

November 4, 2022

Christina Glass
Manager, Development
Hullmark
474 Wellington Street West, Suite 200
Toronto, Ontario
M5V 1E3

RE: 450 Dufferin Street – Toronto, ON
Waive of necessity of SUE QL-A investigation

Dear Christina,

This is to confirm that in light of the recent SUE QL-B investigations in combination with the information as shown in the Civil and Landscape Plans for 390 Dufferin Ave to the south, that it is our opinion that the necessity of the SUE QL-A investigation, to confirm any discrepancies with the SUE QL-B is low risk at this time for the ZBA submission.


Given the information understood about the 2 potential utilities along the Dufferin Avenue sidewalk and within of the street tree trenches, the findings suggest:

- an abandoned gas line that runs just west and under of the main soil trench – likely to be removed during construction
- combined storm-sanitary trunk that is indicated to be approx. 3.5m deep and therefore well below the soil trench

Both of these utilities are reflected in our street section. All other utilities shown in the SUE QL-B are well outside of potential conflicts with the street trees and associated soil trench.

In light of the SUE QL-B findings and those as shown at 390 Dufferin Ave, the risk of the storm-sanitary trunk having a discrepancy of more than 2.3m vertically – as in, the risk of being in conflict with the ± 1.2 m depth of soil trench/ soil cells – is very low.

Sincerely
PMA Landscape Architects Ltd.


Fung Lee, OALA CSLA ASLA
Principal

