

SIPA Housing	The rental tenure of the existing apartment building, the rental housing improvements, and the construction mitigation plan and tenant communications strategy will need to be secured through one or more agreements with the City, and to the satisfaction of the Chief Planner, as a condition of approval of this application.	USI Hazelview	Acknowledged
	Section 37:		
SIPA Housing	If Section 37 community benefits will be provided by the applicant as part of this application, we encourage affordable housing to be included to support the City's housing policy objective of providing a full range of housing within new residential developments.	USI Hazelview	Acknowledged
	Affordable Housing and Smart Urban Growth:		
SIPA Housing	Affordable Housing and Smart Urban Growth are strategic actions for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing, including affordable rental housing, will be provided and maintained to meet the needs of current and future residents. There is a significant public interest in including affordable rental housing units within the proposed development. We encourage the applicant to consider the Open Door Affordable Housing program, which provides incentives for the creation of new affordable housing beyond those required by the Official Plan.	USI Hazelview	Acknowledged
	Unit Size Mix and Growing Up Guidelines:		
SIPA Housing	The proposed overall provision of 115 (37.3%) two-bedroom units and 33 (10.7%) three-bedroom units within the proposed apartment buildings adequately satisfies the unit mix objectives of Guideline 2.0 of the Growing Up guidelines. However, only six (1.9%) of the proposed two-bedroom units approximate or are larger than 87 square metres in size and only nine (2.9%) of the proposed three-bedroom units approximate or are larger than 100 square metres in size, which does not satisfy the unit size objectives of Guideline 3.0.	USI Hazelview	Revised unit split included with resubmission
SIPA Housing	The applicant is asked to reduce the number of one-bedroom units within the proposed development in order to ensure that at least 15% of the total proposed residential units are two-bedroom units with an area of at least 87 square metres, and that at least 15% of the proposed residential units are three-bedroom units with an area of at least 100 square metres. Such revisions would permit the applicant to better accommodate a broad range of households, including families with children, within the proposed development.	USI Hazelview	The unit split has been revised, and no 10% of units are 3-br and 30% are 2-br.
Env. & Energy	The Energy Strategy Report submitted meets the requirements for a complete application at this point. Please see below for comments that must be addressed in a revised report as part of a subsequent resubmission. Refer to the Energy Strategy Terms of Reference for all requirements.	HIDI	Addressed in resubmission.
Env. & Energy	The applicant must submit a revised report that includes the following: Provide more detail in the Embodied Carbon, and Resiliency sections and demonstrate how the analysis relates to the project, including possibilities for implementation.	HIDI	Addressed in resubmission.
Env. & Energy	Explore further passive design measures, to support future transition to zero emissions.	HIDI	Addressed in resubmission.
Env. & Energy	Identify opportunities for: Ren-building low-carbon heating and cooling solutions to avoid natural gas consumption (e.g. geo-exchange, drain-water heat recovery, solar thermal); and Heat recovery from municipal infrastructure such as trunk sewers, and from any nearby waste heat sources (e.g. data centres).	HIDI	Addressed in resubmission.
Env. & Energy	Identify and evaluate opportunities for backup power systems that will improve the resilience of buildings to area-wide power outages, especially for multi-unit residential buildings. This includes meeting all emergency power (life safety) requirements, as well as providing for 72 hours (at a minimum): Domestic water (hot and cold); Elevator service; and Space heating, lighting and receptacle power to the central common area amenity space/lobby, where applicable.	HIDI	Addressed in resubmission.
Env. & Energy	Based on the revised analysis, state the preferred scenario and conclude with recommendations and next steps to facilitate implementation. Establish the overall value proposition(s).	HIDI	Addressed in resubmission.
