	*Revised. See Civil and Landscape Drawings	RESOLVED
8	Additional Information			
a	As requested previously, submit a Construction Management Plan for review and approval.	Owner.	*Construction Management Plan included	RESOLVED
b	The applicant must provide a cost estimate and quantity breakdown for all required works within the municipal right of way. The estimate provided with this circulation did not include all items e.g. sods, trees, typical concrete, any manholes. Provide further breakdown of items for the boulevard restoration as per template in Attachment 5. Cost estimate to include 15% contingency, HST and calculation of LC and engineering and inspection fee as below: Applicant's estimate\$0.00 15% Contingency\$0.00 Sub-Total B\$0.00 13%HST\$0.00 TOTAL LC To Be Secured\$ Subtotal B +HST 5% Eng. & Inspection Fee\$ 5% subtotal B	Owner/MGM North Design	*Included in Submission	
9	All Plans			
a	All plans must be revised as necessary to be consistent with the revised Site Plan.	Noted.	*Revised. See Architectural Plans	RESOLVED
B.	PRELIMINARY NOTICE OF APPROVAL CONDITIONS			
	The following preliminary notice of approval conditions are provided for the owner's information only and are subject to change. Providing the following preliminary conditions does not constitute permission to grant any building permit(s).			
1	Widening of Highways that abut on the Land			
	No Notice of Approval Conditions.	Noted.	/	/
2	Facilities to Provide Access to and from the Land			
	No Notice of Approval Conditions.	Noted.	/	/
3	Off-street Vehicular Loading and Parking Facilities and Access/Driveways			
3.1	The owner is required to comply with the notice of decision of the Committee of Adjustment, File Number A1049/18TEY, and dated May 15, 2019 which was the owner shall lease 19 parking spaces off-site, within 300 metres of the subject site, and surplus to the requirement of the Zoning By-law for the donor site, to the satisfaction of the Manager, Traffic Planning, Transportation Services, Toronto and East York Districts.	Noted.	*The Committee of Adjustment decision is modified, and no offsite parking is required. TLAB case: 19 165642 S45 11 TLAB (Decision included in submission)	RESOLVED
4	On-site Walkway and Walkway Ramps			
	No Notice of Approval Conditions.	Noted.	/	/
5	Facilities for On-site Lighting			
	No Notice of Approval Conditions.	Noted.	/	/
6	Facilities for the Landscaping of the Lands or the Protection of Adjoining Lands	/	/	/
	No Notice of Approval Conditions.	Noted.	/	/
7	Facilities for the Storage of Garbage and Other Waste Material	/	/	/
	No Notice of Approval Conditions.	Noted.	/	/
8	Easements conveyed to City of Toronto	/	/	/
	No Notice of Approval Conditions.	Noted.	/	/
9	Stormwater Management, Grading and Site Servicing	/	/	/
	No Notice of Approval Conditions.	Noted.	/	/
10	Groundwater	/	/	/
10.1	Submit an application to Toronto Water, Environmental Monitoring & Protection, for: (a)any short-term construction dewatering that may be required; and (b)any permanent dewatering system that is required for the building; and enter into an agreement and/or permit to discharge groundwater as required by the General Manager, Toronto Water.	Insitu / S+A / Kongats	*Water Discharge Application in process.	RESOLVED
11	Other			
11.1	Submit an acceptable Construction Management Plan for review and approval by traffic planning.	Noted.	*Construction Management Plan included	RESOLVED
C.	PRELIMINARY SITE PLAN AGREEMENT CONDITIONS			
	The following preliminary conditions for the site plan agreement are provided for the owner's information only and are subject to change. Providing the following preliminary items does not constitute approval of the site plan.			
1	Widening of Highways that abut on the Land			
	No Site Plan Agreement Conditions	Noted.	/	/
2	Facilities to Provide Access to and from the Land			
2.1	Remove all existing accesses, curb cuts, traffic control sign, etc. along the development site frontage that are no longer required and reinstate the boulevard within the right-of-way, in accordance with City standards and to the satisfaction of the Chief Engineer and Executive Director of Engineering & Construction Services.	Noted.	/	/
3	Off-street Vehicular Loading and Parking Facilities and Access/Driveways			
	No Site Plan Agreement Conditions	Noted.	/	/
4	Walkway and Walkway Ramps			
	No Site Plan Agreement Conditions	Noted.	/	/
5	Facilities for Lighting			
	No Site Plan Agreement Conditions	Noted.	/	/
6	Facilities for the Landscaping of the Lands or the Protection of Adjoining Lands			
	No Site Plan Approval Conditions.	Noted.	/	/
7	Facilities for the Storage of Garbage and Other Waste Material			
7.1	Advise all owners and tenants/future purchasers of the units that refuse and recyclable materials generated by this building must be collected by a private refuse collection firm.	Noted.	/	/
8	Easements conveyed to City of Toronto			
	No Site Plan Approval Conditions.	Noted.	/	/
9	Stormwater Management, Grading and Site Servicing			
9.1	Construct and maintain stormwater management measures/facilities and site grading as recommended in the accepted Stormwater Management Report entitled Functional Servicing and SWM Report, prepared by MGM Consulting Inc., and date to be determined;	Noted.	/	/
9.2	Construct and maintain site grading and servicing indicated on the accepted Site Grading & Servicing Plan, Drawing No. CV-2 & CV-3, prepared by MGM Consulting Inc., and date to be determined;	Noted.	/	/
9.3	Provide certification to the Chief Engineer and Executive Director of Engineering & Construction Services by the Professional Engineer who designed and supervised the construction that the stormwater management facilities and site grading have been constructed in accordance with the accepted Stormwater Management Report and the accepted Grading Plans;	Noted.	/	/
9.4	Provide certification to the Chief Engineer and Executive Director of Engineering & Construction Services by the Professional Engineer who designed and supervised the construction, that the site servicing facilities have been constructed in accordance with the accepted drawings.	Noted.	/	/
10	Other Conditions			

	10.1 The Owner acknowledges and agrees that Staff have reviewed this application on the understanding it will comprise one parcel of land upon completion. The Owner shall not convey or transfer any part of the Development Site in any other manner than that agreed to above if to do so would result in either the retained parcel or the conveyed or the transferred parcel ceasing to comply with Chapters 681 or 851 of the City of Toronto Municipal Code, as amended, which prohibit a private service connection, that connects to a municipal water or sewer system, from servicing more than one property. Each parcel shall have separate service connections to the municipal water and sewer systems, including any associated stormwater management systems, to the satisfaction of the Chief Engineer and Executive Director, Engineering & Construction Services, at the sole cost to the owner. Further, the Owner shall prepare all plans and studies as required by the City for the servicing at the sole cost of the Owner.	Noted.	/	/
D	ADVISORY OF OTHER CITY APPROVALS & REQUIREMENTS			
	The owner is advised that the following approvals and/or permits are required for this development:			
