

September 30, 2021

WDG File: 008-20

Urban Solutions Planning and land Development

Attention: Scott Beedie
By email to: SBeedie@urbansolutions.info

Project: 1842 King Street East
File No: **ZAC-21-021**
Comment Response#: 1

Document(s): Tree Protection Plan (April 2021)
Landscape Plan (April 2021)
Urban Design Brief (April 2021)

Dear Mr. Beedie,

Below please find our responses to comments from the City on the above referenced documents.

Tree Protection Plan Comments from Melissa Kiddie

Comment: The trees proposed to be retained are only located on the neighbouring properties (all trees within the subject property have been proposed to be removed).

Response:

Earth works associated with stormwater management, servicing, and the underground parking precludes the opportunity to retain more trees within the subject property.

Comment: Trees have been identified along the western property boundary (trees #44-64 and 66). These trees provide screening to the adjacent property. Further opportunities to retain more trees along this property boundary are to be explored.

Response:

There is a storm water management swale proposed in this location along the eastern and western property line. Due to the grading involved and concerns regarding positive drainage and survivability, survival of these trees is not feasible.

Comment: Trees #43, 54, 65 and 67 have been identified to be retained since they are located on the neighbouring property. However, it appears that grading may be occurring within the dripline of these trees. How will these trees be retained? Will specific mitigation measures be undertaken? Further clarification is required.

Response:

Provision of a tree protection fence extending to the dripline around these trees will help achieve minimal disturbance occurring from the required site grading. For trees #65 and #32 there will be two phases of tree protecting fencing, namely alignment (a) and alignment (b). Alignment (a) will consist of a wider area of protection extending all the way to the dripline. This will occur during the construction phase associated with the structure. Alignment (b) will be implemented tighter to the tree and hand tools will be used to ensure the least possible disturbance and enhance survival of the tree. This revised alignment will be applied during the surface grading phase. Changes to the tree protection fencing detail for Tree #65 will be reflected in the revised Tree Protection Plan. Once grading within the area with respect to alignment (b) is complete, alignment of the tree protection fencing will be returned to (a) for the balance of construction activities.

Comment: Tree #65 (White Mulberry) has been identified to be retained since it a shared tree. There is concern that tree protection fencing has not been located at the appropriate distance (dripline plus 1 metre) and that development will be occurring within the dripline of the tree. Further clarification is required.

Response:

The tree protection fencing for Tree #65 will be extended up to its dripline to protect and minimize disturbance during grading. There will be two phases of tree protecting fencing, namely alignment (a) and alignment (b). Alignment (a) will consist of a wider area of protection extending all the way to the dripline. This will occur during the construction phase associated with the structure. Alignment (b) will be implemented tighter to the tree and hand tools will be used to ensure least disturbance and enhance survival of the tree. This revised alignment will be applied during the surface grading phase. Changes to the tree protection fencing detail for Tree#65 will be reflected in the revised Tree Protection Plan. Once grading within the area with respect to alignment (b) is complete, alignment of the tree protection fencing will be returned to (a) for the balance of construction activities.

Comment: Tree #32 (Black Walnut) has been identified to be retained since it is located on the neighbouring property. Based on the drawing, a two-step tree protection fence approach has been provided. It is unclear why this approach is being undertaken. Further clarification is required.

Response:

Tree #32 will benefit from the same two-phase approach to the tree protection fencing as undertaken for Tree #65. Because of the larger size of the tree and the adjacent grading, this approach will ensure that we are able to take best measures retain the tree. The two phases of tree protecting fencing are namely alignment (a) and alignment (b).

Comment: A notation has been included indicating “where surface regrading is to occur within the dripline of the tree, hand tools are required”. It is unclear why grading needs to occur within the dripline of the tree. Further clarification is required. In addition, if work is to be located within the dripline, it should be supervised by a certified arborist. As a result, this notation needs to be revised.

Response:

The subject property consists of a proposed storm water management swale along the eastern and western property lines which requires surface grading. To take measures to retain as many trees as possible within the property, a two-phased approach to the tree protection fencing is proposed. Please refer to previous comments regarding alignments (a) and (b).

Comment: Based on drawing L-1, it has been identified that 55 trees will be removed, and that compensation would be for 54 trees (1 tree #55 is dead). In review of the tree inventory chart, it appears that 54 trees would be removed. As a result, compensation would be required for 53 trees. Further clarification is required.

Response:

The Tree Protection Plan has been revised accordingly. Also, please refer to the Preliminary Landscape Plan prepared by our office for representation of placement of proposed trees. At this preliminary stage a plant list is not prepared, however specific tree placement, species and count will be provided as the project progresses through the approval process.

Comment: As a general principle, Natural Heritage Planning staff recommends that where possible, native species representative of the area should be planted on site. The use of native species contributes to the overall quality and diversity of species within the City.

