

TORONTO STAFF REPORT

August 18, 2006

To: North York Community Council

From: Director, Community Planning, North York District

Subject: Final Report
Rezoning Application 05 202688 NNY 23 OZ
Applicant: Sungho Kim, Twins Peak Construction Ltd.
Architect: Don Bielech, Don Bielech Architect
210 & 212 Finch Ave W
Ward 23 - Willowdale

Purpose:

This report reviews and recommends approval of an application to amend the Zoning By-law for a proposed 8 unit, 3-storey residential townhouse development located at 210 & 212 Finch Avenue West.

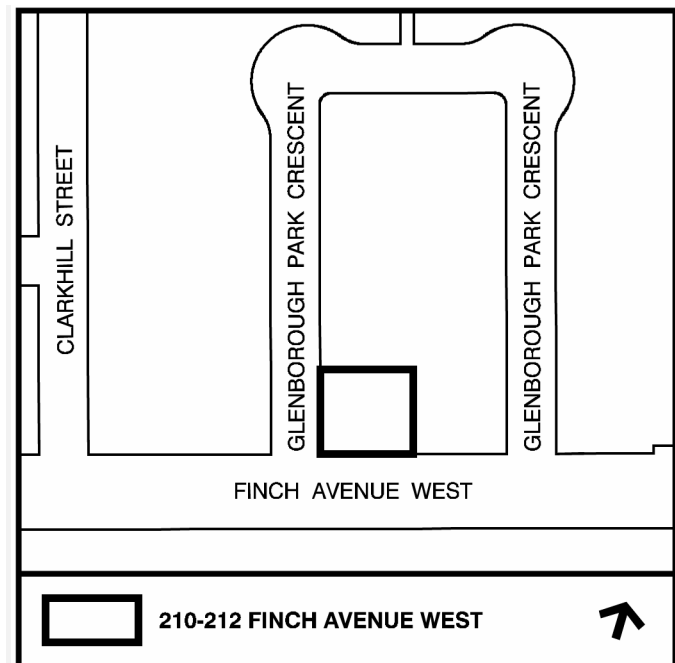
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6.
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.



- (3) approve in principle the site plan as indicated on the drawings listed in Attachments 1 and 2, subject to the Conditions of Approval listed in Attachment 9.
- (4) authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 9 of this report have been fulfilled.

Background:

Proposal

The applicant is proposing to combine and redevelop two single detached residential lots to permit 8, three storey residential townhouses. Vehicular access to the rear parking spaces would be provided via a lane at the rear of the property accessed from Glenborough Park Crescent.

Site and Surrounding Area

The site is located on the north side of Finch Avenue West at the intersection with the western portion of Glenborough Park Crescent. A single detached residential dwelling presently exists on each of the respective lots. Abutting uses are as follows:

North: single detached dwellings;

South: single detached dwellings;

East: a multi-storey commercial building and retail commercial plaza situated at the intersection of Finch Avenue West and Grantbrook Street; and

West: single detached dwellings.

Provincial Policy Statement (PPS)

The Provincial Policy Statement (2005) includes policies to manage and direct land use to achieve efficient development and land use patterns. Municipal planning decisions are required to be “consistent with” the PPS. This includes ensuring that a range of land uses are provided and that intensification and redevelopment opportunities are identified and promoted. The PPS promotes intensification through a more compact building form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

City of Toronto Official Plan

On July 6, 2006, the Ontario Municipal Board issued Order No. 1928 bringing into force and effect the majority of the City of Toronto Official Plan. The site is designated as a “*Mixed Use Area*”.

Central Finch Area Secondary Plan

The Central Finch Area Secondary Plan has been carried forward under the new City of Toronto Official Plan and designates the site as *Mixed Use Area "B"*. For sites with more than 30 metres of frontage along Finch Avenue, and where the use is solely residential as is proposed in this application, the maximum density will be 2.0 times the lot area, and the maximum height 4 storeys or 13 metres, whichever is the lesser.