1	Road Allowance Permits.			
	That the determination and collection for the maintenance fees for unit pavers within the public Right-of-Way will be part of the Streetscape Permit process. The owner will be financially responsible for all proposed work within the municipal boulevard, as identified on the approved drawings, including but not limited to the reconstruction of the sidewalk along Madison Avenue building frontages and relocation of utilities to the satisfaction of the Executive Director of Engineering and Construction Services. Approval for all work that will be carried out within the abutting public rights-of-way, which may include but not be limited to financial responsibility for removal or relocation of existing street furniture (transit shelters, benches, litter bins, bicycle locking rings, etc.), must be received from the Transportation Services Division. The owner must contact the Street Furniture Management Unit to co-ordinate the removal or relocation of Astral street furniture or bicycle locking rings. There are Third Party costs associated with the removal and relocation of Astral street furniture and costs to remove the City of Toronto bicycle locking ring(s). The City and Astral will not undertake any work associated with removing, reinstalling or relocating existing street furniture until it receives payment. If clarification is required on how the above standards will apply to this site, the applicant can contact the Street Furniture Management Unit at streetfurniture@toronto.ca. For all other works within the public right-of-way, the applicant can contact the Right-of-Way Management Section, Toronto and East York District, Construction Activities, at 392-7877; To submit costs for the installation of the proposed new City of Toronto Standard bicycle locking rings on public right-of-way at the rate of \$433.92/unit, including HST. The cheque is made payable to the City of Toronto Treasurer and must be forwarded to the attention of: Lisa Ing Transportation Services, Public Realm Street Furniture Management 433 Eastern Avenue 2nd Floor, Block B Toronto, ON M4M 1B7 Tel: 416-397-0590 ling@toronto.ca. Further changes and/or requirements may be imposed by the General Manager of Transportation Services upon receipt of the revised plans and/or additional documentation required under Conditions A.	Noted.	*Noted. See civil drawings for existing and proposed utilities Civil drawings. See landscape plan for proposed reconstruction within the municipal boulevard. No existing street furniture on site.	/
2	Construction Management Plans.			
	The applicant must submit a Construction Management Plan for each stage of the construction process provided to the satisfaction of this Division. The applicant is not allowed to use the rights-of-way for storing construction equipment/materials or for parking purposes.	Noted.	/	/
3	Encroachments.			
	The applicant is advised that any physical or landscaping features that they propose to install within public right(s)-of-way are subject to encroachment agreements. The applicant is responsible for the costs of installing and maintaining these encroachments. For further information regarding encroachment agreements, please contact Elio Capizzano Right-of-Way Management Unit at 416-392-7878.	Noted.	*Understood that encroachment agreement may be required for public right of way. Left voicemail with Elio. Waiting for reply.	/
4	Toronto Hydro Approval.			
	The applicant shall obtain approval from Toronto Hydro Energy Services, for removing and/or relocating any utility with attached municipal street lighting and for any upgrades. The applicant is advised to contact 416-542-8000 or www.torontohydro.com/streetlighting for comments and cost estimates for required fieldwork.	Noted.	*Coordinating with Toronto Hydro in progress.	/
5	Utilities.			
	The applicant is financially responsible for all costs associated with the excavation, improvement, removal and/or relocation of any above or below-grade public or private utility resulting from the development of this property.	Noted.	/	/
6	Site Servicing Connections.			
	The owner will be required to make an application to Toronto Water for the installation of any proposed services within the City right-of-way after acceptance of the stormwater management report and site servicing plan. For further information, please contact Matthew McAinsh, District Operations, Toronto Water at 416-395-6063.	Noted.	/	/
