

Application Number: 19 264170 STE 09 OZ
466-468 Dovercourt Road

Thomas Rees
City Planning – Toronto and East York District
100 Queen Street West
Toronto, ON M5H 2N2

Re: Official Plan Amendment and Rezoning Application Re-Submission

October 9th, 2020

Mr. Rees,

Below please find a detailed list of revisions to the architectural drawings prepared for official plan amendment and rezoning resubmission. The revisions are listed in response to Community Planning and Urban Design comments dated March 5th, 2020, and Toronto Building Zoning bylaw Notice dated February 18, 2020.

Community Planning comments dated March 5, 2020:

Building Design:

1. Building Height:

City Comment: *Reduce the height of the westerly portion of the building to 4 storeys in order to reduce otherwise excessive impact on the adjacent and nearby residential properties in terms of shadow impact, privacy, and overall transition in scale and building typology. The reduced height is necessary considering it is not apparently feasible to increase the north side yard setback, which typically would be required for a proposed mid-rise building in a Mixed-Use Area adjacent to a Neighbourhood.*

Response: The westerly block has been reduced in height by one entire storey. In addition, a significant setback (minimum 3m, maximum 6.5m) on the northerly portion of the 5th storey has been introduced to reduce shadow impact, increase privacy, and provide a better transition in scale to the properties to the north and to the west. Refer to revised architectural plans enclosed.

2. Rear Yard Setback

City Comment: *Increase the rear yard setback to provide a minimum 5.5-metre setback from the centreline of Bill Cameron Lane. This is necessary to provide adequate separation between the proposed development and a potential future mid-rise development on the property on the west side of Bill Cameron Lane that fronts onto College Street.*

Response: The rear yard setback has been increased to 5.5 metres from the Centreline of Bill Cameron Lane. This setback has been applied from the 2nd floor to the 5th floor of the western residential block. Refer to revised architectural plans enclosed.

3. Front and North Side Step-backs

City Comment: *Reduce the height of the proposed upper floor step-backs facing Dovercourt Road and facing the adjacent house to the north by one storey, illustrated as follows in order to provide appropriate transition to the adjacent Neighbourhood.*

Response: The height of the upper floor step-back facing Dovercourt Road and the Northeast mass of the building (facing the adjacent house to the north), have both been reduced by one storey. Refer to revised architectural plans enclosed.

4. Amenity Space

City Comment: a. *The proposed amount of indoor and outdoor amenity space is insufficient for 30 dwelling units. Explore opportunities to increase the amount of both indoor and outdoor residential amenity space with consideration for the standard minimum provision of a total of 4.0 square metres of amenity space that includes at least 2.0 square metres of indoor amenity space and approximately 2.0 square metres of outdoor amenity space.*

Response: The indoor amenity space has been increased to 60 m² (from 24.9 m²) representing 2.0 square meters per unit. In addition, we are providing 7.44 m² of outdoor amenity space on the west face of the building.

City Comment: b. *Provide at least one washroom within the indoor amenity space.*

Response: A universal washroom has been provided adjacent to the indoor amenity space.

City Comment: c. *Provide a planter on the north side of the outdoor amenity space to mitigate overlook concerns.*

Response: The location of the amenity space has changed, and as a result, there are no overlook issues with the adjacent properties to the north.

City Comment: d. *Refer to urban design guidelines entitled Growing UP: Planning for Children in New Vertical Communities and advise how the proposed development is addressing the guidelines in terms of unit sizes and amenity spaces. Explore opportunities for a stroller storage space in the residential lobby (e.g. use a portion of the parcel room for stroller storage).*

Response: As per the guidelines outlined in *Growing UP: Planning for Children in New Vertical Communities*, the proposed development meets the following key criteria for a healthy vertical community:

Building Configuration:

- The proposed development provides 30% large units (25% minimum). Of these, 10% are three-bedroom units, while 20% are two-bedroom units, meeting all of the minimum requirements outlined in the guidelines (10% and 15% respectively);
- Larger units are generally grouped together, encouraging socializing and creating a greater sense of community;
- The building floor plates are not bulky, and the mass is further reduced by the provision of balconies and terraces, which are designed to extend the living space and provide access to the outdoors;
- The proposed development is a small mid-rise, with larger units distributed throughout, allowing for overlook over the public realm.
- The amount of indoor Amenity space is in compliance with Zoning By-Law 569-2013.