To buffer from the effects of development between the Central Finch Area and abutting residential neighbourhoods, the plan requires fencing and a landscaping barrier suitable for the planting of trees. The Secondary Plan also requires that the height of any part of a building not exceed 70% of the horizontal distance separating that part of the building from the nearest residential property line, provided that the setback is not less than 9.5 metres.

Zoning

The property is zoned "One-Family Detached Dwelling Fourth Density Zone" (R4) which permits single detached dwellings and accessory uses.

Site Plan Control

The applicant has submitted a concurrent site plan application (05-202699 NNY 23 SA). The approval of this site plan control application will be required prior to the issuance of building permits for the proposed development. The applicant will be required to enter into a Site Plan Control Agreement that will also include a requirement to convey land for road widening purposes.

Reasons for the Application

The existing R4 zone only permits single detached dwellings. An amendment to the Zoning By-law is required to permit the proposed 8-unit townhouse development.

Community Consultation

A Community Consultation meeting to discuss the proposal was held on May 29, 2006. The meeting was attended by the Ward Councillor, City Planning staff, the applicant and owner, and approximately 40 members of the public.

Issues raised by area residents in discussion of the proposal, which have been considered in the review of the application, are generally related to the following matters:

- location of access to the parking spaces for the proposed development;
- potential for parking and traffic impacts on Glenborough Park Crescent and vehicles turning onto Finch Avenue West;
- proposed landscaping and fencing;
- proposed number of units; building design, height, density and setbacks;

- shadowing, privacy and impact on views from adjacent properties; and
- garbage storage and pick-up.

Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

The Parks, Forestry and Recreation Division, Policy and Development, advises that the development will be subject to 5% cash-in-lieu of parkland dedication payment.

The Technical Services Division of Development Engineering has advised that for Finch Avenue road widening purposes a 2.76 metre widening across the frontage of the subject lands and a 6.1 metre radius corner rounding at Finch Avenue West and Glenborough Park Crescent must be conveyed to the City.

Comments:

The proposed 8 unit residential townhouse development with a shared driveway and parking at the rear complies with the policies of the Central Finch Area Secondary Plan which encourages residential intensification, the consolidation of lots, and a reduction in the number of private driveways directly accessing Finch Avenue.

The proposed built form, with the buildings located close to the front property line will contribute to the definition of the street edge and maintain an attractive pedestrian environment along the public sidewalk. This is an important objective of the Central Finch Area Secondary Plan.

Height and Density:

As a result of concerns expressed by area residents, the applicant has revised the application and eliminated the proposed roof-top terraces and stairwell enclosures from the townhouse units. The building height has therefore been lowered to 10.6 metres.

The proposed development meets the Central Finch Area Secondary Plan requirement with respect to angular plane and the minimum required distance of 9.5 metres from the property line that borders adjacent residential areas.

The proposed development would have an F.S.I of 1.2, which is below the Central Finch Area Secondary Plan permitted maximum density of 2.0 times the lot area.

Compatibility with adjacent Neighbourhood:

Policies of the new City of Toronto Official Plan require development to be compatible with existing stable residential neighbourhoods. New development in *Mixed Use Areas* must be sensitive to the existing neighbourhood character and provide a gradual transition in physical change.

As a result of the concerns expressed by the community and immediate neighbours to the proposed development site, the applicant has increased the landscape area at the rear of the site to 3.5 metres and augmented the proposed landscaping that would be provided. In addition, the building has also been moved closer toward Finch Avenue in order to minimize perceived impact on privacy and views for the residential area to the north of the site.

Lane Access to the Block:

Each of the proposed residential townhouse units would have two parking spaces at the rear. Vehicular access is proposed to be provided via a lane at the rear of the property accessed from the western arm of Glenborough Park Crescent. This is consistent with the Official Plan policies that encourage shared driveways and a reduction of the number of driveways accessing onto Finch Avenue.

As a result of community concerns regarding traffic onto Glenborough Park Crescent and following discussions with planning staff, the applicant has proposed curbing at the driveway access that would discourage right-turns onto Glenborough Park Crescent. Signage to prevent right turns would also be provided.