7	Municipal Numbering.			
	The applicant is advised to contact municipal numbering staff at municipaladdress@toronto.ca to obtain or verify new municipal addresses prior to submitting a building permit application. It should be noted that all addressed parcels and structures must have the correct municipal addresses posted. For details please see: https://www.toronto.ca/city-government/planning-development/municipal-numbering-of-a-property/ The municipal addresses will be required for the purpose of setting up the water account with the City of Toronto when application is made for the proposed sewer and/or water service connection (as applicable).	Bousfield & David	*Existing addresses, 9 Madison Avenue and 11 Madison Avenue, to be retained and posted as required	RESOLVED
8	Wet Tap Procedure.			
	The applicant is advised that pursuant to an order issued by the Ontario Ministry of the Environment and Climate Change, all wet taps performed on City watermain must be performed by, or under the supervision of, a Certified Operator in accordance with Ontario Regulation 128/04. The City of Toronto Protocol respecting the performance of and verification of wet taps can be found at: www.toronto.ca/ecs-standards	MGM	Noted.	/
9	Implementation of Superpave Asphalt Specifications.			
	The City of Toronto is implementing Superpave asphalt mixes commencing in the 2018 construction season for all public road infrastructure projects. Superpave asphalt mixes will be mandatory for all new projects approved in 2018 and onward in the City of Toronto. (please see attached notice dated March 6, 2018 for further information).	MGM	Noted.	/
10	Fire.			
	As per the Toronto By-Law, Chapter 880, it is required that an approved fire access route be provided to Toronto Fire Services prior to occupancy.	Noted.	/	/
11	Groundwater Discharge.			
	The Owner is advised that he may be required to enter into a sanitary discharge agreement as a condition of approval of discharging groundwater into a sewer that conveys flows to a treatment facility.	Noted.	*Water Discharge Application in process.	RESOLVED
E	BACKGROUND			
	See Comments.	No action required.	/	/
From: City of Toronto August 2018 (Hydrological Review Summary)				
	See attached Mark-up.	Terraprobe	Noted	RESOLVED
Civil and Utilities (Civil Drawing Set)				
	See attached Mark-up.	MGM	Noted	RESOLVED
From: Urban Design (August 26, 2019, Avi Bacher)				
General Urban Design Comments				
i.	The proposed development is the Estonian Cultural Centre that is a 3-storey (plus mechanical) mixed-use building. The development includes fully retained 11 Madison Avenue which is a contributing building to the HCD (West Annex Phase 1 (Madison Avenue)). A POPS is also proposed.			
1	Policies and Guidelines			
1.1	SASP 198	Noted.	/	/
1.2	SASP 334	Noted.	/	/
2	Heritage Preservation Coordination			
2.1	The proposed development is within and adjacent to a heritage conservation district, and includes a contributing property (11 Madison Ave). These Urban Design comments are to be coordinated with Heritage Preservation Services' review and requirements.	Noted.	/	/
2	Statement of Progress			
2.1	This is the second round of Site Plan Control review.	Noted.	/	/
3	Additional Information			
3.2	List as required, 1:50 scale detailed colour building elevations; material sample board.	Kongats	*See A4.21-22, material sample included.	/
4	Clarifications			
4.1	Bollards removed from public right-of-way, would they be replaced?	Kongats	*Bollards to be removed	RESOLVED
4.2	There is a discrepancy in the number and the location of the bike racks near the entrance of 11 Madison in the Architectural Plan and Site Plan.	Kongats	*Noted and amended	RESOLVED
4.3	What is the required parking under ZBL? Could more bike parking be introduced to make up for the loss of parking?	Kongats	*No bicycle parking required under ZBL (based on provision 230.5.10.1 (3)). Bicycle parking is included at the request of the client and the local community.	RESOLVED
Connecting and Expanding the Public Realm				
5	Privately-Owned Publicly Accessible Space (POPS)			
5.1	The proposed POPS is to incorporate signage in accordance with the Council approved signage template and POPS Design Guidelines. Indicate the location and design specifications for the POPS signage on the Landscape Plan and Details.	Kongats	*See architectural site plan A2.00	RESOLVED
5.2	Please provide multiple POPS signage; one on Madison Avenue and one on the East end of the mid-block connection.	Kongats	*See architectural site plan A2.00	RESOLVED
6	Public Art			
6.1	The proposed development is of a scale and prominence to warrant participation in the Percent for Public Art Program. Refer to the Percent for Public Art Program Guidelines.	Owner	*It does not seem as though the project is required to provide public art given that the proposed GFA is below 10,000 square metres - the threshold for the 1% public art contribution requirement noted within the Official Plan	/

6.2	There is a great opportunity for a public art installation in the POPS. Can this be explored?	Owner	*Yes. The owner is interested in and is exploring the possibility of providing public art for the POPS space privately.	/
Location and Organization Relative to Streets and Open Spaces				
7	Building Address and Entrances			
7.1	New buildings over 1000m ² are to incorporate within the building design recognition of the Architect of Record or primary Design Architect. The lettering for this recognition must cover an area of at least 0.2m by 0.3m, or 0.06 square metres and be located near the main entrance or on a prominent façade of the structure. 1:50 colour elevations are to indicate the location and specifications for the recognition.	Kongats/Owner	*See A4.21(1)	RESOLVED
Building Massing and Design				
8	Materials and Articulation			
8.1	1:50 scale detailed colour building elevations are to be provided. A material sample board is requested for review and approval.	Kongats	*See A4.21-22, material sample included.	/
8.2	Better façade condition is encouraged on the East and South facing blank walls through more interesting articulation of materiality.	Kongats	*East Elevation - Has improved, additional glazing to break up elevation & better articulate internal programs, shown in updated elevations. South Elevation - Is on a zero setback, and is proposed to be blocked by a future expansion of TARTU college to the south - This expansion is in early planning stages for future development.	/
