

Reply to the Attention of	Mary Flynn-Guglietti
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Our File No.	217287
Date	November 20, 2013

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City of Toronto  
Planning and Growth Management Committee  
10th floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON  
M5H 2N2

**Attention: Ms. Nancy Martins, Committee Administrator**

Dear Ms. Martins:

**Re: City of Toronto  
Official Plan Review: Employment Uses Policies  
2304009 Ontario Inc. ("Metro Zen")  
189 Milner Avenue  
Ward 42 – Scarborough-Rouge River**

We are the solicitors retained on behalf of 2304009 Ontario Inc. ("**Metro Zen**") owners of the property municipally known as 189 Miler Avenue ( the "**Property**"), which is located near Markham Road and Highway 401 in Ward 42 (Scarborough-Rouge River). The Property is approximately 3.14 hectares in area and at present contains two vacant buildings. The Official Plan identifies the site as an *Employment District* on Map 2; Urban Structure Map and designates the Property as *Employment Areas* (Section 4.6, Land Use Plan Map 22). The former City of Scarborough Employment Districts Zoning By-law No. 249892 zones the property as Industrial (M). The new citywide Zoning By-law No. 569-2013 zones the lands as an Employment Industrial Zone (E 0.7) which permits manufacturing, warehouse, wholesaling and office uses.

Immediately to the north of the Property is a Senior Citizens' apartment and residence development together with a place of worship. To the south of the property is a large self storage development. To the west of the property is a place of worship and to the east are offices and a hotel on the east side of Markham Road. Therefore although the area is generally designated as an Employment area the existing abutting uses contain uses other than employment.

In May of 2012 our client's land use planner, Mr. Martin Rendl wrote a letter to Council requesting that the designation of the site should be converted to a *Mixed Use Area* to permit residential and commercial uses. In July of 2013 Metro Zen provided more detailed information describing the form of a proposed future development intended for the Property. Attached to our submission is a copy of the detailed submissions provided to staff of the City of Toronto for review during their consideration of the Employment Uses Policies of the City of Toronto Official Plan. The following is a short summary of the submission.

### **Proposed Future Development**

Metro Zen proposes to develop the Property for an integrated mixed use development that is estimated to provide between 386 to 596 new jobs. The vision for the Property is centered on spirituality and mediation to care for the mind, traditional medicines to care for the body, hotels and convention space for visitors, accommodating the needs of an aging population, and a business incubator centre. The development has been conceived and designed to meet the needs of ethnic communities in the areas of health, spirituality, care for the aged and economic development. The overall development concept consists of several integrated components totaling approximately 116,450 square metres including the following specific uses:

1. A 950 square metres **Mediation Centre** to be operated by the Isha Foundation as one of its 150 worldwide sites. The Isha Foundation uses a customized system of yoga to create physical, mental and emotional wellbeing through a meditative process.
2. A 23,000 square metres high end **hotel**. The hotel will serve visitors to the site to use the Mediation Centre or to be treated at the Ayurvedic Centre. It will also contain 5,500 square metres of convention centre space together with 5,500 square metres of complementary commercial space.
3. A 24,000 square metres for the **Dharmshala Hotel**. The Dharmshala Hotels are budget-hotels for spiritual/religious tourists and backpackers on a budget. The hotel will provide basic accommodation and communal kitchens and dining in close association with the Mediation and Ayurvedic Centre/Health Facility.
4. Two 15,000 square metres **Avkash Sanstha Seniors Retirement homes**. These buildings will provide culturally appropriate facilities, support and fellowship for aged members of the South Asian community.
5. A 19,000 square metres **Zen Innovation Centre**. The centre is designed to address the capacity and resource challenges faced by recent graduates and immigrants to Canada. The Zen Innovation Centre is a co-working space and incubator for employment and business creation. The co-working spaces as proposed in the Zen Innovation Centre have proven popular with freelancers, entrepreneurs, independent professionals, startups or persons who seek an alternative to the isolation of working in a home office.

6. A 8,500 square metres **Ayurvedic Centre**. The Ayurvedic Centre is a space for practitioners of Ayurvedic medicine. Ayurveda is a system of traditional medicine native to India and a form of alternative medicine. It is estimated that 80 percent of persons in India use some form of traditional medicines, including traditional medicines like Ayurveda.

As you will note from reviewing the list of proposed uses many of the uses conform to the land use policies for development in Employment Areas, however the uses proposed such as the seniors retirement facilities require approval of an amendment to the Employment Area policies to permit limited residential uses as part of the mixed use development.

The mixed use development proposed for the Property is located within a precinct bounded by Markham Road, Milner Avenue and Executive Court. This precinct is currently developed with a range of land uses. As discussed above the adjacent land uses consist of a mix of Institutional , senior's residential apartments as well as employment uses. We respectfully submit that the almost 30 year history of non-employment uses in this precinct coexisting with employment uses in the area demonstrate that permitting a mixed use development on this site will not undermine business activity in the larger employment area. As noted above it is estimated that the proposed development could supply between 386 to 596 new jobs. We believe that the jobs that will be created on this site will assist the City in meeting its growth forecasts by accommodating significantly more employment than could be accommodated based on the present designation. A more detailed explanation of the jobs to be created is found in the attached material. In addition I am attaching a letter of support from UFCW Locals 175 & 633 confirming support for this proposed development and the resulting jobs that will be created on this site.

We note when reviewing staff's November 2013 report regarding the Property that it raises concerns related to whether the existing or planned hard services and transportation capacity could support the proposed mixed use development. As part of the July submissions filed with staff our client provided preliminary assessments regarding traffic and servicing to address the concerns raised by staff.

Regrettably staff are recommending that City Council retain the Property as an *Employment Areas* and designate them as *Core Employment Areas*. We respectfully submit that Council designate the lands for *Mixed Use Development* in order to accommodate this unique and desirable form of development to meet the present and future needs of Toronto's varied ethnic population. We submit that many of the proposed employment generating uses can only be accommodated and successful if part of a larger mixed use development as proposed for this Property.

I will be in attendance at the Planning and Growth Management Committee meeting scheduled for November 21, 2013 to make a deputation on behalf of Metro Zen and would be happy to answer any and all questions.