Urban Design Guidelines – Infill Townhouses:

The proposal has been reviewed relative to the City's Urban Design Guidelines for Infill Townhouses. These guidelines apply to different types of infill sites including replacement housing on existing streets. The proposed development has regard for these guidelines by:

- fronting the units and having the facades directly facing onto Finch Avenue West;
- locating the garages and parking at the rear of the units in order to provide a more attractive streetscape;
- providing one common vehicular access and thus eliminating the need for multiple curb cuts thereby reducing the opportunities for potential pedestrian conflicts; and
- providing appropriate landscaping and architectural design such as decorative roof railings that will enliven and beautify the Finch Avenue West frontage.

Development Infrastructure Policy and Standards (DIPS):

The proposal complies with the Development Infrastructure Policy as the proposed driveway is an access route to the garages at the rear of the property. There will be no impact on curbside collection of waste and recyclables as each of the proposed townhouse units front directly onto Finch Avenue West.

Common Elements Condominium / Part Lot Control:

The applicant has indicated that the proposed 8 townhouse units are to be in freehold condominium ownership.

An application for the creation of a common elements condominium will be required. The common elements condominium will provide for the continued long-term repair and maintenance of the shared private driveway and rear yard landscape strip associated with the proposed 8 unit residential townhouse units. Since the subject lands are part of a registered plan of subdivision, the applicant will be required to apply for an exemption from Part Lot Control to create the individual lots for each of the freehold units and the necessary blocks for the common elements condominium. Since each of the lots will require access over the private driveway, the lots cannot be created prior to the registration of the common elements condominium corporation. Staff will report to Council on the application for exemption from Part Lot Control and will co-ordinate this with a concurrent common elements condominium application.

Development Charges

It is estimated that the Development Charges for this project will be \$62,016.00. This is an estimate. The actual charge is assessed and collected upon issuance of the Building Permit.

Conclusions:

This site's location along Finch Avenue West is appropriate for uses that are more intensive than single family dwellings and the proposal offers an appropriate design compatible with the adjacent residential uses.

This report recommends approval of this application to amend the Zoning By-law. The proposal conforms to the policies of the Central Finch Area Secondary Plan and to the Urban Design Guidelines for Infill Townhouses. The report also recommends approval in principle of the Site Plan conditions.

Contact:

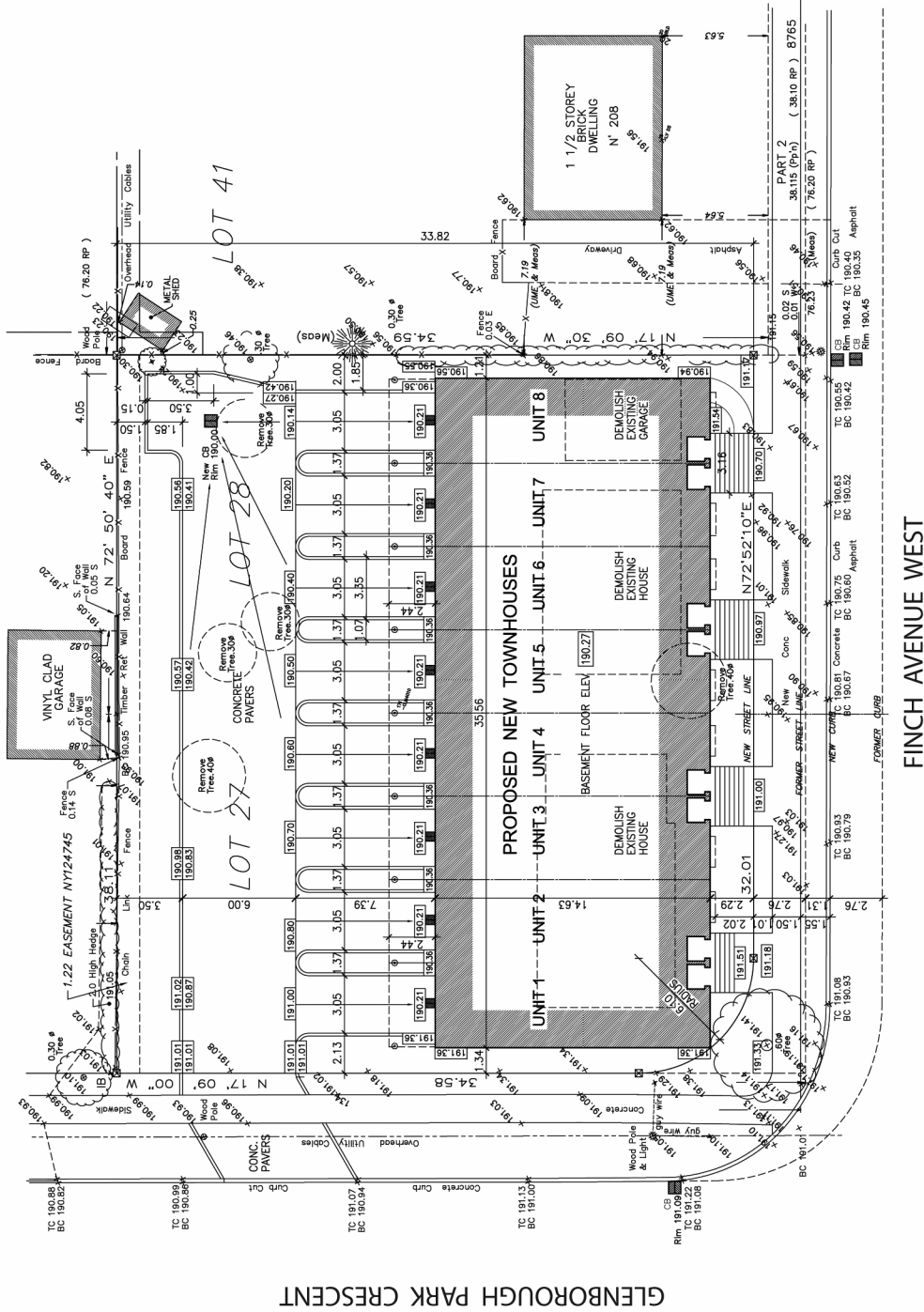
Ben DiRaimo, Planner
Ph: (416) 395-7119
Fax:(416) 395-7155
Email: bdiraimo@toronto.ca

Thomas C. Keefe
Director, Community Planning, North York District

List of Attachments:

- Attachment 1: Site Plan
- Attachment 2: Elevations
- Attachment 3: Zoning Map
- Attachment 4: Application Data Sheet
- Attachment 5: Official Plan
- Attachment 6: Draft Zoning By-law Amendment
- Attachment 7: Draft Zoning By-law Amendment, Schedule 1
- Attachment 8: Draft Zoning By-law Amendment, Schedule 2
- Attachment 9: Conditions of Site Plan Approval