8.3	Utilizing red brick on building façade is highly commended to reinforce the architectural unity conforming to the HCD along Madison Avenue.	Kongats	*Red brick on 11 madison to be restored (currently painted white. The new construction aims to relate to its sensitive heritage context via massing, scale, and the expansion of public space. It's materiality is described in A4.21-22	RESOLVED
Landscape, Streetscape and Pedestrian Amenities				
9	Landscape Plans and Details			
9.1	A detailed itemized landscape cost estimate is to be provided for review and approval. Once the cost estimate is deemed to be acceptable, a Letter of Credit is required to secure and guarantee the landscape work identified.	North Design Office / Owner	*Landscape cost estimate included in latest submission	RESOLVED
9.2	Soft landscaping is recommended in front of the porch of 11 Madison Avenue. 	Kongats / North Design Office	*See L01	RESOLVED
10	Streetscape Improvements			
10.1	Please provide a detail for the curb cut on Madison Avenue. Refer to the Streetscape Manual.	Kongats/North Design Office	*Amended. See Landscape Drawings	RESOLVED
10.2	Patterns and non-standard materials are not encouraged for use in the public right-of-way, please remove all non-standard stone paving from public right-of-way.	Kongats/North Design Office	*We have provided Planning Staff with the paving elevation details (also enclosed within the accompanying Landscape Package (L10)) and will continue to request a working meeting with Planning, Urban Design and ROW Management to resolve this issue. *Proposed to take paver finish across property boundary to edge of existing sidewalk edge. In keeping with the heritage character of the street, the project aims to retain the existing width of concrete walkway (1884mm). The required 2100mm is met by combination of the existing sidewalk width and the adjacent hardscaping of the POPS. North Design has compiled recent examples around downtown Toronto of nonstandard paving making up the public walk. Sent to city. Please see	OUTSTANDING
10.3	Doors cannot swing out onto public right-of-way. 	Kongats/North Design Office	*Amended. See A2.03	RESOLVED
11	Trees and Environment			
11.1	Please indicate the soil volumes for proposed trees on all landscape plans. Minimum of 30 m ² of soil volume is required per tree.	North Design Office	*Amended. See L02 *Soil volume of 20m ³ per two trees in a shared cell based on City of Toronto manual: 'Tree Planting Solutions in Hard Boulevard Surfaces: Best Practices Manual', page 4	/
12	Lighting			
12.1	All exterior fixtures must be Dark Sky compliant. Please submit the lighting details.	North Design Office	*See Additional Items, Outdoor Lighting Drawings	/
13	Utilities			
13.1	Please provide lighting plan for all the outdoor amenity spaces including the green roof. Lighting detail is also required.	Kongats	*See A2.00, A2.06, A3.02, and Site Lighting Calculations (Additional Items)	/
13.2	Please provide plans and details how the mid-block connection will be lit.	Kongats	*See A2.00, A2.06, A3.02, and Site Lighting Calculations (Additional Items)	/
Toronto Green Standard				
i.	The proposal is to meet the Tier 1 requirements and is to strive to achieve Tier 2.	North Design Office	*Noted	/
14	Tier 1 Requirements			
14.1	Please make sure more than 50% of plant species is native to Toronto. (TGS v.3)	North Design Office	*Noted	/
14.2	EC 4.1 Bird-Friendly Glazing - Use a combination of the following strategies to treat a minimum of 85 per cent of all exterior glazing within the greater of first 12m of the building above grade or the height of the mature tree canopy (including balcony railings, clear glass corners, parallel glass and glazing surrounding interior courtyards and other glass surfaces) (TGS v.3)	Kongats/North Design Office	*The minimum requirement of 5mm dots on a 100mm grid will be met on all exterior glass surfaces (including roof blustrades).	/
From: Urban Design/Heritage (September 3, 2019, Anne Fisher, Program Manager, Heritage Preservation Services, Urban Design, City Planning)				
i	Heritage Preservation Services (HPS) has reviewed Site Plan Application (18 135022) noted above, including the Heritage Impact Assessment (HIA) prepared by Robyn Huether Architect Inc. and dated March 12, 2018, the Conservation Plan architectural drawings prepared by Robyn Huether Architect Inc. and dated April 12, 2019, and the architectural drawings prepared by Kongats Architects dated May 6, 2019. HPS respectfully asks that the following conditions be inserted into the Site Plan agreement:	Noted.	/	/
1	That prior to the issuance of any permit for all or any part of the property at 9-11 Madison Avenue, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:	Noted.	/	/
a	Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan dated April 12, 2019, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;	Noted.	/	/
b	Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan and Interpretation Plan;	Noted.	/	/
2	That prior to final Site Plan approval for the property located at 9-11 Madison Avenue, the owner shall:			
a	Provide final site plan drawings substantially in accordance with the approved Conservation Plan dated April 12, 2019 to the satisfaction of the Senior Manager, Heritage Preservation Services;	Noted.	*See A7.01-A7.03, and A4.10-A4.12	RESOLVED
b	Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.	Noted. / Robyn Huether Architects	*Interpretation plan schedule has been approved with HPS. Interpretation plan memorandum submitted by RHA.	RESOLVED
c	Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Preservation Services.	Noted.	*See Landscape drawings	RESOLVED
3	That prior to the release of the Letter of Credit required in 1.b. above, the owner shall:			
a	Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services;	Noted.	/	/
From: Urban Forestry (August 26, 2019, Nicholas Trevisan)				
i.	In reviewing the Request for Comments package (due Aug 26) for this site, circulated Jul 22; Urban Forestry noticed a few things that need to be addressed. I also advise that this plan is not acceptable to Urban Forestry at this time. Applications to remove or injure the trees (both City and private) must be submitted to Urban Forestry prior to any clearance being issued.	Noted.	/	OUTSTANDING

Revisions and Additional Information Required				