Yours truly,



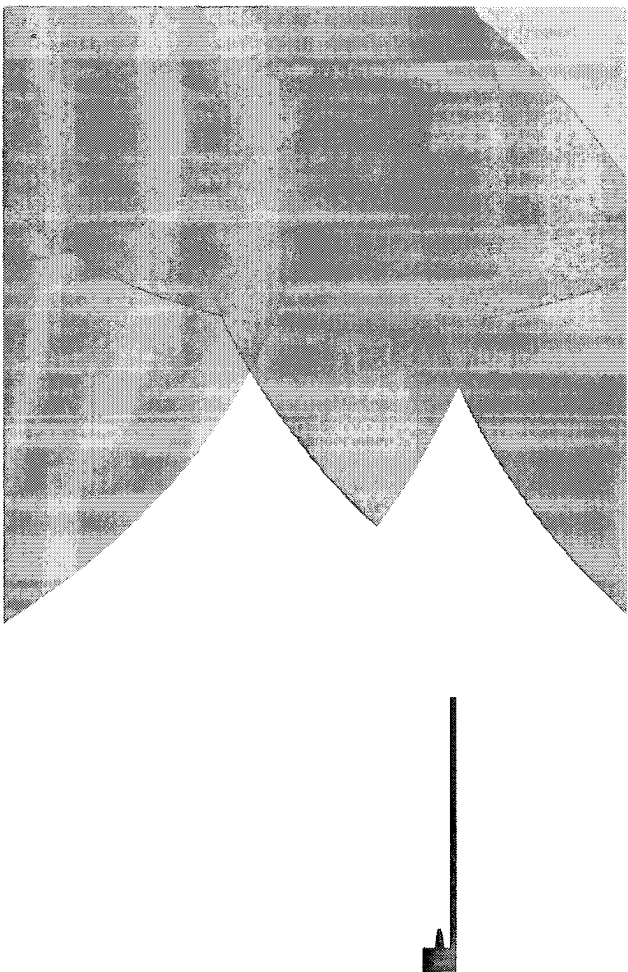
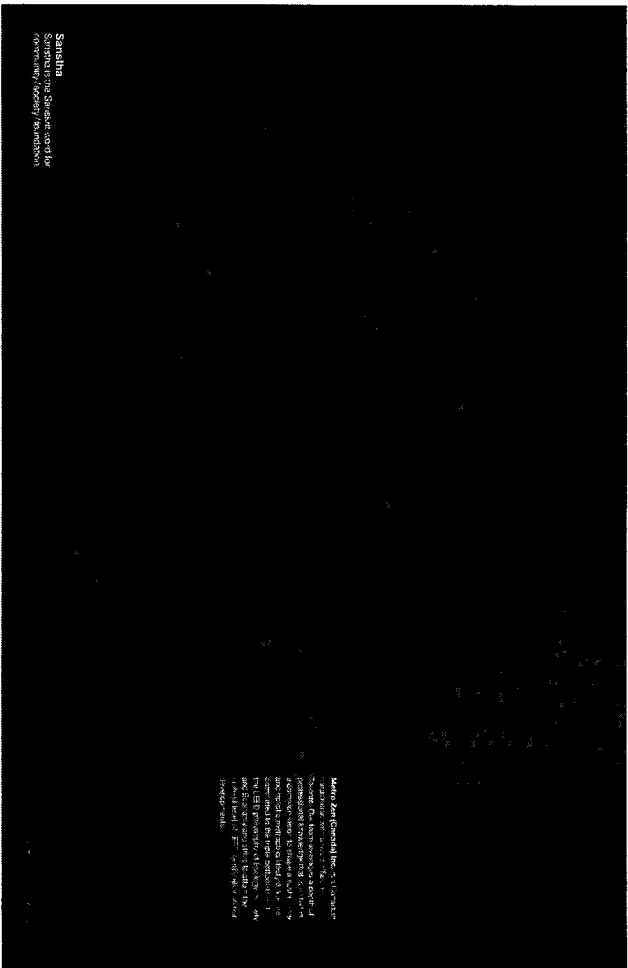
Mary Flynn-Guglietti

cc: Pannirshelvan Kannuthurai, Metro Zen (Canada) Inc.  
Trevor McIntyre, IBI Group  
Neno Kovacevic, IBI Group  
Martin Rendl  
Paul Bain, Project Manager, City Planning



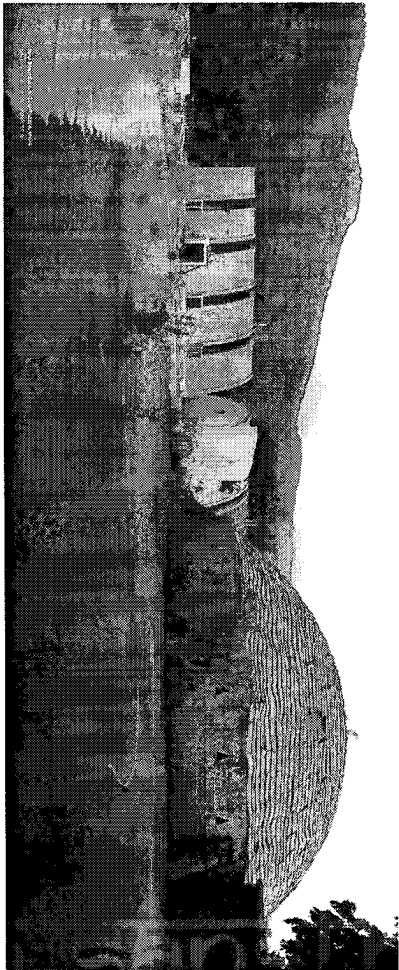
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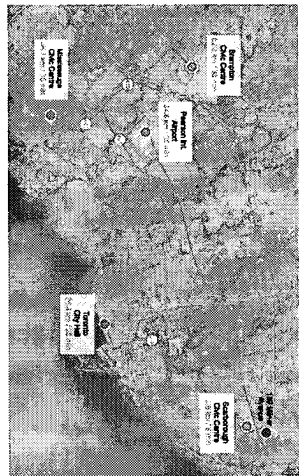
Sanchita  
 Submitted to the Board of  
 Commissioners, Toronto

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### Introduction

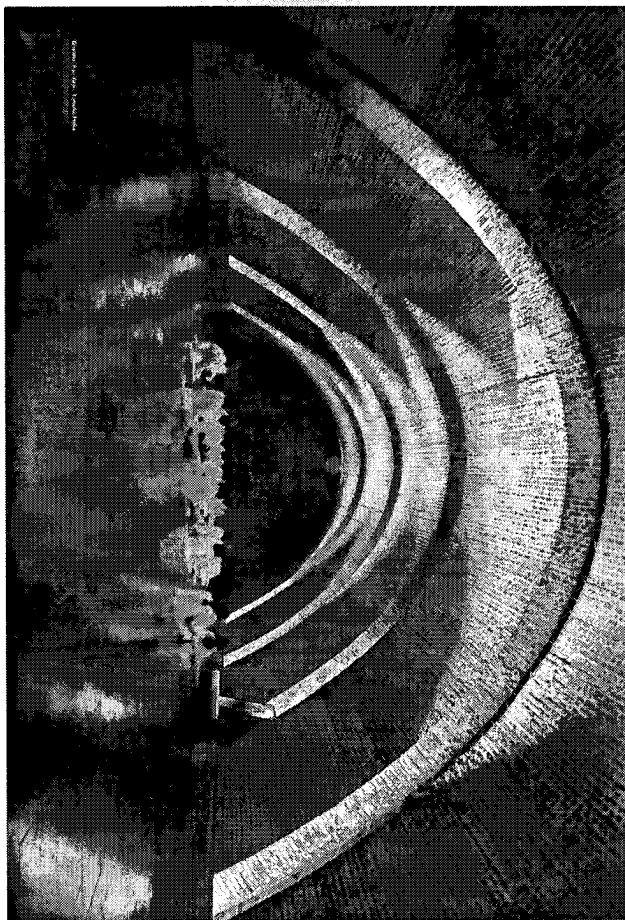
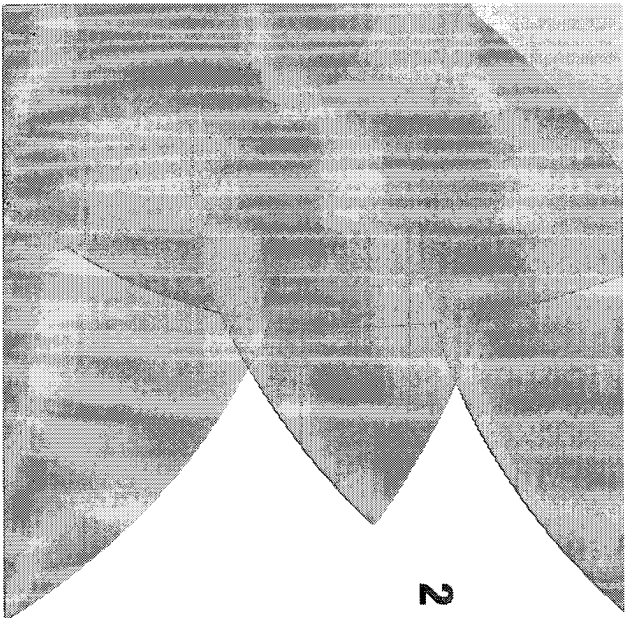
Zen Canada Inc. proposes to develop the project at 189 Miller Avenue for an integrated mixed-use development that is estimated to provide between 300 to 525 new jobs. The purpose of this document is to provide a summary of the proposed development and present preliminary information related to the proposed redevelopment of the property to a mixed-use development.