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale
08/17/06

File # 05_202688

210-212 Finch Avenue West

FINCH AVENUE WEST

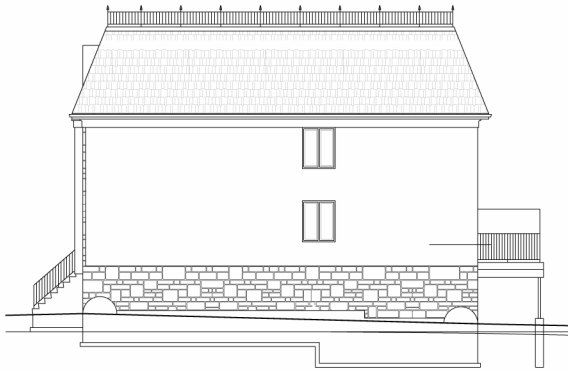
Attachment 2: Elevation 1



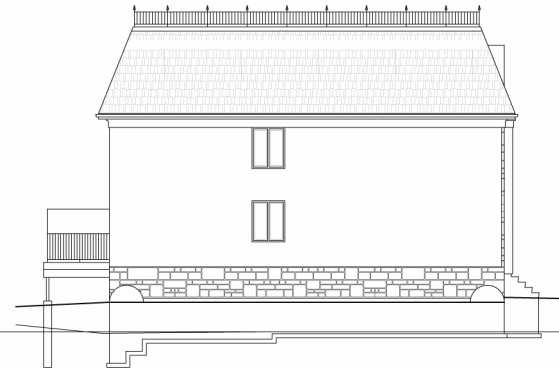
South Elevation



North Elevation



East Elevation



West Elevation

Elevations

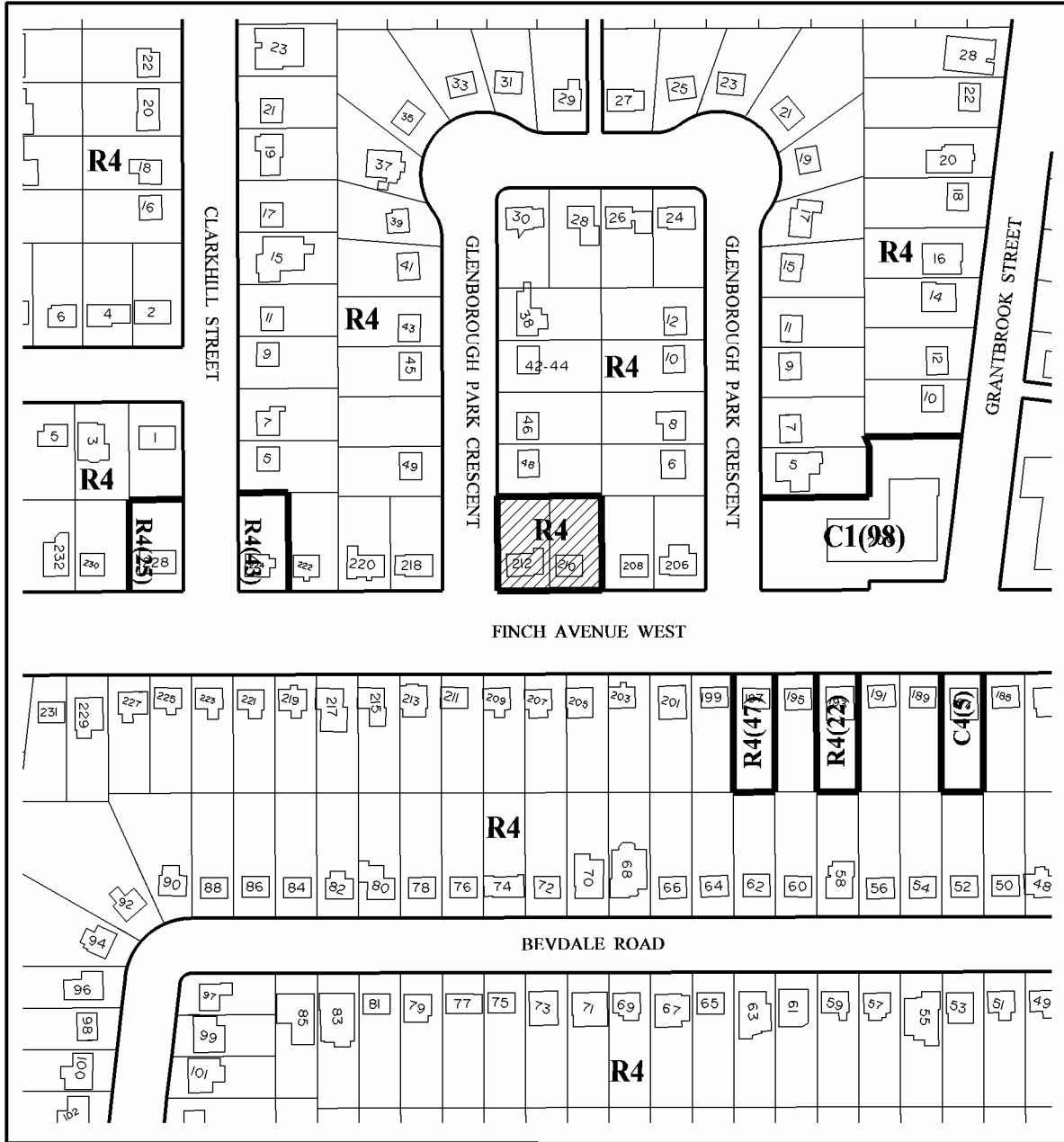
Applicant's Submitted Drawing

Not to Scale
08/15/06

210-212 Finch Avenue West

File # 05_202688

Attachment 3: Zoning (Map)



210-212 Finch Avenue West

File # 05_202688

- R4 One-Family Detached Dwelling Fourth Density Zone
- C1 General Commercial Zone
- C4 Mixed Use Commercial Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
Zoning By-law 7625
Extracted 11/25/05

Attachment 4: Application Data Sheet

APPLICATION DATA SHEET

Application Type Rezoning Application Number: 05 202688 NNY 23 OZ
Details Rezoning, Standard Application Date: November 15, 2005

Municipal Address: 210 FINCH AVE W, TORONTO ON
Location Description: PLAN 4058 LOT 28 **GRID N2301
Project Description: Proposed redevelopment of the lands to permit 8, three storey residential townhouses with roof deck. Please note concurrent site plan application has been made.

PLANNING CONTROLS

Official Plan Designation: CFMU-1 Site Specific Provision:
Zoning: R4 Historical Status:
Height Limit (m): 8.8 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m): 1318.21 Height: Storeys: 3
Frontage (m): 38.12 Metres: 13.37
Depth (m): 34.58
Total Ground Floor Area (sq. m): 510.88 Total
Total Residential GFA (sq. m): 1592.28 Parking Spaces: 16
Total Non-Residential GFA (sq. m): 0 Loading Docks 0
Total GFA (sq. m): 1592.28
Lot Coverage Ratio (%): 38.69
Floor Space Index: 1.2