Response:

Consideration of this recommendation be given as the plant list it developed for this site.

Comment: To ensure existing tree cover is maintained, 1 for 1 compensation is required for any tree (10 cm DBH or greater) that is proposed to be removed. Since 1 tree has been identified as dead, compensation would be required for 53 trees. To ensure that tree planting can be accommodated on site, appropriate setbacks (i.e. 3.0 metres) are required.

Response:

The landscape plan will target the planting of trees at a minimum of the required 1:1 rate of compensation.

Urban Design comments from Ana Crueru

Comment: OPA/Rezoning stage: A revised Site Plan, conceptual Elevation Drawings including general façade material information and angular plane diagrams (as per staff comments) will be required for review. If landscape features are intended to play a role in the functionality of the site and revisions are proposed, a revised conceptual Landscape Plan should also be provided for review.

Response:

Please refer to architectural package, comments from Urban Solutions Planning and Land Development, and the updated landscape plan. There have been a few revisions to the conceptual landscape plan as summarized below in response to comments from City staff.

Architectural Package - Site Plan comments from Ana Crueru

In addition to responses provided here, please refer to architectural submission.

Comment: Streetscapes- The internal road providing access to the new development should have sufficient clearance to provide a minimum 3m wide landscape buffer between apartment units at grade and the public sidewalk. Possibly deeper setbacks can be provided where the road widens; the internal sidewalk may be better placed at the curb to allow for a larger contiguous landscape area along the building perimeter, capable to function as a buffer for apartment units as well as a tree planted boulevard for the street.

Response:

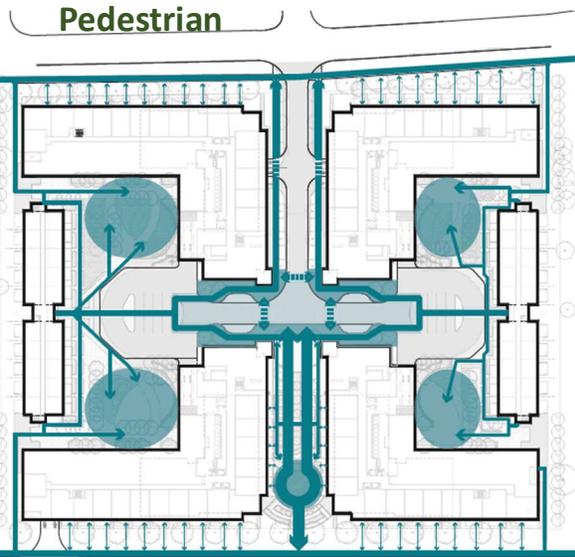
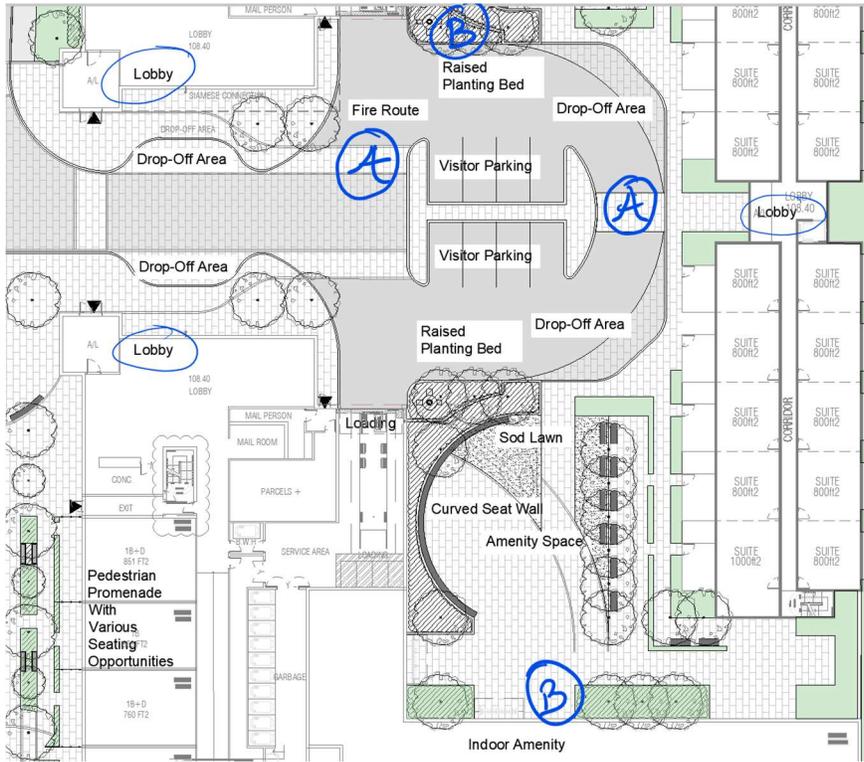
The internal sidewalk has been revised and placed at the curb to accommodate the above comment.