1	Where it is not possible to retain a tree on City property that qualifies for protection under the City of Toronto's City Tree By-law or where construction activity will encroach upon a protected tree's minimum tree protection zone, it will be necessary for the applicant to submit an application requesting permission to injure or destroy the trees in question to Urban Forestry. There is a fee of \$355.02 (subject to change) for each tree included in an application. Payment may be made by certified cheque or money order, and must be submitted with the application. Applications can be found at: toronto.ca/trees/forms .	Noted.	/	/
1.1	Currently it appears that there are one or two City trees proposed for removal that will require applications. If tree no. 2 is not proposed for removal then tree protections must be shown on all relevant plans and an application to injure may be required.	North Design Office	*Kongats have submitted application to Forestry. Awaiting response from city.	OUTSTANDING
1.2	Given that the applicant is proposing to remove the existing City tree(s) which are currently growing within the City road allowances adjacent to the proposed development site, the applicant must officially submit their landscape plans to Transportation Services of the City of Toronto in order for the plan to formally circulate to all utility and service companies to review and approve. This is a requirement to ensure that the existing City owned street trees are not removed until such time confirmation has been received through the Streetscape Landscape permit approval process of Transportation Services that the street tree planting proposal by the applicant can be implemented with no conflicts. Should the proposed street tree planting not be possible to implement due to a utility/service conflict or other conflict, permission to remove the existing City owned street trees will not be granted.	Owner/North Design Office	*Kongats have submitted application to Forestry. Awaiting response from city.	OUTSTANDING
2	Where it is not possible to retain a tree on private property that qualifies for protection under the City of Toronto's Private Tree By-law, or where construction activity will encroach upon a protected tree's minimum tree protection zone, it will be necessary for the applicant to submit an application requesting permission to injure or destroy the trees in question to Urban Forestry. There is a fee of \$355.02 (subject to change) for each tree included in an application. Payment may be made by certified cheque or money order, and must be submitted with the application. Applications can be found at: toronto.ca/trees/forms .	Noted.	/	/
2.1	There are five private tree that will require a permit to remove.	Noted.	/	/
2.2	There may be one private tree that will require a permit to injure.	Noted.	/	/
2.3	For adjacent trees, Urban Forestry recommends that the owner of the tree fill out the application form and designate an agent. For shared trees, Urban Forestry recommends that both owners of the tree fill out owner information on the application form and provide signatures, and designate a common agent. If not possible, then the owner of the site may fill in the owner (shared) of the trees and provide the contact information of the other shared owners. Boundary line tree application fees are \$743.21 (subject to change) for each tree.	Noted.	/	/
3	Due to an expected application for a permit to destroy private trees, the owner will be required to plant 15 new 'large growing native shade' trees. Currently the plans do not show enough new trees to satisfy the required plantings on private property. The proposed Birch trees or trees planted in City Parks will not count towards the replacement requirements.	North Design Office/Cohen & Master	*The proposed birch trees within POPs courtyard have cultural significance and form an integral part of the project vision. See 7.6	OUTSTANDING
4	For the remaining By-Law protected trees on site, the applicant must include the tree protection (including hoarding location and distances) on all relevant plans; such as Site Plan, Servicing Plan, Grading Plan, etc. Applications will be required if any work is to take place within the tree protection zone of any protected trees.	North Design Office	*Noted. City tree protection detail included.	RESOLVED
5	Plans must indicate planting areas which provide a 1.0 m depth of soil for tree planting and a minimum of 20 m3 each of quality soil per two trees, or a minimum of 30 m3 of quality soil per every one tree. Trees planted in conditions that do not meet this minimum will not be accepted. The applicant must include the soil volume and depth for each tree or group of trees on the Landscape and/or Planting Plan.	North Design Office	*Noted	/
6	For landscaped open space areas where tree planting is proposed over top of any underground structure including parking structures, the applicant must provide and maintain the following to permit the installation and mature growth of all proposed plant material, in particular large growing shade trees:	North Design Office/Cohen & Master	/	/
6.1	Sandy loam soil (comprising 50 to 60 percent sand, 20 to 40 percent silt, 6 to 10 percent clay, 2 to 5 percent organic, with pH of 7.5 or less) to a sufficient depth of not less than 1.5 meters (includes any protective board over waterproofing membranes).	North Design Office/Cohen & Master	*Noted	/
6.2	An engineered drainage system which prevents soil saturation.	North Design Office/Cohen & Master	*Note added stating that an "Automated irrigation system will be installed for all planted areas, including street trees within the Blvd." Typically an irrigation plan is not submitted for SPA as the design will evolve from SPA to CDs. We will include this note on the landscape layout plan, with a separate irrigation plan and specs to be developed for the CD set.	RESOLVED
7	A revised Landscape Plan and plan Details for the site will need to be submitted.	North Design Office	*See Landscape drawings	RESOLVED
7.1	The design shall be organized to avoid conflicts with City road allowance trees planting areas. All new underground utilities and services shall be in a common trench as well.	North Design Office	*See Civil drawings	RESOLVED
7.2	Trees must be spaced at a minimum seven meters from any new or existing trees.	North Design Office	*Noted for streetscape only	RESOLVED