DWELLING UNITS

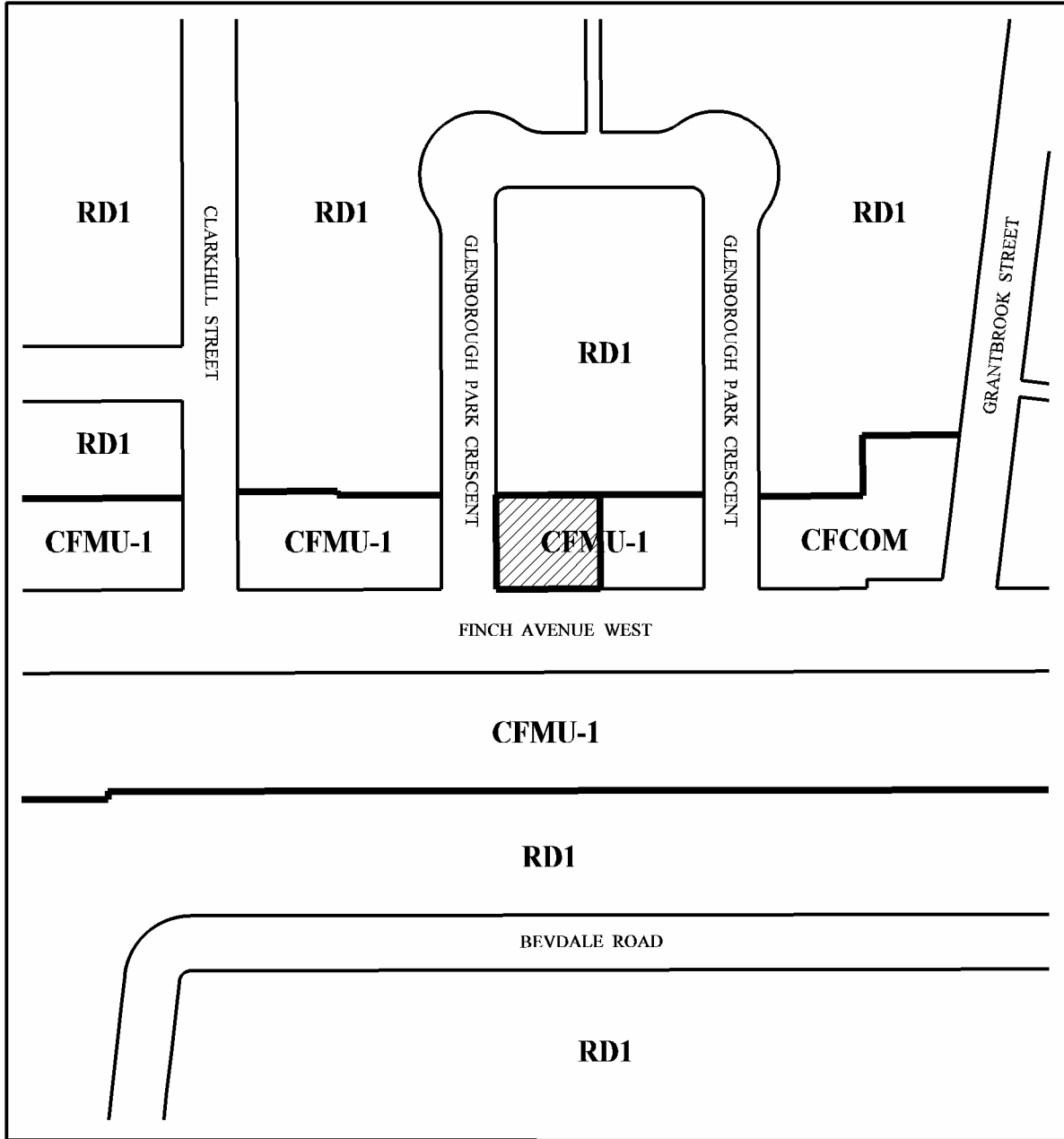
Tenure Type:
Rooms: 0
Bachelor: 0
1 Bedroom: 0
2 Bedroom: 0
3 + Bedroom: 8
Total Units: 8

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	1592.28	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: PLANNER NAME: Ben DiRaimo, Planner
TELEPHONE: (416) 395-7119

Attachment 5: Official Plan (Map)



Attachment 6: Draft Zoning By-law Amendment

Authority: North York Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2006
Enacted by Council: ~, 2006

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2006

**To amend former City of North York Zoning By-law No. 7625, as amended,
with respect to the lands municipally known as,
210 and 212 Finch Ave West**

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto HEREBY ENACTS as follows:

- 1. Schedules “B” and “C” of By-law 7625, as amended, are hereby amended in accordance with Schedule “1” attached hereto.**
- 2. Section 64.16 of By-law 7625 of the former City of North York is amended by adding the following subsection:**

64.16 (71) RM1(71)

PERMITTED USES

- (a) The only permitted use shall be a multiple attached dwelling.

EXCEPTION REGULATIONS

- (b) The maximum number of dwelling units shall be 8.
- (c) The maximum Gross Floor Area of the overall development shall be 1,552 m²
- (d) The minimum lot area shall be 193m² per dwelling unit.
- (e) The minimum yard setbacks shall be as shown on Schedule RM1(71).

- (f) A front porch and steps may project up to 2.29m into the front yard setback but shall not encroach beyond the front property line.
- (g) A minimum of two parking spaces shall be provided at the rear of each residential unit.
- (h) The maximum building height shall be 10.6 metres.
- (i) An opaque barrier and landscape strip of a minimum of 1.5 metres shall be provided along the entirety of the rear lot line.
- (j) The provisions of Section 15.8 (landscaping) and of Sections 16.2.1, 16.2.2, 16.2.4, 16.2.6, shall not apply.
- (k) The provisions of this exception shall apply collectively to the lands notwithstanding their future severance, partition or division for any purpose.

