



File Number: D07-12-21-0180

June 14, 2022

Joe Tallis

Sent via email : [tallisje@gmail.com](mailto:tallisje@gmail.com)

Dear Mr. Tallis,

**Re: Site Plan Control Application**

**91 Holland Avenue**

The following comments are provided in response to the first submission of the above application. Please review the items below, revise plans accordingly and provide a cover letter indicating how each of the comments has been addressed through the resubmission. ~~Please provide 3 sets of all revised plans as well as PDF copies of these plans.~~

**Planning Comments:**

*General*

1. All plans need to include all of the consultants involved in the project, including the firm's name, address, and contact information. i.e. the site plan should include the engineer, architect, the planning consultant, etc. This was not provided.
2. You will need a minor variance to allow an amenity penthouse to project above the maximum permitted height.
3. The minor variances are required prior to Site Plan approval. Please proceed as soon as possible.

*Site Plan*

4. Include zoning of the surrounding properties within 5m.
5. *The balconies are not considered permitted projections, as they are enclosed living space.* Some of the balconies, at least on the renderings, were fully enclosed. Please ensure that the balconies comply with Table 65 (6). A maximum of two sides may be enclosed.

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### *Landscape Plan*

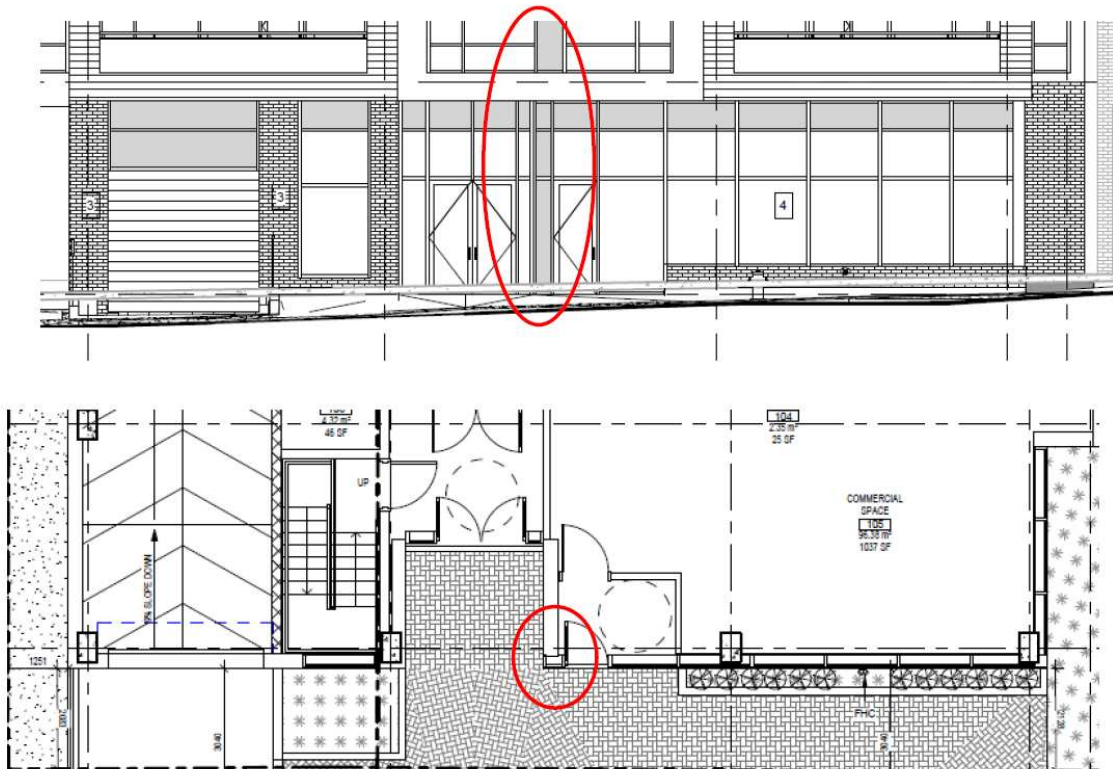
6. Please find ways to include more softscaping in the front yard. Perhaps a low planting bed next to the garage entrance. Please provide landscape plan with this.