7.3	Trees must be a minimum 70 mm caliper, not 50 mm.	North Design Office	*Noted for streetscape only	RESOLVED
7.4	No concrete pad under the unit pavers within 6 meters of any existing or newly planted trees.	North Design Office	*Noted	RESOLVED
7.5	No limestone screenings or crusher run limestone to be used around (6 meters) any existing or newly planted trees.	North Design Office	*Noted. No limestone screenings in landscape plan.	RESOLVED
7.6	The private trees proposed (River Birch) are not acceptable to Urban Forestry. To satisfy replanting requirements or the Toronto Green Standards they must be large growing shade trees such as a mixture of Shagbark Hickory, Hackberry, Blackgum or other large growing native tree species. The trees must have adequate soil volume and growing space.	North Design Office	*This project will be an international cultural centre that will represent the Estonian diaspora and aims to showcase Estonian culture. The small forest of Birch trees are highly important to the curtural vision of the project and to Estonian traditions. The POPs space that hosts the trees is viewed as a gift to the city of Toronto, and an invitation for Torontonians to participate in cultural happenings of the international Estonian community. We request special consideration of this use of nonstandard trees, and hope to find a solution amenable to both the vision of this project and to the concerns of Toronto Urban Forestry. *Note from Landscape architect: Estonians are often said to be forest people. Since ancient times, they have lived in harmony with nature, which in Estonia, is mostly woods. Over fifty percent of Estonia is covered in forest, with thirty percent being birch forest. Birch sap has been used for centuries in Estonia as a restorative medicine. From cross-country skis to Nordic furniture, birch is materially ubiquitous in the country. In the sauna—which is an integral and sacred activity for Estonians—a bundle of birch boughs are used to gently whisk at the skin to cleans and exfoliate it. Birch trees are regularly referred to in Estonian literature and folklore. In the epic folktale of Kalevipoeg (translated as "the son of Kalev," who is the hero of Estonia), the following excerpt is an example, also signifying the significance of the birch forest to Estonians. "The sons of Kalev were now making the best of their way home, sometimes along well-trodden paths or across the plains... and then through forests of pine, oak, birch, and alder... the forest where the slender birch-trees grew was called the Maidens' Wood... The second brother sat down in the birch-wood... and began to sing a song. As he sang, the buds unfolded and the flowers bloomed... while the woods re-echoed with the song... till the... nymphs shed tears of rapture."	OUTSTANDING
7.7	The applicant should ensure that an irrigation plan (not a watering plan for the new trees) is in place for three or more City trees.	North Design Office	*Note added stating that an "Automated irrigation system will be installed for all planted areas, including street trees within the Blvd." Typically an irrigation plan is not submitted for SPA as the design will evolve from SPA to CDs. We will include this note on the landscape layout plan, with a separate irrigation plan and specs to be developed for the CD set.	RESOLVED
7.8	A note should be added to the planting details:	North Design Office	/	/
i.	"All trees must be planted as per the plans, approved by Urban Forestry and must arrive on site in Balled and Burlapped condition, with a minimum caliper of 70mm (or as specified if larger). Each tree shall have the burlap and wire cage opened and soil brushed away until the first proper root is found indicating the top of the real root ball, the tree is then to be planted with this level to be considered the top of root-ball for all other instructions. Any tree found planted with the first proper root more than 2.5cm below planting level will be rejected and require replacement or replanting at the City's discretion."	North Design Office	*This note is in the title block.	RESOLVED
7.9	Cross section landscape elevations which indicate proposed tree planting relative to the building and any architectural overhangs or canopies must be provided.	North Design Office / Kongats	*Kongats has prepared cross sections showing tree planting in front of site. See drawings A5.04, A5.05, and A5.06	RESOLVED
8	The owner shall conduct an investigation of underground utilities prior to new tree planting within the City road allowance. The Servicing Plan should also include the locations of the new or existing tree to remain, as well as any tree protection hoarding. Installation of any proposed utilities must be done to avoid conflict with any new tree plantings. If planting is not possible due to a utility conflict, a utility locate information sheet from the respective utility company must be provided to the Supervisor of Urban Forestry, Tree Protection & Plan Review.	Owner/MGM	*See revised Civil and Landscape drawings	RESOLVED
9	The Green Development Standards may require tree planting on private property and City road allowance. The applicant should provide planting plans to show the correct number of required plantings. The applicant must provide Urban Forestry a copy of the Toronto Green Standard Statistics Template which specifically details the required (calculated) and proposed amounts (a number, not description) and how they will fulfill or fail the required items relating to Forestry (EC section).	Owner.	*Kongats have submitted application to Forestry. Awaiting response from city.	OUTSTANDING
9.1	The amount of proposed trees shown on the Landscape Plan at ground level (5 of 9) does not meet the Toronto Green Standard required number of trees. The applicant should add more trees to the plan or consult with the Planning Department for further instruction.	North Design Office	*Kongats have submitted application to Forestry. Awaiting response from city.	OUTSTANDING

10	The soil volumes related to the above noted tree planting requirement must be clearly indicated on the appropriate landscape plan(s). The minimum soil volume requirements under the provisions of the "Toronto Green Standard" is 20 m3 of soil per tree where a soil volume is shared among trees or 30 m3 of soil per tree for individual trees where the soil volume is not being shared. Additionally, as per the requirements of the "Toronto Green Standard", a total soil volume of 288 m3 for this site must be provided for tree planting in order to meet the requirements for Tier 1 of the Toronto Green Standards.	North Design Office	*Noted	/
