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March 7, 2014

Community Planning  
City of Toronto  
Toronto City Hall  
100 Queen Street West  
Toronto, ON  
M5H 2N2

Attention: Sarah Henstock, Planner

**Re: Revision to Application for Site Plan Approval  
15 Shuter Street, 178, 180 Victoria Street (the "Property")  
City File No. 12 256738 STE 27 SA**

Please find enclosed a revised site plan submission which reflects minor changes to the plans and drawings for the Massey Hall Redevelopment. The proposal for a six storey addition to the rear of Massey Hall with interior and exterior improvements to the auditorium remains unchanged. The minor revisions reflected on the enclosed plans respond to the comments received from City staff as follows:

Item No.	Comment	Response
Development Engineering, dated August 13, 2013		
A. Revisions and Additional Information Required for Plans Studies and Drawings		
<b>Transportation Services</b>		
1.	Provide documentation to demonstrate resolution to the issues related to the possible conflicts of the passerelles with the streetlights, utilities maintenance and Toronto Transit Commission (TTC) streetcar cables.	Drawing Nos. A4.02, A4.03, reflect a separation distance of 0.695 metres between the passerelles and existing streetlights to provide sufficient room for maintenance. The TTC have confirmed in its e-mail of March 4, 2014, that it has no issues with the site plan application.
<b>Development Engineering</b>		
2.	Revise the drawings (including engineering drawings) to show the location of the proposed 4.0 metre wide above ground drainage easement across the site to convey	Architectural Drawing No. A1.04, prepared by KPMB, landscape drawing L1.01 and engineering drawings SS1 and SG1 have

	overland storm flow from the southern end of St. Enoch's Square through the development site to Victoria Street.	been revised to reflect the requested 4.0 metre wide drainage easement.
3.	Revise the landscape plans to show the locations of all the proposed utilities/plants (i.e. hydro, telephone, gas, cable and any other telecommunications, etc.) within the public rights-of-way, and on private property to service the development. Proposed utilities including those required for access purposes by the utility companies required to service the development need to be located underground or installed inside the building to minimize their visual impacts on the public streets.	Landscape Plan L1.01 shows the location of all proposed utilities. No proposed utilities required to service the needs of the development are located at street level within the public right of way.
4.	Revise drawing L1.02 to include the current City standards T-310.020, T-310.050-1 and T-310.020-2.	Drawing L1.02 has been updated to reflect current City standards as requested.
5.	The Owner is required to revise the engineering drawings to clearly indicate all proposed boulevard treatments and landscaping including any non-standard treatments that may require separate encroachment agreements with Transportation Services where the property owner will be responsible for the future maintenance, replacement and liabilities of any non-standard treatments. After the engineering drawings (with proposed boulevard treatments design) have been accepted, certain letter of credit and inspection fees will then be determined as further discussed in this memorandum.	The engineering drawings reflect all proposed boulevard treatments and landscaping.
<b>Fire Services</b>		
6.	Confirm if the building, with the proposed addition, is now classified as a high building (as defined under Division B, Subsection 3.2.6. of the Building Code.)	<p>The building with the proposed addition is not considered a high building defined under Division B, Subsection 3.2.6 of the Ontario Building Code.</p> <p>Requirements for high building for Group A, D, E or F: (applicable to Massey Hall)</p> <ul style="list-style-type: none"> <li>- The floor level of the top storey is greater than 36 m above grade level, or</li> <li>- the floor level of the top storey is greater than 18 m above grade level, plus</li> <li>- the cumulative occupant load of all floors above the main floor divided by 1.8 times the width of all exits (in metres) exceeds 300.</li> </ul> <p>The proposed development does not meet either criteria and therefore is not classified</p>

		as a High Building.
7.	<p>Indicate the location of the Central Alarm and Control Facility (CACF) which shall be located so that:</p> <p>a) There is an unobstructed view from the building's exterior principal entrance door to the CACF room entry door, and</p> <p>b) The path of travel from the building's exterior principal entrance door to the CACF room entry door does not exceed 15 metres.</p> <p>Alternatively, Toronto Fire Service will accept a separate and remote annunciator installed at the front entrance, in addition to providing the CACF.</p>	<p>The location of the Central Alarm and Control Facility (CACF) is indicated on Architectural Dwgs A1.04 and A3.02 in the south addition main entrance vestibule with an unobstructed view from the main entrance.</p>
8.	<p>Indicate the location of the fire alarm annunciator or the Central Alarm and Control Facility, where applicable.</p>	Not applicable.
9.	<p>Indicate and confirm that the siamese connection shall be on the same wall where the principal entrance is located.</p>	<p>See Architectural Dwg A1.04. The Siamese Connection is located at the main entrance of the south addition on Victoria St. (municipal address, 178 Victoria St.)</p>
10	<p>Indicate the location of a second remotely located fire department connection on the building permit drawings in accordance to the requirements of NFPA 14, (Standard for the Installation of Standpipe and Hose Systems) where high rise buildings shall have at least two remotely located fire department connections for each zone and where a high-rise building is defined as "A building where the floor of an occupiable storey is greater than 23 metres above the lowest level of fire department vehicle access."</p>	<p>There is an existing Siamese Connection on the East Façade of Massey south of the North/East basement exit. An additional new Siamese Connection will be installed at the New South Addition main entrance on the South East side of the building.</p>
11.	<p>Indicate the fire department connections shall be within 45 metres of a fire hydrant.</p>	<p>See Architectural Dwg A1.04. Fire hydrants are located on the South/East Corner of Shuter St and Victoria St and on the East side of Victoria in front of St. Michael's Hospital south of the Massey addition. Both are with 45 metres of the Siamese connections</p>
12.	<p>Confirm if the fire escapes that are proposed to be removed will be replaced by exits that will meet the requirements of the Building Code.</p>	<p>The existing exterior fire escape stairs are proposed to be removed from all levels above the orchestra level on the North, East and West sides of the building. The exit capacity will be redistributed to utilize both the existing stairs within Massey Hall and the new addition to the south connected by the passerelles in compliance with the Ontario Building Code.</p>

