

1	The applicant will be required to dedicate a 10x10m sight triangle where Whites Road and Granite Court intersect.	OSU/ MHBC/MAENG	Landscape Drawing is coordinated with the latest site plan and a 10m x 10m sight triangle has been shown. Please refer to L-1.
2	I am in receipt of the Landscape Plan prepared by MHBC Planning and dated March 2023. Please include a 3.5 metre vegetation setback, to be measured from the Metrolinx property line on the drawings, as this setback has been established in association with Metrolinx's GO Expansion Program. Limited types of vegetation are allowed within this section such as low rise shrubs and/or decorative grasses.	MHBC	A 3.5m vegetation setback from the Metrolinx property has been added and will be confirmed and considered low-rise shrubs/ or decorative grasses vegetation at SPA submission. Please refer to L-1.
3	Metrolinx notes the Derailment Protection Report includes a statement about the installation of a 2.43-meter-high security fence along the entire property line. However, the high security fence shall be included within the final landscape/site plan, subject to Metrolinx review and approval.	MHBC OSU	A 2.43 m high security has been added along the property line. Please refer to L-1. Noted
4	The Arborist Report indicates all existing (11) trees to be removed, however, it notes that only 4 trees will be required for compensation. Compensation shall be provided at the rates indicated in the City's Tree Removal Compensation Policy. The Arborist Report also provides instructions for tree protection measures and the concept landscape plans indicate tree protection fencing around several trees. Please confirm what the intent for the tree preservation/protection are for this application.	COHEN/MHBC	The landscape plan has been coordinated with the latest Arborist materials.
5	The proposed design and function of the Privately Owned Public Spaces (POPS), whose main feature is outdoor seating/dining, does not seem feasible at this location, considering that it is located on a busy street corner and outside of private residential units. If the ground floor units facing this space were commercial use that included eating establishments, this treatment may be more feasible. Although the decorative unit paving, raised planters and trees that are proposed at the south side of the building are nice landscape/architectural features as a corner treatment, we question its functionality as POPS without associated uses to attract people to gather in this space. Granite Court is the gateway into an industrial area and there is a significant amount of truck traffic during regular business hours, making this location less desirable to sit and gather. Perhaps some of this table seating could be located in the private amenity space north of the building.		The proposed POPS space has been removed and replaced with more passive landscaping.

6	<p>As noted in the comments received from Landscape & Parks Development, the location of the proposed POPS may not be feasible, considering that Granite Court is a gateway into an industrial area and that there is a high volume of large trucks travelling through the Whites Road and Granite Court intersection. Staff request the applicant relocate the proposed POPS, or consider allocating this outdoor space to provide more amenities on the north side of the building. That said, staff request that enhanced landscaping be provided at the corner and along the street edges, to provide privacy and a buffer for the residential units on the ground floor.</p>	<p>OSU</p> <p>MHBC</p>	<p>The proposed POPS has been removed from the design. A revised landscape plan and enlarged private patios have been incorporated into the corner of Whites Road and Granite Court in its place to keep sightlines clear for turning trucks.</p>
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