### **Engineering Comments**

Forthcoming.

### **Urban Design Comments**

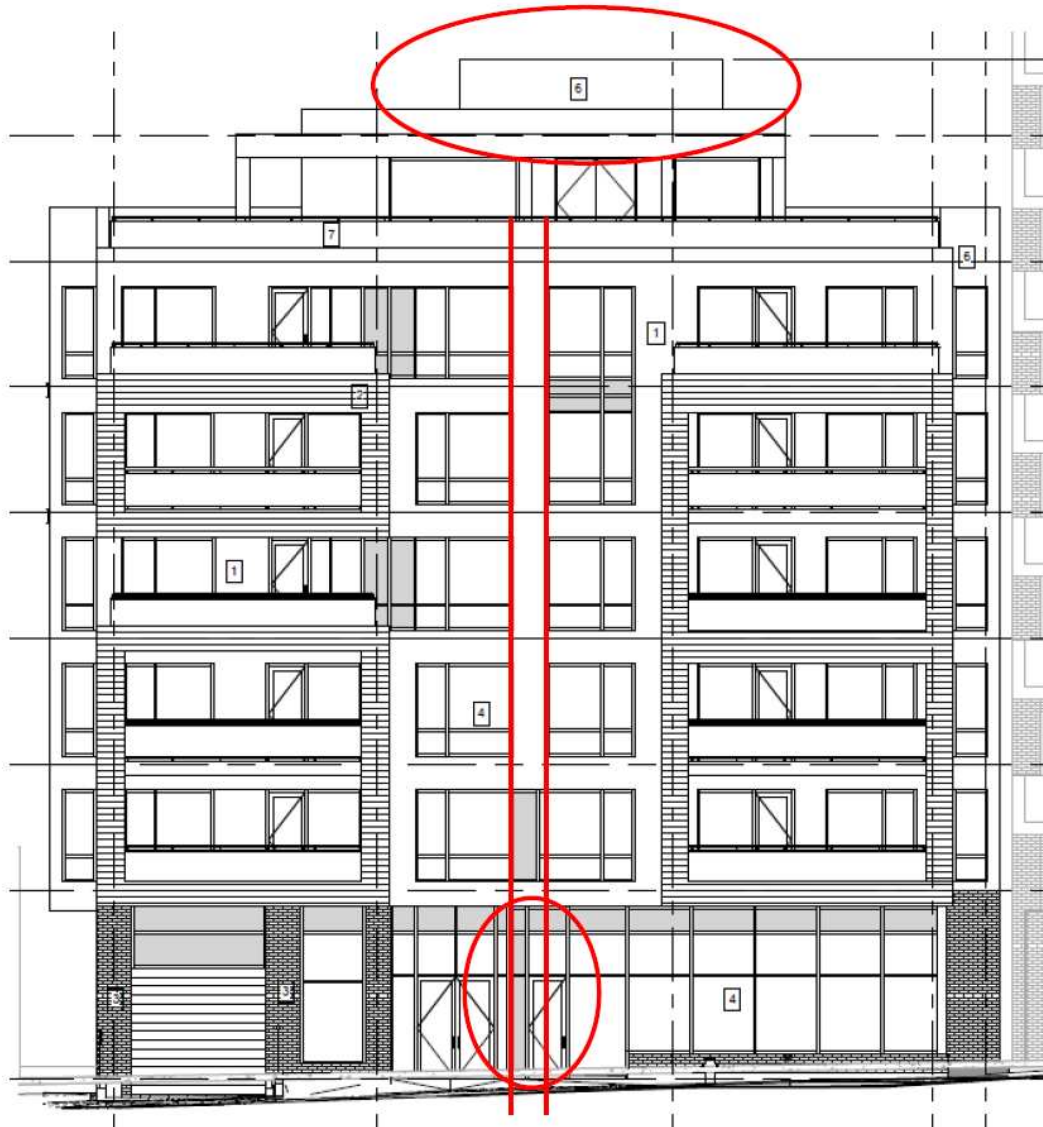
1. I previously commented on details of the Design Brief. The expectation was that the Design Brief would be updated.
2. I appreciate the raised floor to ceiling height of the ground floor to the recommended minimum 4.5m.
3. I appreciate the removal of balconies of units 203 and 303.
4. I continue to have concerns on the balconies of units 206 and 306 (previously 305) and their relationships with the abutting apartment building. Please provided detailed analysis of the relationships of these balconies with the abutting apartment buildings, including (not not limited to) plan view relationship, elevation relationship, and 3-d relationship.
5. The narrow planters in front of the ground floor commercial space is not most conducive to retail/commercial uses.
6. Please study the area between the residential entrance and the commercial entrance in terms of façade treatment and materiality. For example, if a brick wall is to be installed between the residential entrance and the commercial unit, perhaps the wall should have a slightly wider return on the façade to create an alignment with the walls on the upper floors. If the idea is to present the commercial unit as a “glass box”, perhaps the brick wall between the residential entrance and the commercial entrance should be removed and replaced by a glass (see attached diagrams).
7. Please study the top and potentially simplify it.