Building Lobby:

- The Lobby is located where it most animates the public realm, and where it can provide eyes onto Dovercourt Rd.
- The Lobby location allows for a visual connection to vehicular pick-up and drop-off;
- The Lobby provides space for stroller storage (refer to revised architectural plans enclosed);
- The Lobby incorporates fixed seating to encourage socializing.

City Comment: e. *With regard for the Pet Friendly Design Guidelines, provide a dog relief area within the outdoor amenity space and plan for appropriate sanitary sewer connections.*

Response: Given the small building size and unit count and small lot area with minimal landscaping, the proposed development does not provide an outdoor dog relief area. The project location is within close proximity to multiple parks and off-leash areas.

5. Bicycle Parking

City Comment: a. *The proposed elevator appears to have a depth of approximately 1.6 metres, which is insufficient to accommodate a standard bicycle that has a length of 1.8 metres. Increase the size of the elevator used to access the bicycle parking room.*

Response: The size of the elevator has been increased to accommodate a standard bicycle length of 1.8 metres. Refer to revised architectural plans enclosed.

City Comment: b. *Provide a bicycle wheel channel on the stairway between the ground floor and mezzanine to provide an alternative route to the bicycle parking room that does not rely on the elevator.*

Response: A bicycle wheel channel is not provided in the stairway between the ground level and basement off Bill Cameron Lane. With the new inclusion of the garbage staging and pick-up area and required separation distances between exits, the site does not have the width to accommodate this provision. As mentioned, the interior dimensions of the selected elevator cab will allow for ease of access and the elevator cab interior finishes will be suitable for this purpose. The building will permit the use of the elevators for bicycle transport.

City Comment: c. *Specify that all doors leading to the bicycle parking room from Bill Cameron Lane will have motorized push-button or automatic operation.*

Response: All doors leading from Bill Cameron Lane to the bicycle storage in the basement will be equipped with automated door operation. Refer to ADO symbol added to revised architectural plans enclosed.

Landscaping:

6. Utility Coordination

City Comment: *Provide a composite utility plan overlay on the Concept Site and Landscape Plan that fully illustrates all above and below grade utilities including overhead hydro lines, lamp standards, fire hydrants and buried utility conduits. It appears that a gas main line may be located underneath the proposed tree.*

Response: Please refer to updated 'Concept Site and Landscape Plan' for utilities information. Utility coordination with proposed trees will be addressed during Site Plan Approval.

7. Sidewalk Dimensions

City Comment: *Illustrate the pedestrian clearway (minimum 2.1 metres) and specify the dimensions of the sidewalk width from the property line to the curb and of the proposed tree trench.*

Response: Please refer to updated 'Concept Site and Landscape Plan' for these illustrations and dimensions.

8. Street Trees

City Comment: *Provide a second street tree near the southern end of the frontage. Soil cells may be necessary to provide a minimum of 30 cubic metres of soil per tree per the Toronto Green Standard.*

Response: A second tree has been provided near the southern edge of the frontage along Dovercourt Rd. Soil volumes and coordination will be addressed during Site Plan Approval.

Drawing Details:

9. Project Stats, Green Standards Checklist and Context Plan

City Comment: *a. On the Toronto Green Standard Checklist - Tree Planting and Soil Volume, specify the required soil volume and tree planting requirements or clarify why it's not applicable.*

Response: This information will be provided during Site Plan Approval.

City Comment: *b. Label building heights and land uses of all surrounding properties within +/- 40 metres of the subject site.*

Response: Please refer to updated Site Plan for land use and building height information of surrounding properties within +/- 40 metres of the proposed development.

10. Site Plan

City Comment: *a. Show the building roof plan instead of the ground floor plan on the Site Plan drawing.*

Response: The roof plan has been added. Please refer to updated Site Plan enclosed.

City Comment: *b. Illustrate a 2.1-metre wide pedestrian clearway, preferably entirely within the public right-of-way.*

Response: This minimum dimension has been met. Please refer to updated Site Plan and Ground Floor Plan enclosed.

City Comment: *c. Specify the dimension between the front lot line and the closest part of the proposed building.*

Response: Please refer to updated Site Plan and Ground Floor Plan for this dimension.