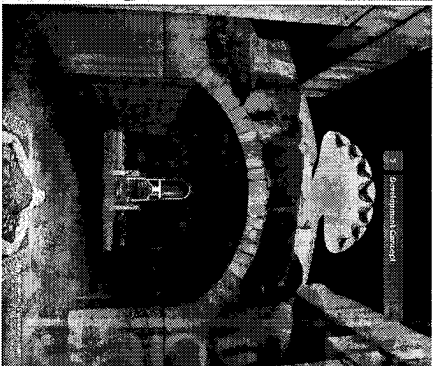
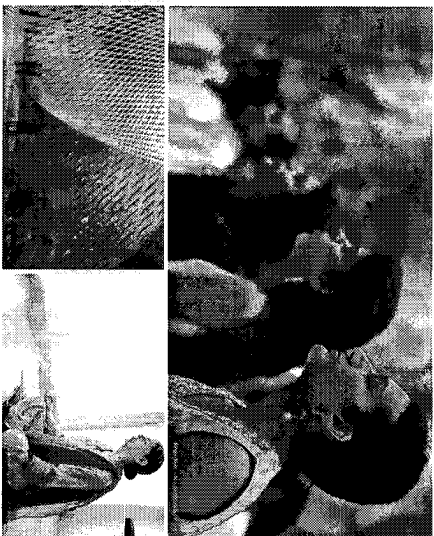


### Development Concept

189 Miller Avenue will be developed for a mix of uses centered on quality and medium-density residential, commercial, and community uses. The development will be designed to meet the needs of the community, including a mix of office, retail, and residential uses. The development will be designed to meet the needs of the community, including a mix of office, retail, and residential uses. The development will be designed to meet the needs of the community, including a mix of office, retail, and residential uses.

## 2 DEVELOPMENT CONCEPT

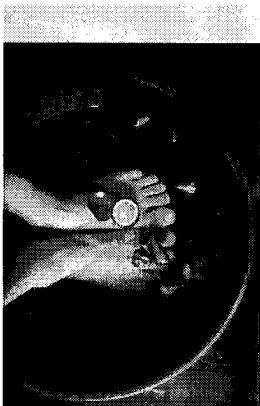




### a) Meditation Centre (Isha Foundation)

The Meditation Centre is a 1000 sq. ft. space for meditation.

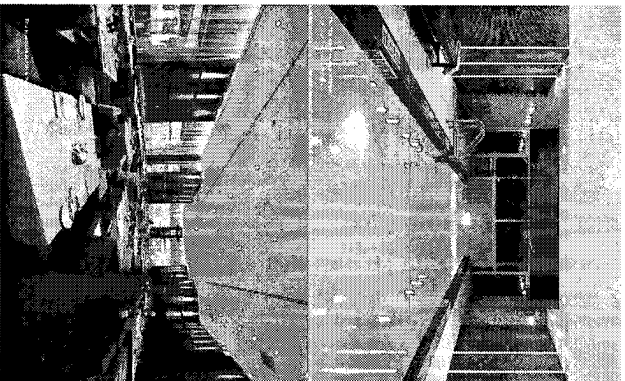
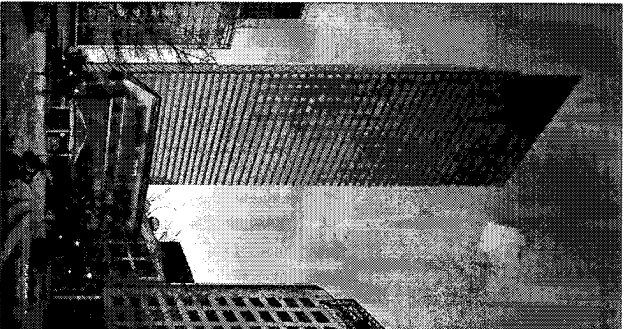
The building contains approximately 250 square meters of space for meditation.

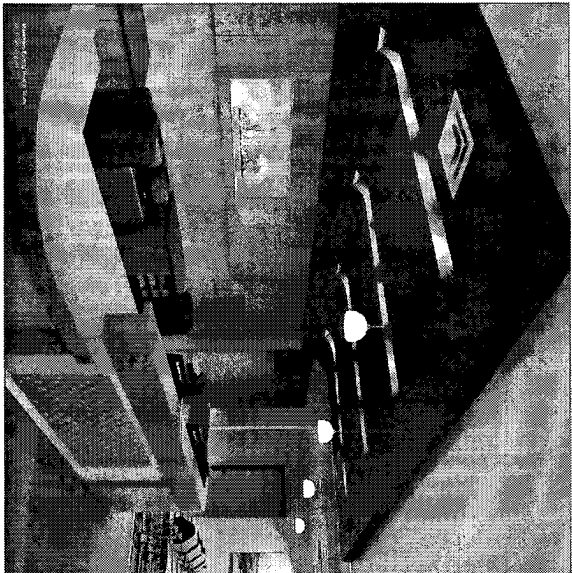


A well-lit space based on natural light.

### b) Ayurvedic Centre

The Ayurvedic Centre is a 1000 sq. ft. space for Ayurvedic medicine. It contains a library of Ayurvedic books and a room for Ayurvedic medicine. It is situated in the 50 square meters of the Ayurvedic Centre.





**c) Hotel**

A proposed hotel of approximately 24,000 square feet of floor area will accommodate visitors to the mosque. The hotel will have 100 rooms and will be located in the adjacent Center of Islamic Studies. The hotel will be located in the adjacent Center of Islamic Studies. The hotel will be located in the adjacent Center of Islamic Studies.

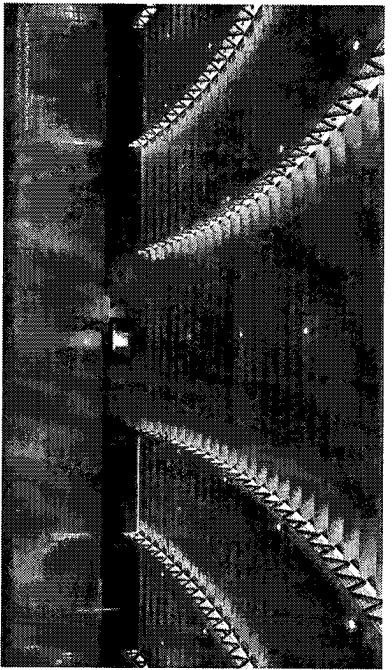


**d) Dharamshala Hotel**

A Dharamshala hotel of approximately 24,000 sq ft. Floor area also included in the site. Dharamshala is a large hotel for pilgrims and visitors and is also included in the site. Dharamshala is a large hotel for pilgrims and visitors and is also included in the site. Dharamshala is a large hotel for pilgrims and visitors and is also included in the site.