From: Environment & Energy Division (July 26, 2019, Dejan Skoric, Senior Project Manager)				
i.	The Energy Efficiency Office has reviewed the Design Development Stage Energy Reports for the above noted property as provided and is satisfied that the proposed building meets the requirements of the Toronto Green Standard and the Energy Efficiency Office. Based on the information provided, this project is designed to achieve 3.4% annual energy savings as compared to current Ontario Building Code (OBC) SB10 Division 3 Chapter 2 (Additional requirements to the ASHRAE 90.1 2013).	Noted.	*Due to space limitations of the site, and the desire to activate the rooftop for use, there is no remaining space for the provision of renewables generation. Therefore, the project will not meet this TGS Tier 2 Requirement.	RESOLVED
1	<u>Site Specific Post Approval Condition</u>			
1.1	Construct and maintain the development substantially in accordance with the accepted Energy Reports dated May 29, 2019 and prepared by Reinbold Engineering Group to ensure that the energy savings identified continue to be achieved, to the satisfaction of the Environment and Energy Division.	Noted.	/	/
2	<u>Tier 2 and Higher Performance Requirements and Contact (Voluntary)</u>			
2.1	To achieve acceptance for Tier 2 or higher minimum energy performance of the Toronto Green Standard, the applicant must provide the report above and the As-Constructed Stage Energy Report (ACSER), following the Energy Report Terms of Reference and Guidelines to the satisfaction of the Environment and Energy Division.	Noted.	/	/
2.2	For more information about the Toronto Green Standard Development Charge refund program, please contact City Planning Division's Environmental Planning Team at SustainableCity@toronto.ca.	Noted.	/	/
3	<u>On-site renewable energy requirements</u>			
3.1	The Environment and Energy Division has reviewed the Feasibility Study for On-site Renewable Energy Technology installation(s) that generate(s) at least 5% of the building's modeled energy consumption for the above noted property as provided and confirms that it is feasible to install on-site renewable energy devices to generate the equivalent of at least 5 percent of the building's modeled annual energy consumption.	Noted.	/	/
3.2	The applicant must provide the following reports, to the satisfaction of the Director, Environment and Energy Division:	Owner/S+A Footprint/Kongats	*Updated energy model and report included	RESOLVED
i.	Design Details for On-site Renewable Energy Technology installation (s) in accordance with the accepted Renewable Feasibility Study			/
From: TTC (August 27, 2019, A.J. Takarabe, Operations Planner - Strategy and Service Planning)				
1	The proposed development is located directly above the subway tunnel infrastructure of the Bloor-Danforth (Line 2) and the Yonge-University-Spadina (Line 1) subway lines.	Noted.	/	/
2	We have reviewed the plans with respect to transit and we note that comments made in our previous letter dated July 23, 2018, still apply.	Owner.	/	/
TTC Comments (July 23, 2018)				
A Additional Information				
1	TTC standards require a minimum 3-metre setback between a proposed development, including any shoring (piles, tiebacks) and foundations, and all TTC structures in order to allow TTC to safely maintain, operate, access, inspect, repair, enlarge, alter and/or replace the transit system. TTC has noted that the submission drawings show a reduced setback of 1.2 metres between the proposed development and the top of the TTC subway tunnel. The applicant may be required to revisit this setback and is advised to contact the TTC Development Coordinator to initiate the required TTC Technical Review.	Owner/Kongats.	*TTC Review initiated. Waiting for response.	/
B Prior to the Issuance of the Notice of Approval Conditions (NOAC)				
1	TTC Technical Review: Prior to the issuance of the first or any building permit, the owner shall complete a TTC Technical Review of the proposed development as applicable to the particular permit under application, and obtain 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 TTC.	Noted.	/	/
2	Construction Agreement: Prior to starting any construction, or the issuance of the first below grade permit, the owner shall enter into a construction agreement with TTC in a form acceptable to TTC, and shall include a detailed Construction Management Plan, including construction schedule, hoarding plans, shoring and excavation plans, crane swing plans, sequence and methodology, condition surveys, and other items as identified through the required Technical Review.	Owner. Previous set of comments are provided below.	/	/
C Pre-Approval NOAC Conditions				
3	Granting of Property Interests: Negative Support Easement and Additional Easements:		/	/
i	Prior to the issuance of the first or any building permit, the owner shall grant to the City of an easement in, on, above, over and through that supradjacent portion of below grade City-owned lands, without any upper limits, for support for and the safe construction and operation of the transit and/or other municipal system located within City-owned lands (the "Negative Support Easement"), enter into any other temporary and/or permanent agreements that may be required by the City and/or TTC for access, maintenance or TTC operational purpose.	Noted.	/	/
ii	Should the development be subdivided into diverse property interests either through the formation of condominium corporations or otherwise, the owner shall cause these diverse interests to enter into and assume the Negative Support Easement and any additional required easements, to an extent commensurate with their interest in the development lands and shall register the same on the development lands.	Noted.	/	/
4	Solicitor's Confirmation: Prior to the first or any below grade permit being issued, the owner shall provide its solicitor's undertaking to TTC in the form of a solicitor's letter, advising that an Interferences Warning similar to the warning clause noted in item C.5 below, has been included in all applicable Offer(s) of Purchase and Sale, the Condominium Declaration, Leases and/or Rental Agreement(s) to ensure that future occupants are aware and accept the impacts of the possible Interferences.	Noted.	/	/