City Comment: *d. Illustrate 4 standard short-term bicycle parking spaces (i.e. 0.6m x 1.8m box) adjacent to the two proposed bicycle rings in the front yard to demonstrate the spaces do not encroach into the public right-of-way.*

Response: 4 standard (0.6m x 1.8m) short-term bicycle parking spaces have been provided, adjacent to two bicycle rings in the front yard. Please refer to updated Ground Floor Plan.

City Comment: *e. Illustrate 4 standard short-term bicycle parking spaces adjacent to the two proposed bicycle parking rings within the public right-of-way to demonstrate they do not impede the pedestrian clearway or the proposed tree pit(s).*

Response: 4 standard short-term bicycle parking spaces have been provided. They will not impede the 2.1 metre minimum pedestrian clearway or the proposed tree pits. Please refer to updated Site Plan and Ground Floor Plan.

City Comment: f. Label the dimension of the width of Dovercourt Road.

Response: Dimension has been added. Please refer to updated Site Plan.

City Comment: g. Label the dimension from the front lot line to the centreline of Dovercourt Road.

Response: Dimension has been added. Please refer to updated Site Plan.

City Comment: h. Label the dimension from the centreline of Bill Cameron Lane to the existing rear lot line.

Response: Dimension has been added. Please refer to updated Site Plan and Ground Floor Plan.

11. Mezzanine Floor Plan

City Comment: a. Specify the dimensions of the proposed long-term bicycle parking spaces and the width of the aisle between the parking spaces. Specify that the proposed long-term spaces are vertical bicycle parking spaces.

Response: The long-term bicycle parking spaces in the basement are vertical bicycle parking spaces, with a dimension of 0.6m x 1.2m. The width of the aisle between the parking spaces is 1.98m. Please refer to updated 'Basement Floor Plan' (A200) for all dimensions and notations.

City Comment: b. Specify the use/function of the room above the ground floor residential vestibule and parcel room.

Response: This area has been revised in terms of its layout and overall functionality, and is now a more consolidated commercial space. Please refer to updated 'Mezzanine Floor Plan' (A201) for new spatial layout.

12. Sixth Floor and Mechanical Penthouse Plans

City Comment: a. Confirm that roof ladder access is permitted by the building code and appropriate for regular maintenance and access to the green roof and mechanical penthouse.

Response: The roof ladder access as provided in both residential blocks is compliant in terms of building code, as well as for the purposes of maintenance.

City Comment: a. Confirm that the proposed elevators do not require any rooftop space for an overrun.

Response: The East residential block requires rooftop space for the elevator overrun. Please refer to updated architectural plans enclosed.

Other Information:

13. Parking Stacker

City Comment: Provide the manufacturer's specifications for the proposed parking stacker. Specify the maximum height of vehicle that the parking stacker can accommodate.

Response: Manufacturer specifications are included in Section Drawing (A501). The stacker system is engineered by ROMAX and is

named "IPP 3E 2500". This stacker will allow for 'Standard SUV' sized cars (up to 1800mm vehicle height and 2250mm width) with a maximum weight capacity of 2500kg.

14. Site Plan Comments

City Comment: *a. To mitigate loss of privacy, windows facing north and south should have vision glazing only above 1.5m. The remaining of the glazing can be frosted.*

Response: The proposed development incorporates frosted glass to a height of 1.5 metres for windows facing directly north. After further discussions with the City, additional privacy fins have been added to windows facing Northwest and Southeast. Refer to revised architectural plans enclosed.

City Comment: *a. The living room window of units 303-503 and 602 can be shifted further south to increase separation distance from the residential backyards.*

Response: These windows have been shifted further south as requested, and now also include the provision of privacy fins to mitigate overlook and privacy concerns. Refer to revised architectural plans enclosed.

City Comment: *a. Propose a discreet location for the gas meter.*

Response: The gas meter has been located in a discreet location and screened from Dovercourt Rd. Refer to revised architectural plans enclosed.

Toronto Building Zoning bylaw Notice dated February 18, 2020:

General City Comment: *A usage for the non-residential floor area has not been assigned on the architectural drawings. A use(s) shall be assigned to evaluate applicable qualifications (conditions) and required parking spaces. Provide usage on the floor plans upon future submissions.*

Response: A use has been added to each Commercial floor area on the architectural drawings dated October 9, 2020.

Please contact me should you have any questions.

Sincerely,



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