Parks Forestry and Recreation, Tree Protection & Plan Review, dated August 20, 1013	
<p>The applicant must also indicate the locations and extent of the continuous soil trenches below grade on the landscape site plan</p> <p>Note: The applicant has not indicated the below grade extent of the continuous soil trench correctly and as per the Detail No. T-1A series. Continuous soil trenches must always extend beyond flanking end trees by a minimum of half the distance of the length between trees so that the root ball of the trees at the end of a trench is not planted against an end trench wall.</p>	<p>Landscape drawings L1.01 and L1.02 have been revised to reflect the extent of the continuous soil trench as requested.</p>
Toronto Hydro – December 27, 2012	
<p>Conflict with Hydro underground ductbank. Must maintain minimum clearances of 300 mm vertical and 600 mm horizontal, edge to edge, from all existing Toronto Hydro Underground plants and Hydro poles.</p>	<p>The Hydro underground duct bank located within the middle of the Victoria Street ROW is to be maintained. No new site servicing works are proposed in the vicinity of this duct bank which is located to the north of the proposed addition to Massey Hall. New site service connections in proximity to the Hydro (THES) conduit within Victoria street is shown in Sections A-A and B-B on the Site Servicing Plan prepared by MMM. As shown on the Site Servicing Plan, clearances in excess of 300 mm and 600 mm are being maintained.</p>
TGS Comments – December 11, 2012	
<p>Ensure the applicant calculates the green roof by-law based on the new GFA provided with the addition as per the By-law. Green Roof statistics template should be applied to the roof plan to demonstrate compliance with the By-law as applicable.</p>	<p>Refer to Architectural drawing A3.07 which includes the required green roof statistics template and related green roof calculations. The enclosed Green Standards Checklist has been updated to reflect current green roof calculations.</p>
<p>All elevation drawings and 1:50 elevation drawings must be revised to provide detailed notations indicating compliance with the standard [EC 5.1] as follows:</p> <ul style="list-style-type: none"> <li>- non-residential vision glass must be treated with a visual marker or have reflections muted at the base of the window by a structure such as a balcony or overhang. Where reflections are muted by a structure, the applicant must indicate the extent of the shading provided.</li> <li>- Spandrel glass must be low reflective and be noted on all elevations.</li> </ul>	<p>The following note has been added to all building elevations "Glazing on the passerelles and south addition from L2-L3 to be treated with a density pattern of frit with spacing between 10-28 cm apart".</p>

Urban Design – February 27, 2014	
In the interest of safety and security the applicant should consider all exterior lighting to be true color rendition lighting.	The lighting plan, drawing no AL1.01 has been revised to provide the following note: "In the interest of safety and security, all exterior lighting to be true color".

**Enclosures**

1. a completed Development Resubmission Form for the application for Site Plan Approval;
2. twenty (20) full size sets of plans and drawings prepared by KPMB , dated March 4, 2014, as detailed in the enclosed Development Approval Resubmission form;
3. twenty (20) full size sets of plans and drawings prepared by Nak Design Strategies, dated March 4, 2014, as detailed in the enclosed Development Approval Resubmission form;
4. twenty (20) full size sets of a soffit and lighting plan, prepared by Martin Conboy Lighting Design, dated March 4, 2014;
5. twenty (20) full size copies of servicing and grading drawing Nos. NT1, SS1 and SG1 prepared by MMM Group Limited, dated February 28, 2014 :
6. five (5) copies of the Toronto Green Standard Checklist; and,
7. one (1) DVD-RW containing electronic copies of items 1. through 6. above.

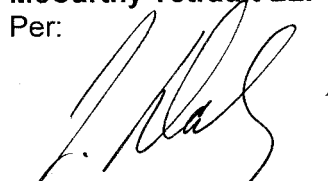
We are confident that the enclosed materials address all comments received from the City and would ask that staff prepare and issue its Notice of Approval Conditions with respect to the Property as soon as possible.

If you have any questions regarding the enclosed materials, please do not hesitate to contact the writer.

Yours very truly,

**McCarthy Tétrault LLP**

Per:



Jacquelyn Daley, MCIP RPP  
Land Use Planner

Encl.

- c. Colleen Smith, Massey Hall (w DVD)