

## Response to Comment

A functional design for a new traffic signal at the intersection of Broadway Avenue and Redpath has been provided. Please refer to the functional road plan attached in **Appendix B**.

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### Comment A.1.1.2

*Please label the lane widths on Broadway Avenue and Redpath Avenue on the Site Plan. The curbs must be bumped out within the site frontage extending to the accesses and must meet the City of Toronto Road Engineering Design Guidelines for Lane Widths.*

## Response to Comment

The lane widths on Broadway have been revised per the proposed cross section provided in Appendix 2 of the Planning memorandum dated February 6, 2020. The proposed eastbound and westbound lanes are both approximately 4.2m wide. Lane widths on Redpath Avenue are currently proposed to be maintained in their existing configuration. The existing northbound and southbound lanes are both approximately 4.3m wide. Please refer to the functional road plan attached in **Appendix B**.

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### Comment A.1.1.3

*Please revise the curb radii at the corner of Broadway Avenue and Redpath Avenue to meet the minimum standards of the City's Curb Radii Guidelines.*

## Response to Comment

The curb radii at all four corners of Broadway Avenue and Redpath Avenue have been reduced to 4m, per the City's Curb Radii Guidelines. Please refer to the functional road plan attached in **Appendix B**.

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### Comment A.1.1.4

*Please remove the proposed pick-up/drop-off lay-by from the public right-of-way (ROW) on Broadway Avenue.*

## Response to Comment

The proposed pick-up / drop-off layby has been removed from the Broadway Avenue ROW. Please refer to the functional road plan attached in **Appendix B**.

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### Comment A.1.1.5

*Provide and depict on all drawings the provision of tactile walking surface indicators (TWSI) at all public road intersections in accordance with City Standard No. T-310.030-10 and T-310.030-11.*

## Response to Comment

Tactile walking surface indicators in accordance with City Standards T-310.030-10 and T-310.030-11 have been provided at the intersection of Broadway Avenue and Redpath Avenue. Please refer to the functional road plan attached in **Appendix B**.

#### **Comment A.1.1.6**

*Please label on all site plans, the provision of a 2.1m sidewalk clearway on all frontages of the site with the appropriate 5:1 slope transitions to the adjacent sidewalks, to be contained entirely on public land. The sidewalk must be offset 0.3m from the property line.*

#### **Response to Comment**

Sidewalks on Broadway Avenue have been designed per the proposed cross section provided in Appendix 2 of the Planning memorandum dated February 6, 2020. The proposed sidewalk is 3.4m wide, with 1.5m on private property, and 1.9m within the public right-of-way. The sidewalk on the Redpath Avenue frontage is proposed to be widened to 2.6m, with a 3.2m wide landscaping allowance adjacent to the curb. Please refer to the proposed functional road plan attached in **Appendix B**.

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#### **Comment A.1.1.7**

*Please show the sidewalk as continuous through the driveway on the site plan drawing.*

#### **Response to Comment**

The sidewalk is proposed to be continuous through the driveway. Please refer to the functional road plan attached in **Appendix B**.

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#### **Comment A.1.1.8**

*Please update the Vehicular Parking Considerations of the Transportation Considerations Report with a reference to the parking rates obtained at the OMB/LPAT and adopted by City Council.*

#### **Response to Comment**

The parking requirements table has been updated to reflect the rates approved at the OMB/LPAT. Please refer to **Table 2** in **Section 2.2** in this letter.

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#### **Comment A.1.1.9**

*Please revise the Level P1 and P2 Plans. Parking spaces must be increased by 0.3m in width for each side of the parking space that is obstructed.*

#### **Response to Comment**

There are currently no obstructed parking spaces within the parking garage. It is proposed to provide an allowance for 10 obstructed parking spaces within the parking garage at 100 Broadway, and 15 obstructed parking spaces within the parking garage at 110-120 Broadway in the draft Site Specific Zoning By-laws.

