

1293446 Ontario Inc.
 200 Dundas Street East, 241-251 Jarvis Street and 280 George Street
 Application No. 14 174899 STE 27 SA
 Site Plan Resubmission – April 2016
 Response to City Planning Comment

Agency/Department	Comment	Response from P+S
City Planning Comments March 22, 2016	1. Staff continue to have concerns about the proposed visitor bicycle parking on the ground floor. The proposed location of the gates is not consistent with the initial design that was shown to City Planning and continues to create entrapment issues. The addition of glazing to the visitor bicycle parking rooms and the corridors leading up to the visitor parking rooms would also help enhance user safety.	Architectural drawing A1.07 Ground Floor plan is revised with security gate located to east and west end of two walkway at back of building. Additional window is added at north wall of bicycle parking room. There are security cameras located in bicycle parking rooms and along two walkways to monitor the back area as shown on drawing.
	2. Please provide a lighting plan showing the illumination of the area leading to the visitor bicycle parking. It is expected that all illumination levels in this area should exceed 2.0 foot candles.	Lighting plan is provided.
	3. Add additional glazing to the ground floor of the north elevation and to any other areas of the building lacking visibility.	Additional windows are added at north wall of City space and retail unit 'A' overlooking the walkway. Security cameras are located in various space to monitor the back area and bike parking room as shown on drawing.
	4. Staff recommend that wind mitigation measures be enhanced in the area of Probe Location 11 in the February 8, 2016 Pedestrian Level Wind Study from The Boundary Layer Wind Tunnel Laboratory.	Below is the statement from Wind study report: <i>At locations 8, 10, 11, 12, and 14, which are next to Dundas Street near the sidewalk immediately adjacent to the proposed development, slight increases in the winds are apparent in the presence of the new development. However, these are generally small increases (< 2m/s), and the area is suitable for leisurely walking activities, consistent with the intended usage as a sidewalk.</i>
	5. Please modify the landscape plan to improve the public realm on George Street.	Per landscape architect comments: <i>Only 1.5m-1.8m is located within private property - remainder is City property. We have changed the tree planting to open pits and have added shrub planting to create more green space.</i>
	6. Add an additional George Street entrance to Retail Unit C.	Additional pair of doors are added to retail unit 'C' as shown drawing A1.07.
	7. Consider the addition of a third entrance to Retail Unit B to better animate the Dundas Street frontage.	Additional pair of doors are added to retail unit 'B' as shown drawing A1.07.

	8. Please consider the addition of roll up windows to one or more of the retail units to allow for an opportunity to better animate of the public realm.	Sliding/fold-away doors are added to retail unit 'B' as shown on drawing A1.07.
	9. Modify the title block to accurately reflect the heights of the proposed development.	Title block is updated to reflect the height of building.
	10. Please note that the Councillor has requested the following modifications to the Community Use Space: - Relocate the exit stair to make the Community Use Space more contiguous. - Provide a stair or escalator to connect the lobby of the City Space to the City Space on the third floor. Two elevators are not sufficient to service the volume of people who are anticipated to utilize the space. - Remove structural encumbrances to the City Space.	<ul style="list-style-type: none"> - The exit stair serves underground parking levels. Relocating the exit stair will make the travel distance to the exit not in compliance with Building Code. - A new stair is provided exclusively to serve City Space, connecting level 3 to ground floor. - Combination of 2 elevators and new stair capacity is expected to meet the occupant load of City space on level 3. - Structural elements are revised to accommodate both level 3 and ground floor City space.

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