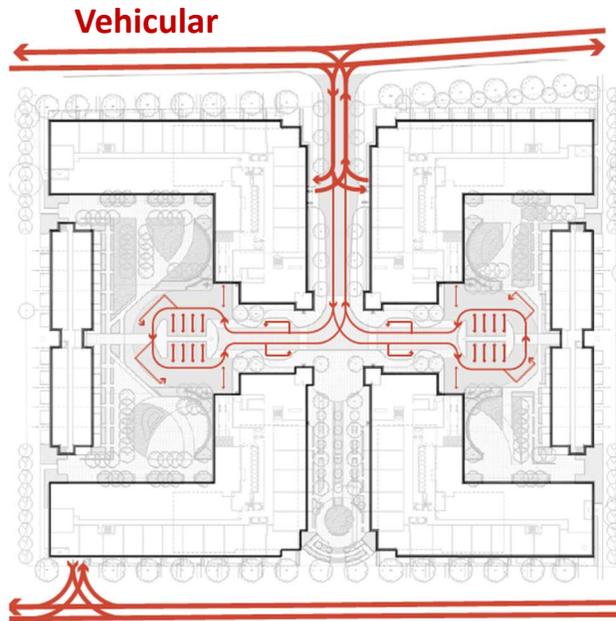
Comment: Pedestrian connections- The primary pedestrian connection to the lateral townhouse units is pinched at the level of the surface parking area, cutting them away from the interesting central public realm established at the center of the development. Staff recommend investigating opportunities to emphasize these pedestrian connections and avoid filtering them through a parking area, to facilitate movement and better integrate the different site components. Possibly a pedestrian-priority zone could be defined around the parking area and along the edge of the loading area by means of differential pavement treatment.

Response:

This original comment may have been in reference to the initial site plan that was submitted. On that plan it's difficult to see the pedestrian circulation. Please refer to the Landscape Plan, which has been updated at 21-09-29. For convenience a clip of the Landscape Plan is inserted below as well as a graphic representation of the overall pedestrian circulation. Vehicular penetration of the site subsides significantly part way into the site off King Street as that is where the parking garage access is. Vehicles moving further south into the site are strictly accessing visitor parking, or the drop off areas. Loading will be occasional. The central hug with lobbies at each corner is designed to be pedestrian-priority with a slightly raised and unique surfaced paving to signal the pedestrian-priority zone. Please see images inserted below.

- A) Pedestrian routes have a common and unique surface treatment to signal pedestrian zone and encourage safe and efficient circulation.
- B) Raised Planting Beds adjacent to the Loading doors discourage pedestrians from walking across the loading area.
- C) Amenity spaces are primarily accessed from the building.





Comment: Commercial uses - Short term bicycle parking. Please provide short term bicycle parking at a few locations on site to support active transportation.

Response:

Short term bike parking illustrated on plan and will be confirmed as the project progresses through the approval process.

Built Form comments from Ana Cruceru

Comment: Landscape Plan- Staff commends the strong design approach. One minor suggestion is to enhance the buffers between grade-related units facing the internal mews and public walkways to improve privacy and amenity for those residents at grade.

Response:

Thank you and the recommendation to enhance the buffers between the grade-related units and the internal mews and public walkways will be explored as the project progresses through the design development process.

Urban Design Brief Cultural Heritage comments from Alissa Golden

Comment:

1.2 Re Site Context

Response:

Report has been revised accordingly. Please see page 2.

1.3 Re Streetscape Context

Response:

Report has been revised accordingly. Please see page 5.

1.5 Re Site Constraints

Response:

Report has been revised accordingly. Please see page 9.

2.0 Municipal Policy Review

Response:

Report has been revised accordingly. Please see page 12.

Comment:

Staff are concerned that this height will negatively impact the adjacent cultural heritage resources, especially 1831 King Street East, as this property has been identified as a potential candidate for designation under Part IV of the Ontario Heritage Act. The design brief did not outline the compatibility of the proposed design with the adjacent heritage properties. Staff support the red brick façade utilized along the King Street East and Lawrence Avenue but would like to see additional design influence taken from the surrounding historic neighbourhood and additional consideration to the massing as it relates to the surrounding context. Staff require that the Urban Design Brief be revised to address the above comments.

Response:

Report has been revised accordingly. Please see page 24.

Please also refer to responses that speak to the architectural package component of the submission.

Building Zoning and Engineering comments from Cam Thomas

Comment:

Hardscape and softscape landscaping area percentages must be identified as part of Landscape Plan.

Response:

Added to the landscape plan as required.

Sincerely,

WHITEHOUSE URBAN DESIGN INC.



Le' Ann Whitehouse Seely, OALA, CSLA
Principal Landscape Architect