



April 20, 2023

Engineering & Construction Services  
Metro Hall  
55 John Street, 16th Floor  
Toronto, Ontario M5V 3C6

**Attention: Dan Polak, P. Eng.**

**Re: Response to City Comments  
Zoning By-Law Amendment  
Application No. 21 155923 STE 11 OZ  
Applicant: Goldberg Group  
Owner: NSCL Investments Ltd.  
Location: 145 St. George Street**

We have reviewed your comments and provide the following responses:

***PART I – ZONING BY-LAW AMENDMENT APPLICATION***

**A. REVISIONS AND ADDITIONAL INFORMATION REQUIRED FOR PLANS, STUDIES, AND DRAWINGS**

**PART I – ZONING BY-LAW AMENDMENT APPLICATION**

1.4) The servicing report must include a pre and post development analysis of the existing storm sewer system to show that this development will not negatively impact the existing system.

***The Functional Servicing and Stormwater Management Report has been updated to incorporate a storm external analysis, demonstrating that the proposed development will not negatively impact the existing storm network. Refer to Appendix C for the detailed calculations.***

1.5) Consideration to be given to connect area drains AD1 and AD2 to the existing 450mm diameter storm sewer along St. George Street from the Pet Relief Area if a storm connection is feasible, rather than a connection to the existing 375mm diameter combined sewer along Prince Arthur Avenue.

***Site Servicing Plan (SS-01) has been revised and all the proposed area drains, double area drains and slot trenches are connected to the underground stormwater tank, which will be discharged towards the existing 300mm diameter storm sewer along Prince Arthur Avenue.***

## PART II – SITE PLAN CONTROL APPLICATION

### C. REVISIONS TO PLANS AND ADDITIONAL INFORMATION REQUIRED PRIOR TO SITE PLAN APPROVAL AND THE ISSUANCE OF ANY BUILDING PERMITS (INCLUDING BELOW GRADE PERMITS)

#### 2. Fire Services

2.1) The site plan fails to address the following item(s) with respect to Fire Access route requirements of the Ontario Building Code:

b) As per NFPA 14 "Standard for the Installation of Standpipe and Hose Systems", high-rise buildings shall be equipped with at least two remotely located fire department connections for each zone. A high-rise building, as defined within NFPA 14, is any "building where the floor of an occupied storey is greater than 23 m above the lowest level of the fire department vehicle access". Based on the proposed height of the building, a second remotely located fire department connection shall be provided. Note that both fire department connections are required to be located within 45 m of a fire hydrant.

***Two (2) remotely located fire department connections have been proposed, each within 45 m of a fire hydrant. Please refer to Site Grading Plan (SG-01) for the location of the siamese connections.***

c) As the proposed building is more than 84 m high, measured between grade and the ceiling level of the top storey (as defined by the Ontario Building Code), the building is required to be serviced by no fewer than two sources of water supply from a public water system. This should be shown on the site servicing drawings.

***According to OBC requirements, a second fire line has been provided, as the proposed building is higher than 84m. Therefore, there will be two sources of water supply; one from the existing 400mm watermain along St. George Street and one from the existing 150mm diameter watermain on Prince Arthur Avenue. Site Servicing (SS-01) and Details (DD-01) Plans have been updated accordingly.***

#### 4. Engineering & Construction Services

4.1) Provide a detailed response letter/table listing any changes made to the design of the site that were not part of the comments provided by Engineering & Construction Services.

***A comment matrix, including any changes made to the design of the site that were not part of the comments received, will be provided as part of the subject submission.***

4.2) Revise the Civil Plans as per the comments in Attachment 1.

***Civil Plans have been revised according to the comments, provided in Attachment 1.***

4.5) Add the following notes to the Site Servicing Plan.

a) "The building storm and sanitary systems shall be designed to be able to operate under municipal sewer surcharge conditions."

b) "The method of installation for the proposed service connections will be at the discretion of Toronto Water".

c) "Existing connections no longer in use shall be disconnected by Toronto Water at the Owner's cost".

d) "The location of the water meter shall be to Toronto Water's satisfaction".

e) "The Owner is required to install and maintain a premise isolation device for all applicable water services in accordance with Toronto Municipal Code, Chapter 851 Water Supply, the building code, and CSA B64 series standards."

f) "The limits of construction within the City's right-of-way are at the discretion of the City inspector."

g) "Prior to commencing any work within the municipal right-of-way, the contractor, developer, or consultant will obtain all necessary road occupancy permits from the City's Right-of-Way Management Unit."