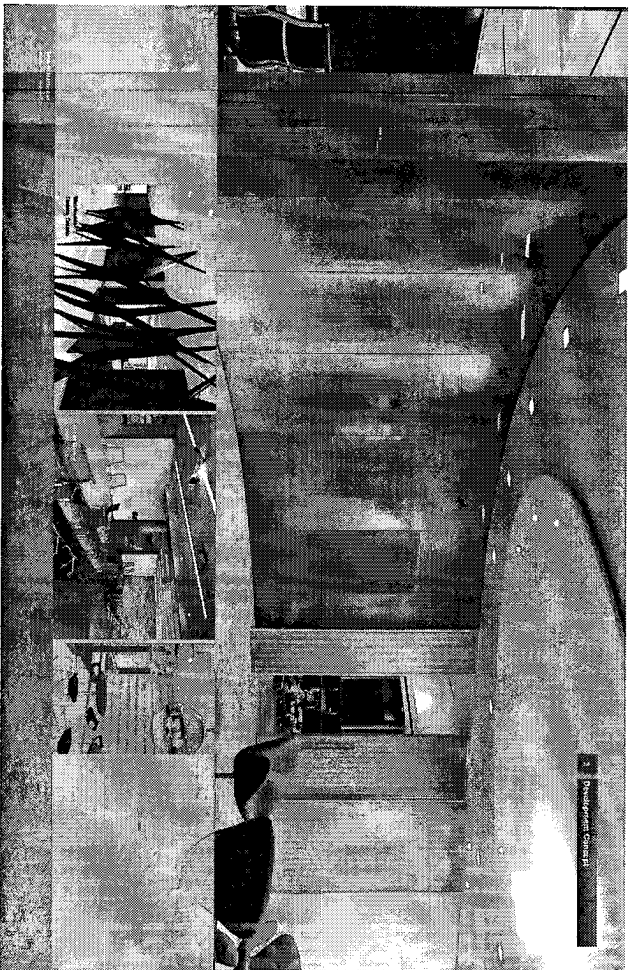




Development Concept 1

### e) Convention Centre

Approximately 5,500 square meters of convention centre space will be included in the high-end hotel.

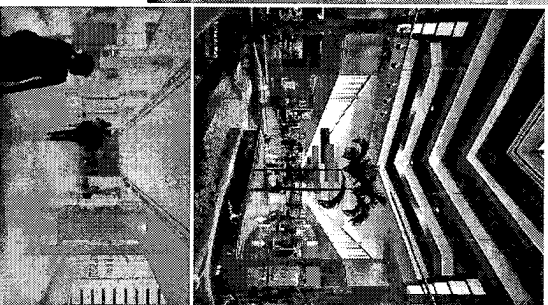
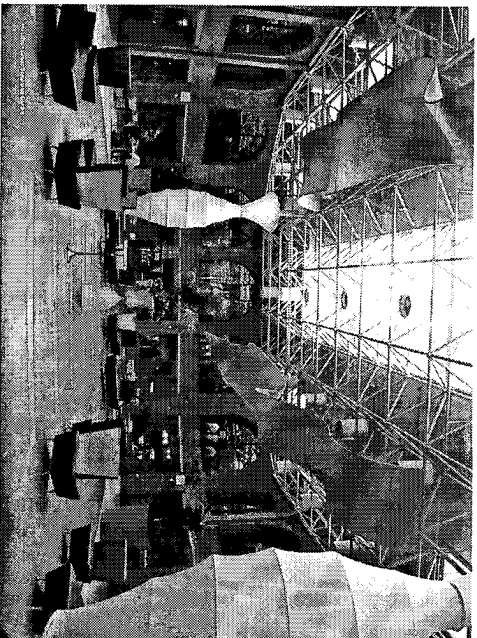
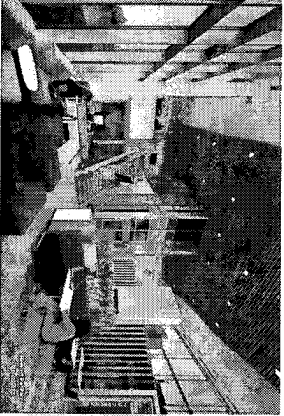


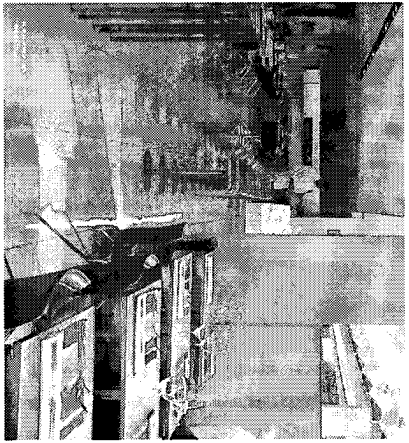
Development Concept 1

### f) Zen Innovation Centre

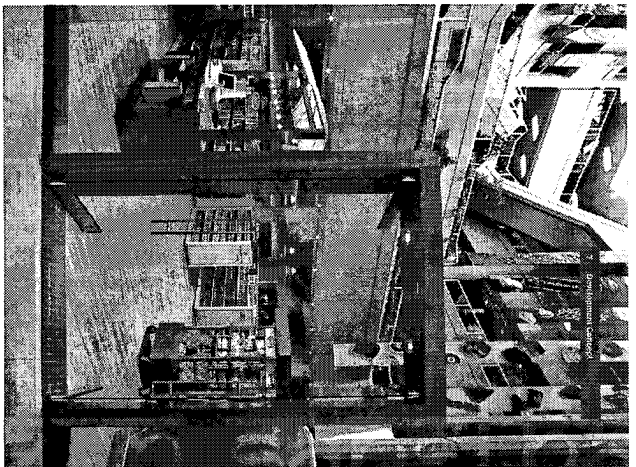
The Zen Innovation Centre is a 100,000 square meter office space and innovation hub. The Centre is designed to enhance the existing and innovative business space by providing a modern, high-quality office environment. The Centre will include a range of flexible office spaces, including open-plan offices, private offices, meeting rooms, and a dedicated innovation hub. The Centre will also include a range of amenities, including a fitness center, a lounge, and a cafe. The Zen Innovation Centre is a key component of the development, providing a modern, high-quality office environment for businesses and innovation.

Various levels of office space will be provided, including open-plan offices, private offices, meeting rooms, and a dedicated innovation hub. The Centre will also include a range of amenities, including a fitness center, a lounge, and a cafe.