	In order to provide mail service to the residential building(s) for this development, Canada Post requests that the owner/developer comply with the following conditions:		
Canada Post	The owner/developer will provide each building with its own centralized mail receiving facility. This lock-box assembly must be provided and maintained by the Owner/Developer in order for Canada Post to provide mail service to the residents of this project. For any building where there are more than 100 units, a secure, rear-fed mailroom must be provided.	gh3* Hazelview	This has been provided in each building adjacent to the lobbies. A103

	Building Design Standards 13. Trail building design guidelines are to be applied to the built form on site in relation to the surrounding and the existing built form, specifically: - There is to be a minimum of 12.5m setback from the west and north lot line to the tower portion of the building; - Ensure 15m separation distance between existing tower and "arms" of west building for privacy; - Provide larger south setback from curb to building face to ensure planting of street trees, street furniture and minimum 2.1m sidewalk clearway; - West lot line should be open and porous between the park and development; - Repurpose main south vehicle entrance as forecourt/amenity for the site; - Vehicular access should come from the north and rear of the site; - Provide architecturally articulated difference from the base building to the tower of the west building.		Redesigned to: - meet 12.5m tower setback - ensure privacy with 15m from tower frontages that have windows and 11m where there are no windows - provide larger setback and minimum 2.1 m ped clearway - maintain the existing private property/park relationship, but with upgraded landscaping and fence - redesigning the south entrance
Urban Design	Building Design Standards 14. Shadow impacts from the built form need to be carefully considered. Staff would like to work with the applicant to mass the building to limit the shadows on the park and woodland.		Revised proposal significantly reduces shadow impacts.
Urban Design	Amenity Areas 15. Interior courtyard will be under shade for much of the day. Reducing the massing of the west building would afford more open space without shadowing.		
Urban Design	Amenity Areas 16. Indoor amenity breeding to the outdoors at grade in the west building adjacent to the park is to be porous and open without visual blocks. Ensure that there is a seamless connection between the subject site and the adjacent parklands so as to avoid privatising the space and some of the park. It would also be an appropriate location for a POPs as transition.		The revised massing reduces heights on much of the podium. Revised amenity location and west site frontage design. This frontage is not currently "public" and features a large swale and chain-link fence. The proposal will upgrade this with an improved fence, walkway, landscaping, and grade-related unit entrances set back from the park.
Urban Design	Planning for Children 17. Refer to the Growing Up Study and Guidelines. - Units should be adaptable and allow for layout change over time; - Provide a critical mass of large units primarily located in lower portions of the building; - A building should provide a minimum of 25% large units: 10% of the units should be three bedroom units and 15% of the units should be two bedroom units; - Provide ideal unit size ranges for two bedroom units at 87 - 90m² (936 - 969sf), and three bedroom units at 100 - 106m² (1076 - 1140sf);		
Urban Design	- Provide indoor and outdoor amenity spaces to support a variety of age groups and activities; - Design lobbies that promote lingering and casual social interaction; - Design common areas to support social interaction between neighbours; - Provide ample, convenient and secure storage for larger items; - Provide space to comfortably enter and exit, and store items; - Design bedrooms as high-quality spaces with operable windows, space for homework and appropriate storage; - Provide clarifications around unit sizes and design influenced by Growing Up.		Revised building design has regard for the Growing Up Guidelines, including many larger units, the addition of low-rise family rental building typology on the site, and provision of 30% 2-bedroom and 10% 3-bedroom units.
Urban Design	Staff would like to see larger units created to meet the sizes outlined in the guidelines. 18. Refer to pet-friendly guidelines to provide for pet amenity areas, relief, and shower stations throughout the development.		Acknowledged.
Urban Design	Indigenous History and Cultural and Natural Heritage 20. Investigate whether connections with indigenous cultures would yield and information about the use of the area by First Peoples and whether there is a way to incorporate that knowledge into the design and plan of the development through design and/or interpretation.		To be considered as landscape detailed developed through Site Plan Application.
Urban Design	Landscape Plans and Details 21. A detailed itemized landscape cost estimate is to be provided for review and approval. Once the cost estimate is deemed to be acceptable, a Letter of Credit is required to secure and guarantee the landscape work identified.		To be provided.
Urban Design	22. Much of the existing site is under a high-branching existing, mature tree canopy and the removal of the trees combined with the below-grade parking structure will limit the growth and long term viability of growing on the site. Staff would like to see a greater preservation of the trees, reduction of the parking structure and an effort to maintain and provide a lush soft landscaped space throughout the site that relates to the Silverthorne forest and the park adjacent.		Revised design has made significant efforts to do this, including reducing the area of the underground garage in key areas for high-branching trees.