

3.2 PLANNING COMMENTS DATED FEBRUARY 6, 2020

Comment 14

Please explore opportunities to move the 38 bicycle parking spaces for 110-120 Broadway Avenue, currently situated within the second-level below grade, up to P1 or the ground level.

Response to Comment

The site plan has been revised such that there are no bicycle parking spaces located on the P2 level of the underground parking garage. A total of 277 long term bicycle parking spaces are located on the P1 level, 136 long term and 118 short term bicycle parking spaces are located on the ground floor, and 646 long term bicycle parking spaces are located on the mezzanine level (i.e. second level above grade). Please refer to the reduced scale architectural plans attached in **Appendix A**.

Comment 18

As part of the implementation of Midtown in Focus, staff will be implementing the Park Street Loop on both sides of Roehampton and Broadway Avenues. Please see Appendix 2 and 3 for general sections of the Park Street Loop.

Response to Comment

BA Group has prepared a functional road plan for improvements to Broadway Avenue based on the cross section provided in Appendix 2. Please refer to the functional road plan attached in **Appendix B**.

Comment 44

Please ensure that bicycle repair stations are provided in the various bicycle parking areas in the development.

Response to Comment

A total of 3 bicycle repair stations have been provided on the site. Two bicycle repair stations are provided within the 110-120 Broadway building, within the long term bicycle rooms on the P1 and mezzanine levels, and one bicycle repair station is provided within the 100 Broadway building in the long term bicycle room on the ground floor. Please refer to the reduced scale architectural plans attached in **Appendix A**.

Comment 47

A funding contribution to the expansion of the City's bikeshare program is accepted as part of the TDM strategy. Please confirm that the amount to be contributed is for 2 bike share stations, at a total value of \$100,000.

Response to Comment

The owner will make a funding contribution of \$100,000 towards the construction of two new bike share stations.



Comment 48

The proposed number of bicycle parking provided is acceptable. Please provide additional details of the bicycle repair station on P1 level, and locate on site plan.

Response to Comment

Please refer to the response to Comment 44 above.

Comment 49

Bicycle parking rooms appear to be all located in the 110 Broadway Avenue property. Confirm that mutual access is possible from 100 Broadway Avenue to access these parking areas.

Response to Comment

Short and long term bicycle parking facilities are located within both the 100 and 110-120 Broadway buildings. Mutual access to the bicycle parking facilities in either building is available to residents from both buildings. Please refer to the reduced scale architectural plans attached in **Appendix A**.

Comment 50

Given the significant shortfall in residential parking supply, dedicated carshare spaces should be considered on site despite facilities in the vicinity, to support convenient access and low automobile ownership.

Response to Comment

Given the breadth of alternative TDM measures proposed to support non-automobile modes of travel to and from the site (including the provision of 3 bike repair stations, a funding contribution of \$100,000 towards 2 new bike share stations, the provision of high quality 3.4m wide sidewalks along the Broadway Avenue frontage, and distribution of a travel options brochure to all new residents), it is not proposed to provide a car share space on the site at this time.

Comment 51

Please identify the amount and location of parking spaces to be provided with electric vehicle supply equipment (EVSE). Toronto Green Standard v3 requires 20% of spaces to be provided with EVSE, with the remaining parking spaces to permit future EVSE installation.

Response to Comment

A total of 66 parking spaces (20%) are provided with EVSE. The remaining 265 spaces (80%) will have provisions for the future installation of EVSE. Please refer to the reduced scale architectural plans attached in **Appendix A**.

