

Revised Site Plan Development Application 60 Overlea Boulevard

(City Council on November 23, 24 and 25, 1999, amended this Clause by adding thereto the following:

“It is further recommended that the communication dated November 24, 1999, from the District Manager, Customer Facilities, Design and Construction Department, Toronto Hydro, wherein Toronto Hydro indicates that it has no objection to the amendments proposed by the East York Community Council, be received.”)

The East York Community Council recommends, subject to Toronto Hydro confirming, in writing, before consideration of this matter by City Council, that the following proposed amendments are satisfactory to Toronto Hydro, that:

(A) Council approve:

- (1) the revised Site Plan Development Application for a property located at 60 Overlea Boulevard;**
- (2) the following drawings:**
 - (i) Site Plan No. A.1 dated revised September 27, 1999, and drawn by Fan and Dutra Architects, Inc.;**
 - (ii) Landscape Plan No. A.2 dated revised September 27, 1999, and drawn by Fan and Dutra Architects, Inc.; and**

(B) approval be conditional upon the Owner entering into a Site Plan Development Agreement, incorporating the specific conditions embodied in the report (October 19, 1999) from the Director of Community Planning – East District, as amended by:

- (1) deleting condition (m) and inserting in lieu thereof the following new condition (m):**

“The Owner shall grant an easement to Toronto Hydro to permit the continued use, operation, maintenance and repair of the existing hydro vault and transformers. This easement shall be granted free of all charges, liens and encumbrances. The easement will also confirm that although the hydro transformer vault is erected on the Owner’s land, all repair and replacement obligations are those of Toronto Hydro and for the purposes of applying cost contribution policies, the Owner will be treated as if the vault and associated primary cabling was not located on the Owner’s land.”; and

- (2) **deleting conditions (k), (l), and (n) and realphabetizing the remaining conditions accordingly.**

The East York Community Council submits the following report (October 19, 1999) from the Director of Community Planning, East District:

Purpose:

This report pertains to a revised application for Site Plan Development Approval for a property located at 60 Overlea Boulevard (Figure 1). East York Council originally approved a site plan for this property in May, 1997. The Owner did not enter into a Site Plan Development Agreement. The applicant subsequently submitted the above revised application on September 27, 1999, for 106 parking spaces including 11 front yard parking spaces with a two-way drive aisle.

Recommendations:

In the event that City Council decides to approve this revised Site Plan Development Application, it is recommended that City Council approve the drawings entitled:

- (a) Site Plan No. A.1 dated revised September 27, 1999, and drawn by Fan and Dutra Architects, Inc.; and
- (b) Landscape Plan No. A.2 dated revised September 27, 1999, and drawn by Fan and Dutra Architects, Inc.

This amending report shall supercede the previously approved site plan report for 60 Overlea Boulevard which was adopted by East York Council on May 26, 1997.

Approval is conditional upon the Owner entering into a Site Plan Development Agreement, incorporating the following specific conditions:

- (a) the Owner shall arrange for private garbage collection at the Owner's expense to the satisfaction of the Commissioner of Works and Emergency Services;
- (b) the Owner shall construct, both on the lands and at appropriate locations along the public sidewalk, wheelchair ramps to the satisfaction of the Commissioner of Works and Emergency Services to ensure the site is fully accessible to disabled persons;
- (c) the Owner shall install a let-down curb at all entrances to the building and at access points to parking lots and drop-off areas as approved by and constructed to the satisfaction of the Commissioner of Works and Emergency Services;
- (d) the Owner shall pave all the above-ground parking areas and demarcate all required parking stalls to the satisfaction of the Commissioner of Works and Emergency Services;

- (e) the Owner shall designate and sign 2 parking spaces for use by disabled persons. These spaces shall be located in close proximity to major access points to the building to the satisfaction of the Commissioner of Works and Emergency Services;
- (f) the Owner shall ensure that all directional or other signs on the land, particularly at access locations, shall be of a size and in a location which do not interfere with the visibility of persons or vehicles entering or exiting the lands and that their installations is done to the specifications and approval of the Commissioner of Works and Emergency Services;
- (g) the Owner shall bear the cost of relocation by the City of Toronto of any municipal facilities and/or street furniture including, but not limited to, hydrants, catch basins, bus shelters and benches;
- (h) the Owner shall ensure that any structures, ramps, signs or landscaping materials within the restricted sight line area(s) are no higher than 0.9 m (3.0 ft.) above the travelled portion of the road;
- (i) the Owner shall bear the costs of any alterations to, or upgrading of municipally owned facilities required to facilitate the development which shall include but not be limited to roads, sewers, and watermains;
- (j) the Owner shall ensure that the fire access route and any required fire hydrants for this development are located, designed, installed and signed to the satisfaction of the Commissioner of Works and Emergency Services;
- (k) the Owner shall obtain Toronto Hydro's approval with respect to service location and metering;
- (l) the Owner shall be responsible for all Toronto Hydro's costs in providing electrical services, including the costs of secondary cable;
- (m) the Owner shall grant an easement to Toronto Hydro for the installation of Toronto Hydro's transformer vault. This easement shall be granted free of all charges liens and encumbrances and shall be constructed and paid for by Toronto Hydro;
- (n) the Owner shall provide an underground ductbank for the incoming service cables to Toronto Hydro's specifications and approval;
- (o) the Owner shall ensure that all planting and landscaped work and associated watering systems are done to the specifications and satisfaction of the Commissioner of Economic Development, Culture and Tourism;
- (p) the Owner shall provide protection for all existing trees and shrubs to be retained to the satisfaction of the Commissioner of Economic Development, Culture and Tourism; and