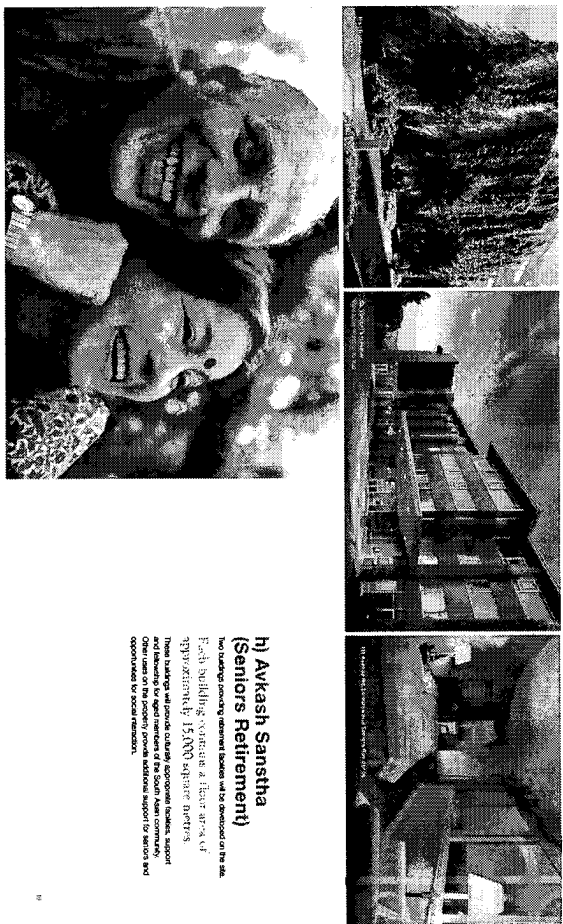




**g) Commercial Uses**  
 Approximately 5,000 square meters of retail space will be included. **Shoppers will be convenient services and high-end retail.**

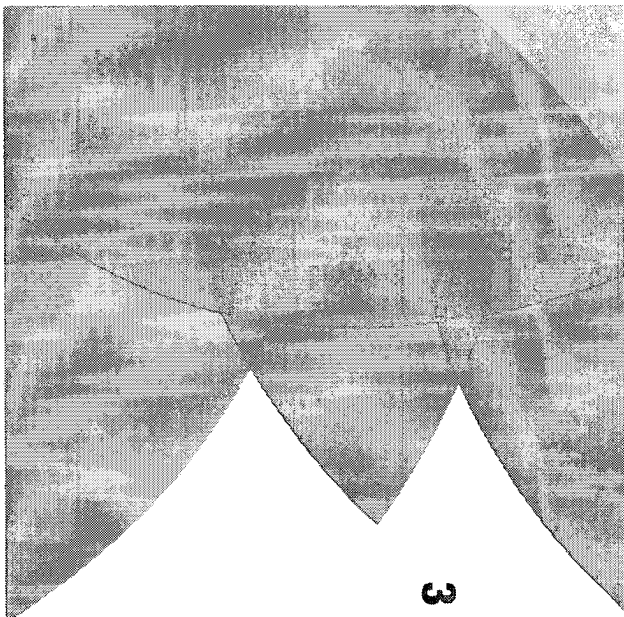


Development Concept



Development Concept

**h) Avkash Sanstha (Seniors Retirement)**  
 Two building housing retirement homes will be developed on the site. Each building occupies a floor area of approximately 15,000 square meters. The buildings will provide a safe and secure environment for senior members of the South Asian community. Other uses of the facility provide additional support for seniors and opportunities for social recreation.

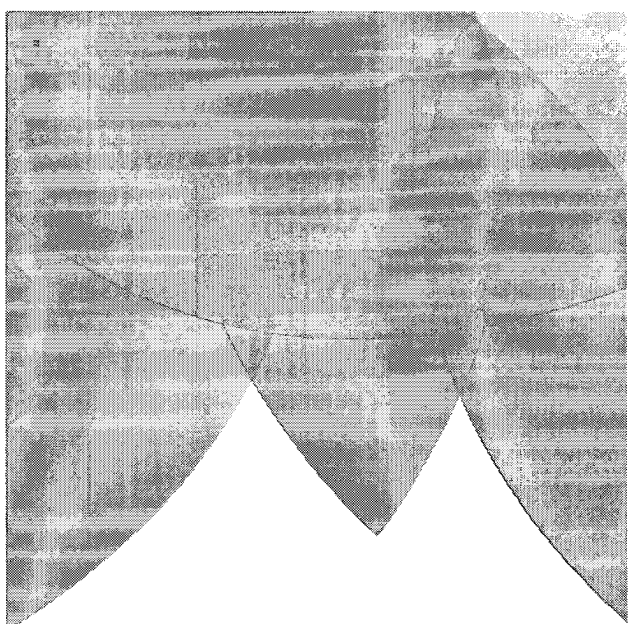


**3 DEVELOPMENT STATISTICS**

a) Development Statistics

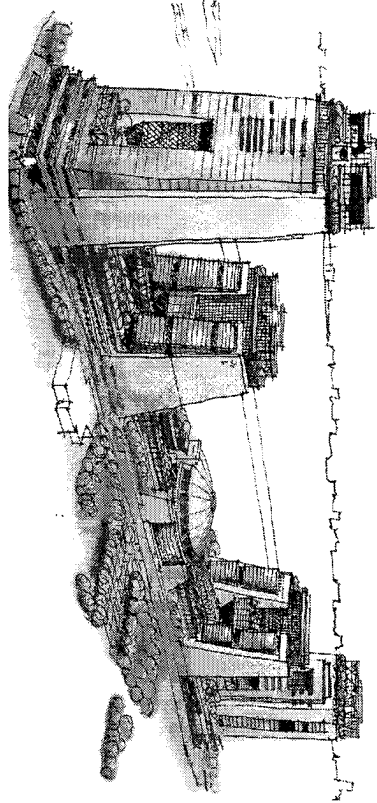
Table 1 summarizes the development statistics for the proposed development.

Development Statistics	Square Metres
Mediation Centre	900
Hotel	20,000
Overnight Hotel	20,000
Adrian Serrano Gardens (retirement)	15,000
Adrian Serrano Gardens (retirement)	15,000
Zoo Investigation Centre	10,000
Aquatic Centre	10,000
Commercial	5,500
Construction	5,500
<b>TOTAL</b>	<b>118,400</b>



# 4 PLANNING OVERVIEW

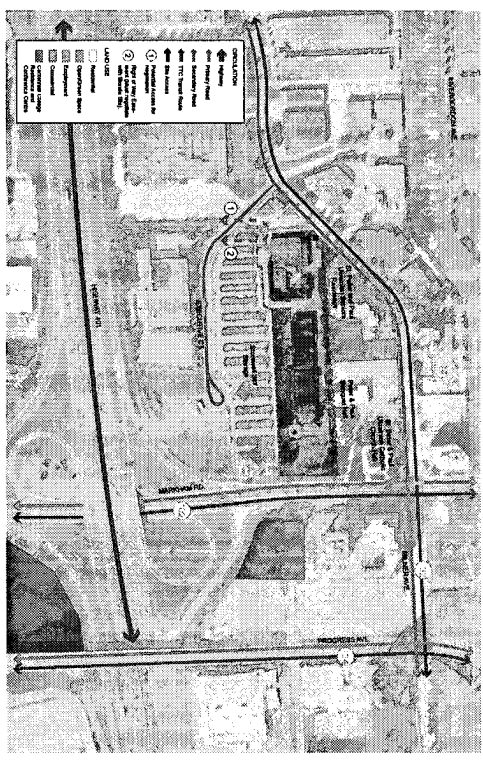
180 Maw Avenue is a large scale development area. The location, "great location" and "great location" are key factors in the planning process. The site is located in a prime location, close to major roads and services as identified in the Employment Area. The site is also located in a prime location, close to major roads and services as identified in the Employment Area. The site is also located in a prime location, close to major roads and services as identified in the Employment Area.



The mixed use development proposed for 180 Maw Avenue is a project to be developed in the Employment Area. The project is a mixed use development, including residential, commercial, and recreational uses. The project is a mixed use development, including residential, commercial, and recreational uses. The project is a mixed use development, including residential, commercial, and recreational uses.