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## **Building Code Services**

7. The property has been identified as requiring a Record of Site condition to be successfully filed with the Ontario's Ministry of Environment, Conservation and Parks (MECP) as per the Phase II Environmental Site Assessment under Development application D07-12-21-0180. The full building permit cannot be

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issued without the RSC being filed, upon site remediation, BCS will determine next steps based on the phased permit approach below.

8. The maximum distance a fire hydrant is permitted to be from the building's fire department connection is 45 metres, and shall be along an unobstructed path of travel, as per Article 3.2.5.16. via 3.2.5.5., of the Ontario Building Code. Unfortunately, BCSB was unable to identify the location of the fire department connection, in order to verify the design as being O.B.C. compliant in this regard.
9. Please be aware that as shown on the drawings submitted for Site Plan Control Approval, the location of the building on-site may require shoring during the construction stage and possibly permanent encroachment consent. If so, please contact The ROW Permit Office (Right Of Way) at 613-580-2424 x16000 to enquire/obtain a temporary and/or permanent encroachment letter as the shoring is to be adjacent to city property.
10. Please insure that the shoring details are included in the building permit application. Shoring details between private properties will also be reviewed by Building Code Service Branch at time of building permit application submission and will require permission(s) from the neighboring property(s) owners if any portion of the shoring is located on the neighboring property.

### **Forester & Forestry Services Comments**

- 11.82/83 – Thank you
- 12.84/85 – Full excavation of 300mm will detrimentally harm the city owned Norway maple. Given asphalt is simply being replaced with bark mulch, and no additional plantings are being added to this area, excavation depth should be kept to a minimum to simply remove the asphalt and retain the roots which are likely present underneath. An on site meeting prior to construction should be scheduled with Forestry services to review the tree protection fencing and discuss best practices around retaining this tree. The limit of excavation for the hardscaping and sanitary services will need to be set with hydrovac excavation if it is within the critical root zone.
- 13.86 – When will the City/Applicant know about the patio area permit? If the permit request is denied, additional tree planting should be added.
14. What are the proposed soil volumes for the 2 trees?
15. Street keeper locusts have a projected height of 45' and canopy spread of 20'. Therefore this should be considered a medium sized tree species. This narrow species appears more suitable for the rear yard planting. Please replace the front

yard locust with a larger tree species. A silver maple or bur oak may be suitable species for the challenging environment.

16. The planting pit for the front yard tree is a serious concern for soil volume. The planting pit appears to be 2mx2m, which would only provide 6 cubic meters of soil. If the front entrance must be so heavily hardscaped, soil cells will be required to provide a sufficient growing environment (25-30 cubic meters) for the street tree. Otherwise reducing the hardscaping to include additional soil volume for the tree will be required.

### **Waste Collection Services**

They will need to put bigger doors on the garbage room 915mm doors are not big enough and will get damaged.

Sincerely,

John Bernier MCIP, RPP

Planner, Development Review Urban Services Branch

Planning, Infrastructure and Economic Development Department

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