h) "Be advised that should any party, including the applicant or any subsequent Owner, apply for more than one Condominium Corporation encompassing any or all of this development or make an application that results in a land division, Staff may require legal assurances, including but not limited to easements, with respect to the approved services. Such assurances will be determined at the time of application for condominium approval."

i) "Servicing for this site includes discharge of private water into the City's combined sewer system. The owner shall apply for and obtain an exemption under City of Toronto Municipal Code Chapter 681, Sewers (the "Sewers Bylaw"), where approved by the General Manager, Toronto Water, for the discharge of private water into the City's combined sewer system. Any acceptance of this drawing does not constitute an approval to connect a private water drainage system or to discharge private water to a City sewer, which approval must take the form of a discharge agreement executed by the General Manager, Toronto Water, in accordance with the Sewers By-law. If the owner is unable to obtain an exemption in the form of a discharge agreement, or does not remain in good standing, amendments to the approved site plan or a new site plan application may be required."

***Site Servicing Plan (SS-01) has been updated, to incorporate the subject notes.***

## **F. ADVISORY OF OTHER CITY APPROVALS & REQUIREMENTS**

### **2. Engineering & Construction Services**

2.7) The following Toronto Green Standards Tier 1 Performance Measures have been met where appropriate:

- AQ 1.1 – Single Occupant Vehicle Trips
- WQ 1.1 – Erosion & Sediment Control
- WQ 2.1 – Stormwater Retention & Reuse
- WQ 3.1 – Total Suspended Solids
- SW 1.1 – Waste Collection and Sorting
- SW 1.2 – Waste Storage Space
- SW 1.3 – Bulky Waste
- SW 1.4 – Compaction

***Noted.***

### **Urban Forestry TPPR**

7.a.) 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.

***Locations of proposed services have been provided, in order to maintain the minimum required horizontal clearances from existing and proposed tree planting areas. All utilities will be provided in common trench to avoid conflicts with tree planting areas. Please refer to Composite Utilities Plan (CU-01) for details.***

8) The design shall be organized to avoid conflicts with any City road allowance or private trees planting areas. 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. All new underground utilities and services shall be in a common trench as well.

***Locations of proposed services have been provided, in order to maintain the required clearances from tree protection boundaries and from existing and proposed tree planting areas, as shown on Composite Utilities Plan (CU-01). Please refer to Erosion Control Plan (EC-01), and Composite Utilities Plan (CU-01), for the tree protection hoarding to be installed. In addition, all utilities will be provided in common trench to avoid conflicts with tree planting areas.***

## Rogers

- 1) Buried coaxial cable. Call for locates.

***Locates will be coordinated with Rogers for clearance in future SPA resubmission.***

## Toronto Hydro

- 1) In order to identify Toronto Hydro infrastructure in the drawing, locates must be completed in the field.

***Locates will be coordinated with Toronto Hydro for clearance in future SPA resubmission.***

## Attachment 1 – Civil Plans, by Lithos dated May 05, 2021,

### ➤ Site Grading Plan (SG-01)

- a. Provide reference to City standards for sidewalks to be restored and other boulevard areas.

***Site Grading Plan (SG-01) has been revised to include City standards for sidewalks and other boulevard areas that are to be restored.***

- b. Clearly show the ponding elevations at a 100-year storm event for each area drain/catchbasin and trench drain. A freeboard of 0.15 m must be provided between the maximum water elevations and the Finished Floor Elevations (FFE) of the building

***No surface ponding occurs on site under the 2-year, 5-year and 100-year storm events. A minimum freeboard of 0.15m has been provided between the maximum water elevations and the Finished Floor Elevations of the building. Site Grading Plan SG-01 has been prepared accordingly.***

- c. Provide reference to City standards for TWSI and curb ramps.

***Site Grading Plan (SG-01) has been revised to include reference to City standards for TWSI and curb ramps.***

- d. Label sidewalk widths along Prince Arthur Ave and St. George St.

***Site Grading Plan (SG-01) has been revised to illustrate sidewalk widths on Prince Arthur Avenue and St. George Street.***

- e. Provide reference to City standards for sidewalks to be restored and other boulevard areas.

***Site Grading Plan (SG-01) has been revised to include City standards for sidewalks and other boulevard areas that are to be restored.***

- f. Label all required curb cut lengths and any required curb infills as well with length.