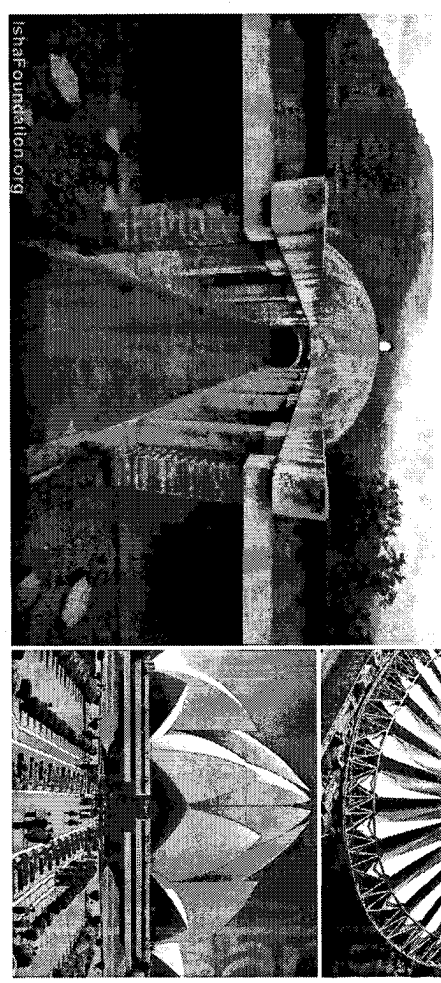
The majority of the existing built form adjacent to 180 Maw Avenue consists of non-employment uses. The adjacent built form and residential development is a mix of residential and commercial uses. The adjacent built form and residential development is a mix of residential and commercial uses. The adjacent built form and residential development is a mix of residential and commercial uses.

a) Context Plan





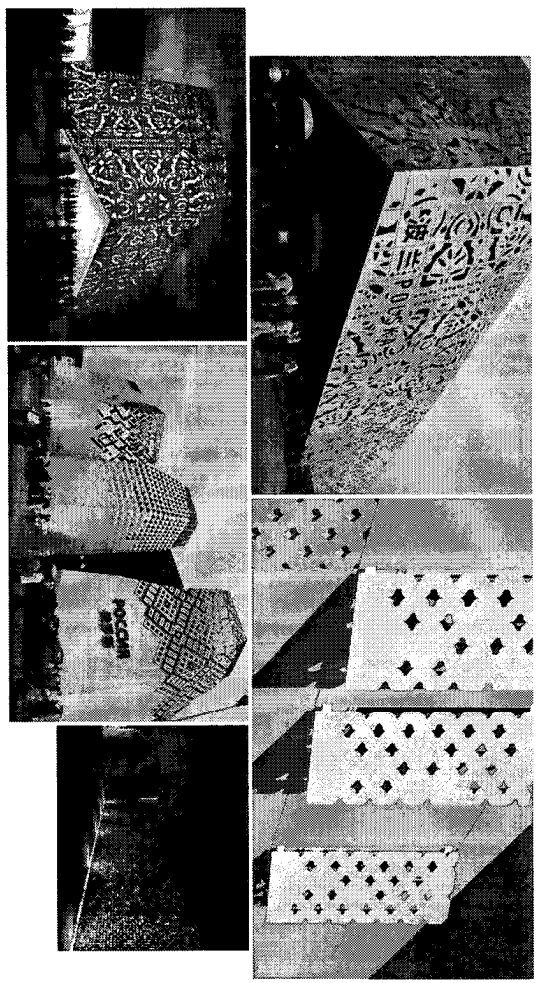
f) Precedents - Meditation Centre



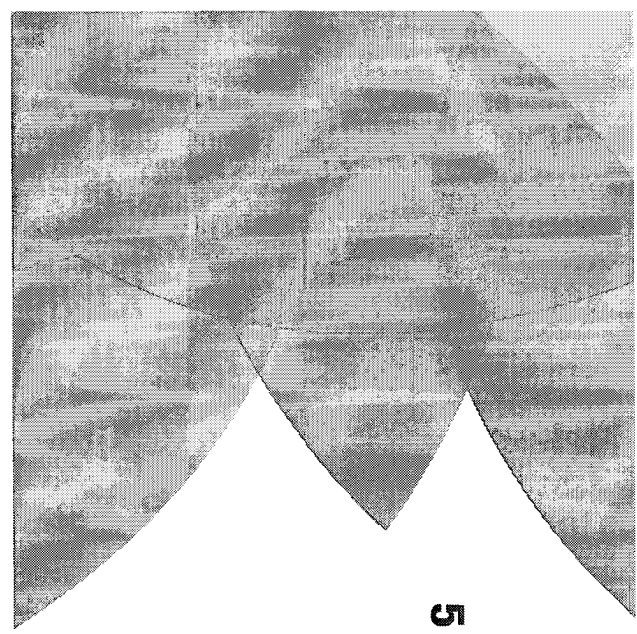
ishaFoundation.org

2

g) Precedents - Building Facades



# 5 EMPLOYMENT



3



1816 (later changed to 1818) located within the Scarborough 401 Corridor Employment District and consists of two smaller lots (401/07 or B-2 Zone). There is currently no employment on the site. The City of Toronto has provided employment goals based on the proposed area and a target of employment density were established for each proposed use on the site and employment goals were then assigned to the proposed lots. The City of Toronto also has established a target of 250 jobs per acre (625,000 sq ft) for the site. The City of Toronto also has established a target of 250 jobs per acre (625,000 sq ft) for the site. The City of Toronto also has established a target of 250 jobs per acre (625,000 sq ft) for the site.

**a) City of Toronto Employment Densities**

Table 1: 2011 BC Employment Study New Employee Densities

Employment Type	Office	Retail	Other	Commercial	Industrial	Intelligence
Floor Space per Worker (sq ft)	27	40	49	75	80	80
Workers per Floor Space (sq ft)	37	25	20	13	12	12

For the analysis, a range of employment per square foot was created using the background study numbers as the basis. The ranges shown for low, medium and high employment projection.

**b) Proposed Development**

Table 2: Proposed Development Data by Use

Use	Area (sq ft)	Jobs
Commercial	50,000	5,000
Hotel	20,000	2,000
Convention Centre	50,000	5,000
Service/Business Facility	10,000	1,000
Multi-Residential	200,000	10,000
Manufacturing/Industrial	10,000	500
Assembly Centre	10,000	500
Warehouse/Industrial	250,000	25,000
TOTAL	1,340,000	144,000

Some of the uses in the proposed development are not addressed in the BC Background Study. BC Group has reviewed and analyzed industry projections to estimate a potential range of employees for use and retail. In the case of the hotels and the service/business facility, employment densities were applied per room, square foot per square foot. In addition, the proposed development has a number of multi-residential units which were excluded from the total number of employees. The City of Toronto also has established a target of 250 jobs per acre (625,000 sq ft) for the site.

Using the data from the background study and the BC Background Study, the number of employees for each use was estimated. The total number of employees for the proposed development is 144,000. This is significantly higher than the current employment of 100,000 in the area.