- (q) the Owner shall ensure that the material used in the construction of the vehicular driveway along the front of the building and the 11 front yard parking spaces on the Overlea Boulevard frontage be comprised of asphalt and that the pedestrian access that its design and construction is approved by and performed to the satisfaction of the Acting Commissioner of Urban Planning and Development Services.

Background:

In May, 1997, the applicant received site plan approval for the subject property from East York Community Council for 95 parking spaces to the rear and sides of the building and a two lane drive aisle traversing the front of the premises. The applicant did not enter into the required Site Plan Development Agreement.

On July 6, 1999, City of Toronto Council approved an Official Plan and Zoning By-law amendment application for 60 Overlea Boulevard which permitted 106 parking spaces including 11 front yard parking spaces with a two-lane drive aisle. The corresponding site-specific Official Plan and Zoning By-law amendments came into effect on August 6, 1999.

On September 27, 1999, the applicant submitted this application for Site Plan Approval for 106 parking spaces including 11 front yard parking spaces with a two-lane drive aisle.

Discussion:

The applicant has submitted this revised application in order to provide additional parking for 60 Overlea Boulevard, specifically front yard parking. This Site Plan application conforms to the Official Plan and Zoning By-law amendments approved by City Council on July 6, 1999.

Conclusion:

If City Council approves the Site Plan Application (SPA 2/99), it is recommended that the approval be subject to the Owner entering into a Site Plan Development Agreement incorporating the conditions set out in the Recommendations section of this report.

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The East York Community Council also submits the following communication (November 5, 1999) from Mr. Douglas Quick, Goodman and Carr, Toronto:

I am writing further to the report dated October 19, 1999, with respect to our client's Site Plan Application for 60 Overlea Boulevard. The report is acceptable to our client except for one matter. The comments and conditions received from Toronto Hydro do not reflect discussions

between our client and them with respect to this property. In fact they seem to have simply adopted, unchanged, comments from an earlier site plan report with respect to this property in 1997. We met with them in 1997 and, I believe, agreed to changes. I enclose my letters dated May 27, 1997 and November 27, 1997 setting out that agreement. My client informs me that Mr. Robert Wong of Toronto Hydro has recently confirmed those understandings. Accordingly, I am writing to request that the report be amended to reflect those discussions as follows:

- (1) Condition (k) – This should be deleted as we are not proposing any changes to service location or metering as part of the present proposal.
- (2) Condition (l) – Comment is the same as in (1).
- (3) Condition (m) – This should be replaced by the following:

“The owner shall grant an easement to Toronto Hydro to permit the continued, use, operation, maintenance and repair of the existing hydro vault and transformers. This easement shall be granted free of all Charges, Liens and Encumbrances. The easement will also confirm that although the hydro transformer vault is erected on the owner’s land, all repair and replacement obligations are those of Toronto Hydro and for the purposes of applying cost contribution policies, the owner will be treated as if the vault and associated primary cabling was not located on the owner’s land.”
- (4) Condition (n) – While our client is upgrading service Hydro has previously informed him that there is no need for a new secondary duct bank. Accordingly, this condition should be deleted.

The East York Community Council also had before it a communication (November 5,1999) from Mr. Richard Wolfe, forwarding background information with respect to an agreement between 60 Overlea Boulevard Ltd. and the former East York Hydro.

Mr. Richard Wolfe, President, 60 Overlea Boulevard, appeared before the East York Community Council in connection with the foregoing matter.

Insert Table/Map No. 1
location map

Insert Table/Map No. 2
site plan - 60 overlea boulevard

Insert Table/Map No. 3
landscape plan - 60 overlea boulevard

(City Council on November 23, 24 and 25, 1999, had before it during consideration of the foregoing Clause, a communication (November 24, 1999) from Mr. Vahid Mehdizadeh, District Manager, Customer Facilities, Design and Construction Department, Toronto Hydro, advising that Toronto Hydro Electric Commission has no objection to the decision made by East York Community Council regarding 60 Overlea Boulevard.)