5	Transit Operations Interference Warning:	Noted.	/	/
By way of the City of Toronto Site Plan Agreement, the owner acknowledges and agrees that:				
a	the proximity of the proposed development, to TTC infrastructure may result in noise, vibration, electromagnetic interference, stray current, smoke and particulate matter, transmissions (collectively referred to as "Interferences") to the development;	Noted.	/	/
b	the City and TTC will not accept responsibility for such effects on any of the development and/or its occupants;	Noted.	/	/
c	it has been advised by TTC to apply reasonable attenuation/mitigation measures with respect to the level of the Interferences on and in the development;	Noted.	/	/
d	a TTC Interferences Warning clause, as provided below and satisfactory to TTC has been, or shall be inserted into all rental agreement(s), and/or offers of purchase and sale or lease and condominium declaration(s) for each unit. The Purchaser and/or Lessee specifically acknowledges and agrees that the proximity of the development of the lands municipally known as [address] (the "Development") to TTC operations, presently in existence or subsequently constructed or re-constructed, may result in transmissions of noise, vibration, electromagnetic interference, stray current, smoke, particulate matter or other interferences (collectively referred to as "Interferences") on or to the Development and despite the inclusion of control features within the Development, Interferences from transit operations or construction activity may continue to be of concern, occasionally interfering with some activities of the occupants in the Development. Notwithstanding the above, the Purchaser and/or Lessee agrees to release and save harmless the City of Toronto, the Toronto Transit Commission, together with their Commissioners, officers, employees, successors and assigns, from all claims, losses, judgments or actions arising or resulting from any and all Interferences. Furthermore the Purchaser and/or Lessee acknowledges and agrees that an Interferences clause substantially similar to the one contained herein shall be inserted into any succeeding lease, sublease or sales agreement, and that this requirement shall be binding not only on the parties hereto but also their respective successors and assigns and shall not die with the closing of the transaction	Noted.	/	/
D Advisory Comments				
1	A preliminary review of a development proposal at this property was undertaken in August 2014. This review determined that a minimum 1.20-1.25 metre setback from the top of the subway tunnel structure and the proposed development is generally acceptable. It was also determined that a comprehensive Technical Review was required for TTC approval and acceptance of this reduced setback. Please contact the TTC Development Coordinator noted in item 0.2 below to initiate the Technical Review process.	Noted.	/	/
2	A Technical Review circulation takes approximately 4-6 weeks for each circulation. Complex projects may require multiple circulations and the circulation process may be more protracted. In order to allow TTC to perform the Technical Review in a timely manner, the applicant should contact TTC as early in the design process as possible. The contact person for this Technical Review is Michael Lipkus, Development Coordinator of TTC Property, Planning_ and Development who can be reached at 416- 717-4883.	Noted.	/	/
3	The applicant is advised of the following restrictions:	Noted.	/	/
i	No building or structure except as specifically approved in writing by TTC shall bear directly or indirectly upon TTC's structures or facilities, including staging, shoring, hoarding, construction equipment and all temporary construction measures, unless expressly approved in writing by TTC;	Noted.	/	/
ii	No building or structure will be constructed immediately over TTC's structures or facilities except as expressly agreed to in writing by TTC;	Noted.	/	/
iii	No building, structure or landscape element shall overload or place unbalanced loads on TTC's structures or facilities;	Noted.	/	/
iv	The owner shall not plant trees on top of or immediately adjacent to TTC's structures except as expressly agreed to in writing by TTC;	Noted.	/	/
v	The owner is required to locate loading spaces and truck driveways (construction and permanent) in such a manner as to ensure that these do not lie on or run over the top of TTC's structures or facilities, except as expressly agreed to in writing by TTC; and	Noted.	/	/

vi	<p>In the construction of the development, the owner shall not allow any construction crane located on the development lands to traverse, swing and/or pass over any TTC facility or structure at any time unless:</p> <ul style="list-style-type: none"> • TTC's subway system is not operational nor open to the public, nor being occupied by workers for repair or maintenance purposes; or • Protective measures are in place, as set out in the construction agreement to be entered into between the owner and TTC. 	Noted.	/	/
4	<p>The owner is advised to take into account the noise, vibration, and stray electrical current that might arise from the future presence of the subway and which could impact the development, and take these interferences into consideration in the design of the development. As detailed above in item C.4, the owner will be required to provide a solicitor's undertaking to TTC advising that an Interferences Warning has been included in all applicable Offer(s) of Purchase and Sale, the Condominium Declaration, Leases and/or Rental Agreement(s). The purpose of the undertaking is to ensure that future occupants are aware of and accept the impacts of the possible interferences associated with both future construction and operation of the subway.</p>	Noted.	/	/
5	<p>As noted in item A. 1, the owner is advised that a comprehensive technical review is required for TTC approval and acceptance of the proposed reduced 1.2 metre setback between the building and the top of the existing TTC tunnel.</p>	Noted.	/	/
6	<p>There is an existing above-grade easement registered on the property, as identified in Plan 66R-12977. It will be determined through the TTC Technical Review if further easements or property interests will be required, as noted in item C.1.</p>	Noted.	/	/