**Figure 3 - Proposed Uses and Employment Yields**

Development (sq ft)	Jobs	Area (sq ft)
Commercial (100,000)	10,000	1,000,000
Hotel (20,000)	2,000	200,000
Convention Centre (50,000)	5,000	5,000,000
Service/Business Facility (10,000)	1,000	1,000,000
Multi-Residential (200,000)	10,000	2,000,000
Manufacturing/Industrial (10,000)	500	100,000
Assembly Centre (10,000)	500	100,000
Warehouse/Industrial (250,000)	25,000	2,500,000
<b>TOTAL</b>	<b>144,000</b>	<b>1,340,000</b>

**Figure 4 - Average Industrial Employment Densities**

Industry Type	Jobs per 100,000 sq ft
Manufacturing	12
Construction	12
Warehouse/Trade	12
Transportation & Warehousing	8
Other	20
<b>Average</b>	<b>12</b>

**c) Average Industrial Employment Densities**

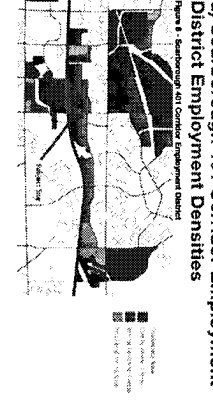
Table 4: Average Industrial Employment Densities (per 100,000 sq ft)

Industry Type	Jobs per 100,000 sq ft
Manufacturing	12
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Warehouse/Trade	12
Transportation & Warehousing	8
Other	20
<b>Average</b>	<b>12</b>

Based on the background study and the BC Background Study, the number of employees for each use was estimated. The total number of employees for the proposed development is 144,000. This is significantly higher than the current employment of 100,000 in the area.

Using the data from the background study and the BC Background Study, the number of employees for each use was estimated. The total number of employees for the proposed development is 144,000. This is significantly higher than the current employment of 100,000 in the area.

**d) Scarborough 401 Corridor Employment District Employment Densities**



The 2011 Employment Study indicated that there were 8,689 jobs within the Employment District. Annual total of jobs in the Office (Retail) and Manufacturing is estimated to increase by 27% at the end of the planning horizon.



e) Summary

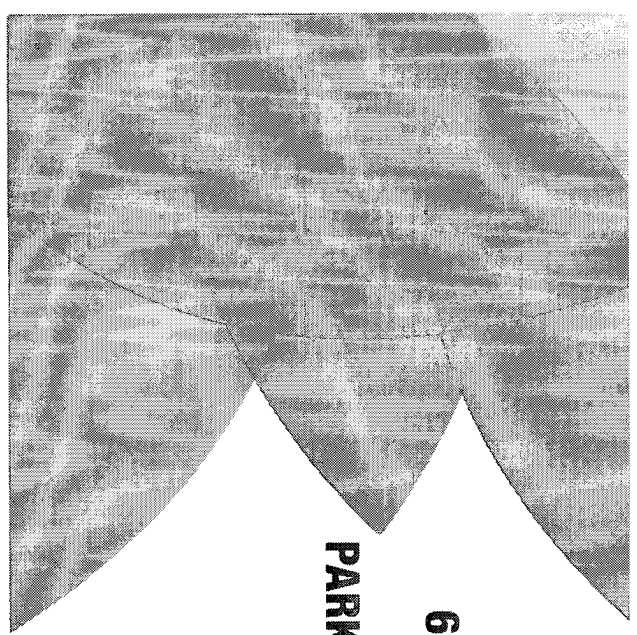
The proposed development is located in the most congested project, and provide around over 270 more jobs (17% increase) than the existing employment in the area. The proposed development is located in the most congested project, and provide around over 270 more jobs (17% increase) than the existing employment in the area. The proposed development is located in the most congested project, and provide around over 270 more jobs (17% increase) than the existing employment in the area.

Proposed Mixed Use Development (Prelim)	Low	High
Proposed Mixed Use Development (Prelim)	280	608
Proposed Mixed Use Development (Prelim)	460	698
MHP Report - Typical Industrial Employment (per acre)	66	134
MHP Report - DC Development - Typical Industrial Employment (per acre)	90	174

According to the MHP Report, as of 2011, the Employment District, containing 158 Miller Avenue, had an total area of 2.66 million sq ft and 7,200 jobs. The area was used for industrial purposes, with an average occupancy rate of 52%. The area was used for industrial purposes, with an average occupancy rate of 52%. The area was used for industrial purposes, with an average occupancy rate of 52%.

Employment in Industrial Sector	Industrial	Office	Industrial	Other	TOTAL
2011 Employment	4,279	1,736	7,420	872	10,307
% of Industrial Sector	100%	19%	17%	30%	19%
Industrial Sector Employment	4,279	290	182	2,227	7,978
Employees per sq foot	1.60	1.25	1.25	1.25	1.25

The total area of the site is 1.5 million sq ft. The total area of the site is 1.5 million sq ft. The total area of the site is 1.5 million sq ft. The total area of the site is 1.5 million sq ft. The total area of the site is 1.5 million sq ft.



6 PRELIMINARY TRAFFIC & PARKING ANALYSIS

The proposed development is located in the most congested project, and provide around over 270 more jobs (17% increase) than the existing employment in the area. The proposed development is located in the most congested project, and provide around over 270 more jobs (17% increase) than the existing employment in the area.

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**a) Site Description**  
 The proposed development is located in the most congested project, and provide around over 270 more jobs (17% increase) than the existing employment in the area. The proposed development is located in the most congested project, and provide around over 270 more jobs (17% increase) than the existing employment in the area.



Exhibit 1: Subject Site with Proposed Driveway Scheme









### b) Storm Drainage and Storm Water Management Existing Condition

Major storm sewers exist across the Upper Avenue and Midtown Road corridor of the site. These sewers include the following:

- A 24-inch diameter storm sewer at Upper Avenue that drains west.
- A 36-inch diameter storm sewer at Midtown Road that drains south.
- A 36-inch diameter storm sewer that runs from Midtown Road toward the City records.

City drainage records indicate that approximately 52% of the site area is allocated to the Upper Avenue storm sewer and approximately 48% of the site area is allocated to the Midtown Road sewer. The remaining 10% of the site area is currently undeveloped.

The existing site is currently covered by building roof and parking asphalt pavement. The existing site approximately 65%. The balance of the site generally comprises not covered areas.

The site lies within the Highway One watershed.

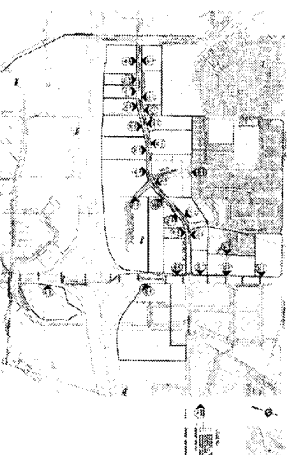
The proposed development will be subject to the City's Green Roof by-Law and Wet Weather Flow Management Guidelines (WWMFL).

The City of Toronto has a green roof by-law which requires and governs the construction of green roofs on new buildings. It was adopted by Toronto City Council in May 2009, upon the authority of Section 347 of the City of Toronto Act.

Every building or building addition constructed after January 26, 2010 and a Green Roof Area of 2,000 square metres or greater shall include a Green Roof with a coverage of Available Roof Space in accordance with the following table:

Green Roof Area (Square Metres)	Percentage of Available Roof Space
2,000 - 4,999 m <sup>2</sup>	20%
5,000 - 9,999 m <sup>2</sup>	30%
10,000 - 14,999 m <sup>2</sup>	40%
15,000 - 19,999 m <sup>2</sup>	50%
20,000 m <sup>2</sup> or greater	60%

Green roofs will be provided at the proposed development to meet the green roof by-law requirements.