***Site Grading Plan (SG-01) has been revised to include curb cut lengths and any required curb infills.***

- g. Identify and label any existing infrastructure in the public right-of-way requiring protection or relocation. Typical for all instances.

***Site Grading Plan (SG-01) has been revised to identify all existing infrastructure in the public ROW.***

➤ **Site Servicing Plan (SS-01)**

- a. Provide reference to City standards for proposed watermain.

***Site Servicing Plan has been updated to include reference to City standards for the proposed watermain.***

- b. Show and label the proposed siamese connection.

***Site Servicing Plan has been revised to include the proposed Siamese connections.***

- c. Provide reference to City standards for maintenance holes and connections to existing sewers.

***Site Servicing Plan has been updated to include reference to City standards for the maintenance holes and connections to existing sewers.***

- d. Provide reference to City standards for proposed connection. Typical for all connections (i.e storm, sanitary, and watermain).

***Site Servicing Plan has been updated to include reference to City standards for all proposed connections.***

- e. Clearly identify the location of the nearest fire hydrant and provide offset distance to the buildings proposed fire connection is within 45m.

***Site Servicing Plan has been revised to incorporate the location of the nearest fire hydrant and its distance from the proposed fire connection.***

- f. Label material type for existing sewers and watermains.

***Site Servicing Plan has been revised to include material type of the existing servicing infrastructure abutting the site.***

- g. Show the location of existing services to be removed/abandoned. Include size, material, slope and inverts of services. Include this information on dwg. ESC-1.

***Erosion and Sediment Control Plan (EC-01) has been revised to include information regarding the existing services to be removed/abandoned.***

➤ **Details & Sections Drawing (DD-01)**

**Watermain Connection Section A-A**

- h. Show existing Rogers Cable Conduit.

***Watermain connection section A-A has been revised to illustrate the existing Rogers Cable Conduit.***

- i. 200x200x150 tee?

***Watermain connection section A-A has been revised to show a 200x150x150 tee.***

- j. Existing 400mm watermain on dwg. SS-1. Confirm which is correct.

***The size of the existing watermain on St. George Street is 400mm. Watermain connection section A-A has been revised accordingly.***

**Watermain Connection Section B-B**

- k. Include reference to City standards for connections to existing watermains.

***Watermain connection section B-B has been revised to include reference to City standards for connections to existing watermains.***

- l. Existing 150mm watermain on dwg. SS-1. Confirm which is correct.

***The size of the existing watermain on Prince Arthur Avenue is 150mm. Watermain connection section B-B has been revised accordingly.***

**Sanitary Connection Section C-C**

- m. Show hydraulic grade lines (HGL) for both minor and major storm events on cross-sections of sanitary and storm sewer service connections. The inverts at the property line for the servicing connections shall be higher than the HGL elevations.

***HGL for the sanitary service connections should not be required to be illustrated, as we are improving the conditions on the combined sewer under post – development conditions. Storm discharge is redirected from combined (pre-development conditions) to storm sewer network (post-development conditions), therefore the flow that ends up to the existing combined infrastructure under post-development conditions is reduced.***

- n. Include reference to City standards for MH's and connections to existing sewers.

***Sanitary connection Section C-C has been revised to include City's standards for proposed manholes and connections to the existing sewers.***

- o. Existing 150mm watermain on dwg. SS-1. Confirm which is correct.

***The size of the existing watermain on Prince Arthur Avenue is 150mm.***

**Storm Connection Section D-D**

- p. Show hydraulic grade lines (HGL) for both minor and major storm events on cross-sections storm sewer service connections. The major storm event needs to be shown that it is contained entirely within the proposed stormwater management tank.

***Storm connection section D-D has been revised to include HGL elevations for 2-year and 100-year storm events. Please refer to sheets 5 and 10 of 10 of the "Storm external analysis", found in Appendix C of the Functional Servicing and Stormwater Management Report.***

- q. Include reference to City standards for MH's and connections to existing sewers.

***Storm Connection Section D-D has been revised to include City's standards for proposed manholes and connections to the existing sewers.***

- r. Existing 150mm watermain on dwg. SS-1. Confirm which is correct.

***The size of the existing watermain on Prince Arthur Avenue is 150mm. Storm connection section D-D has been revised accordingly.***

Should you have any further questions, please feel free to contact the undersigned.

Yours truly,

**LITHOS GROUP INC.**



Anastasia Tzakopoulou, P.E., M.A.Sc.  
Project Engineer