### STORM WATER MANAGEMENT

The City of Toronto requires a wastewater separation strategy for new water uses, with various requirements for WMMFL as noted below:

**WATER BALANCE**  
New development to provide a water balance. Where a lot is not capable of providing a water balance, developments must retain the storm runoff from the lot and dispose of the runoff during certain, as a minimum, 100-year return period. The quality of runoff must be degraded to meet the water balance requirements. The quality of runoff must be degraded to meet the water balance requirements. The quality of runoff must be degraded to meet the water balance requirements.

Development Type	Water Balance
Buildings with storm water, where storm is not due to roof area	100%
Buildings with storm water, where storm is due to roof area	100%
Buildings with storm water, where storm is due to roof area	100%
Buildings with storm water, where storm is due to roof area	100%

**WATER QUALITY**  
The WMMFL requires Level 1 water quality treatment for development less than 10,000 m<sup>2</sup> in area. This Level 1 treatment is required for the proposed development.

The proposed development will be subject to the City's Green Roof by-Law and Wet Weather Flow Management Guidelines (WWMFL). The City of Toronto has a green roof by-law which requires and governs the construction of green roofs on new buildings. It was adopted by Toronto City Council in May 2009, upon the authority of Section 347 of the City of Toronto Act.

### c) Water Supply Existing Condition

Major water mains exist across the Upper Avenue and Midtown Road corridor of the site. These water mains include the following:

- A 36-inch diameter water main on the west side of Upper Avenue.
- A 36-inch diameter water main on the east side of Midtown Road.

Planning records obtained from the City indicate that the subject site is located within Pressure Main No. 4 of the City water supply network. The proposed 50-year water storage of the reservoir between the site and the City water supply network will be provided at the proposed development to meet the water supply requirements.

The proposed development will be subject to the City's Green Roof by-Law and Wet Weather Flow Management Guidelines (WWMFL).

The City of Toronto has a green roof by-law which requires and governs the construction of green roofs on new buildings. It was adopted by Toronto City Council in May 2009, upon the authority of Section 347 of the City of Toronto Act.

Every building or building addition constructed after January 26, 2010 and a Green Roof Area of 2,000 square metres or greater shall include a Green Roof with a coverage of Available Roof Space in accordance with the following table:

Green Roof Area (Square Metres)	Percentage of Available Roof Space
2,000 - 4,999 m <sup>2</sup>	20%
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15,000 - 19,999 m <sup>2</sup>	50%
20,000 m <sup>2</sup> or greater	60%

Green roofs will be provided at the proposed development to meet the green roof by-law requirements.

### WATER QUANTITY

As noted, the subject site lies within the Highway One watershed. According to the WMMFL, the watershed requires post-development runoff not over 100-year return period. The quality of runoff must be degraded to meet the water balance requirements. The quality of runoff must be degraded to meet the water balance requirements.

The proposed development will be subject to the City's Green Roof by-Law and Wet Weather Flow Management Guidelines (WWMFL). The City of Toronto has a green roof by-law which requires and governs the construction of green roofs on new buildings. It was adopted by Toronto City Council in May 2009, upon the authority of Section 347 of the City of Toronto Act.

Development Type	Water Quantity
Buildings with storm water, where storm is not due to roof area	100%
Buildings with storm water, where storm is due to roof area	100%
Buildings with storm water, where storm is due to roof area	100%
Buildings with storm water, where storm is due to roof area	100%

**EROSION CONTROL**  
The proposed development will be subject to the City's Green Roof by-Law and Wet Weather Flow Management Guidelines (WWMFL). The City of Toronto has a green roof by-law which requires and governs the construction of green roofs on new buildings. It was adopted by Toronto City Council in May 2009, upon the authority of Section 347 of the City of Toronto Act.

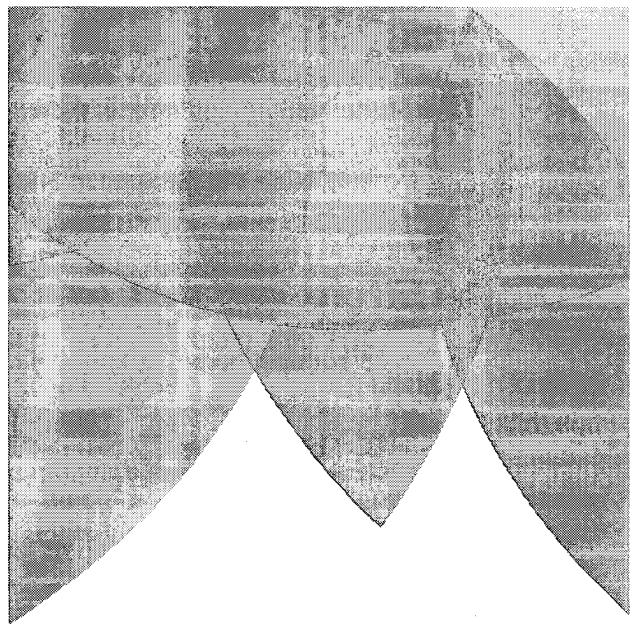
The proposed development will be subject to the City's Green Roof by-Law and Wet Weather Flow Management Guidelines (WWMFL). The City of Toronto has a green roof by-law which requires and governs the construction of green roofs on new buildings. It was adopted by Toronto City Council in May 2009, upon the authority of Section 347 of the City of Toronto Act.

### 8 CURRENT / PROPOSED INITIATIVES & STUDIES

The proposed development will be subject to the City's Green Roof by-Law and Wet Weather Flow Management Guidelines (WWMFL). The City of Toronto has a green roof by-law which requires and governs the construction of green roofs on new buildings. It was adopted by Toronto City Council in May 2009, upon the authority of Section 347 of the City of Toronto Act.

**FOUNDATION DRAINS**  
As part of the design, we have included foundation drains. It is important to ensure that the foundation drains are properly installed and maintained. The proposed development will be subject to the City's Green Roof by-Law and Wet Weather Flow Management Guidelines (WWMFL). The City of Toronto has a green roof by-law which requires and governs the construction of green roofs on new buildings. It was adopted by Toronto City Council in May 2009, upon the authority of Section 347 of the City of Toronto Act.

**PROPOSED CONDITION**  
The proposed development will be subject to the City's Green Roof by-Law and Wet Weather Flow Management Guidelines (WWMFL). The City of Toronto has a green roof by-law which requires and governs the construction of green roofs on new buildings. It was adopted by Toronto City Council in May 2009, upon the authority of Section 347 of the City of Toronto Act.



The proposed development will be subject to the City's Green Roof by-Law and Wet Weather Flow Management Guidelines (WWMFL). The City of Toronto has a green roof by-law which requires and governs the construction of green roofs on new buildings. It was adopted by Toronto City Council in May 2009, upon the authority of Section 347 of the City of Toronto Act.

Legal Survey Update	Open
Topographic Survey Update	Open
Asymptotic Utility Survey Update	Open
Archaeological Study	Open
Phase I & II Environmental Site Assessment	Completed
Noise, Vibration, & Wind Studies	Initial studies were completed. Further studies are required once concept is defined.
Toxics Open Response Decision	Initial studies were completed. Further studies are required once concept is defined.
Soil Studies Study & Building System Model	To be undertaken once concept is defined.
Engineering & Technical Studies (Transportation/ BIM/ Inventory/ Construction Site Assessment/ Additional Trade Assessment/ Major/ Technical/ Concept Development)	To be undertaken once concept is defined. This assessment work may be subject to change.

## 9 NEXT STEPS