3. Section 64.16 of By-law 7625 is amended by adding Schedule “RM1(71) attached to this By-law.

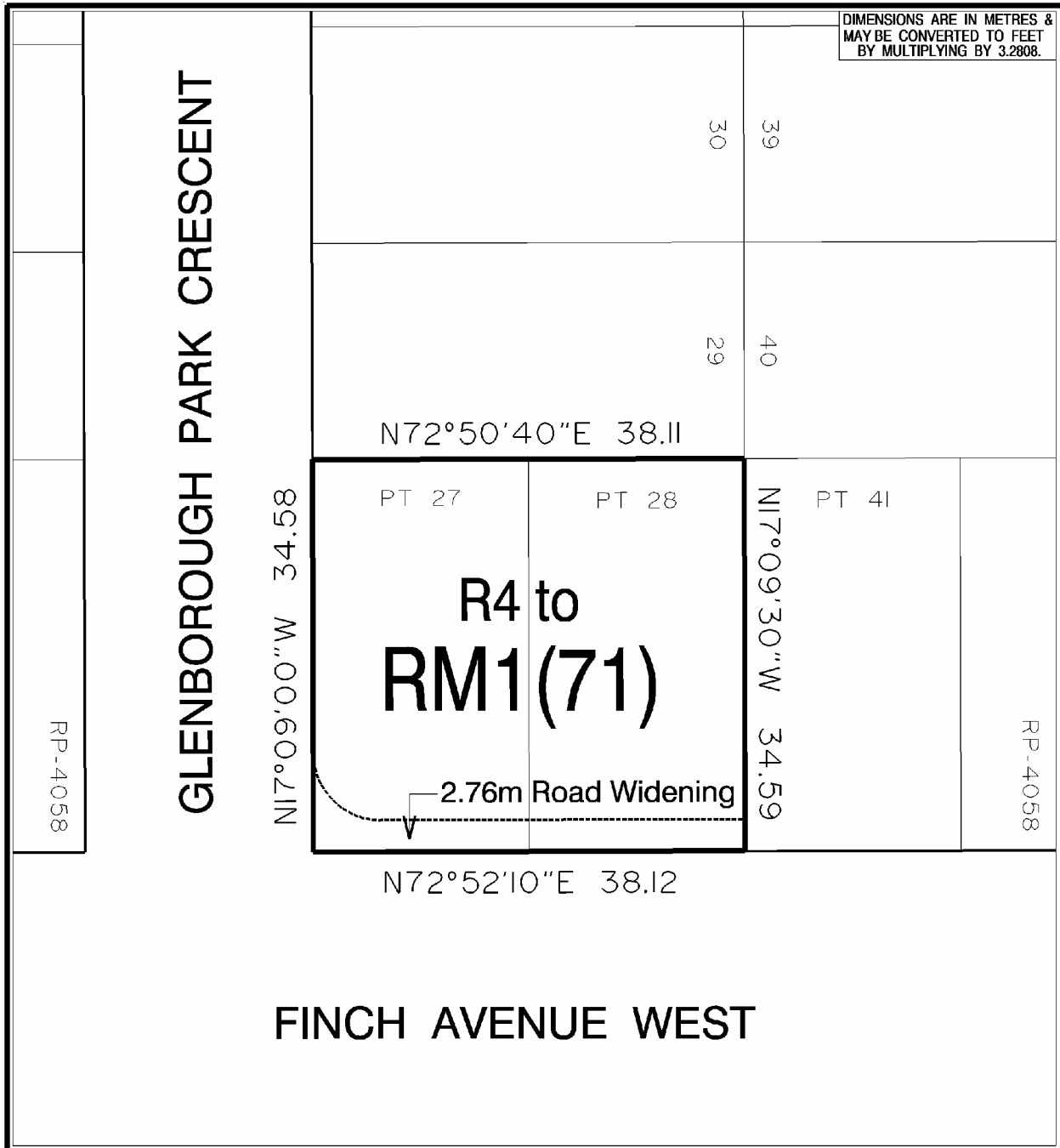
ENACTED AND PASSED this ~ day of ~, A.D. 2006.


DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

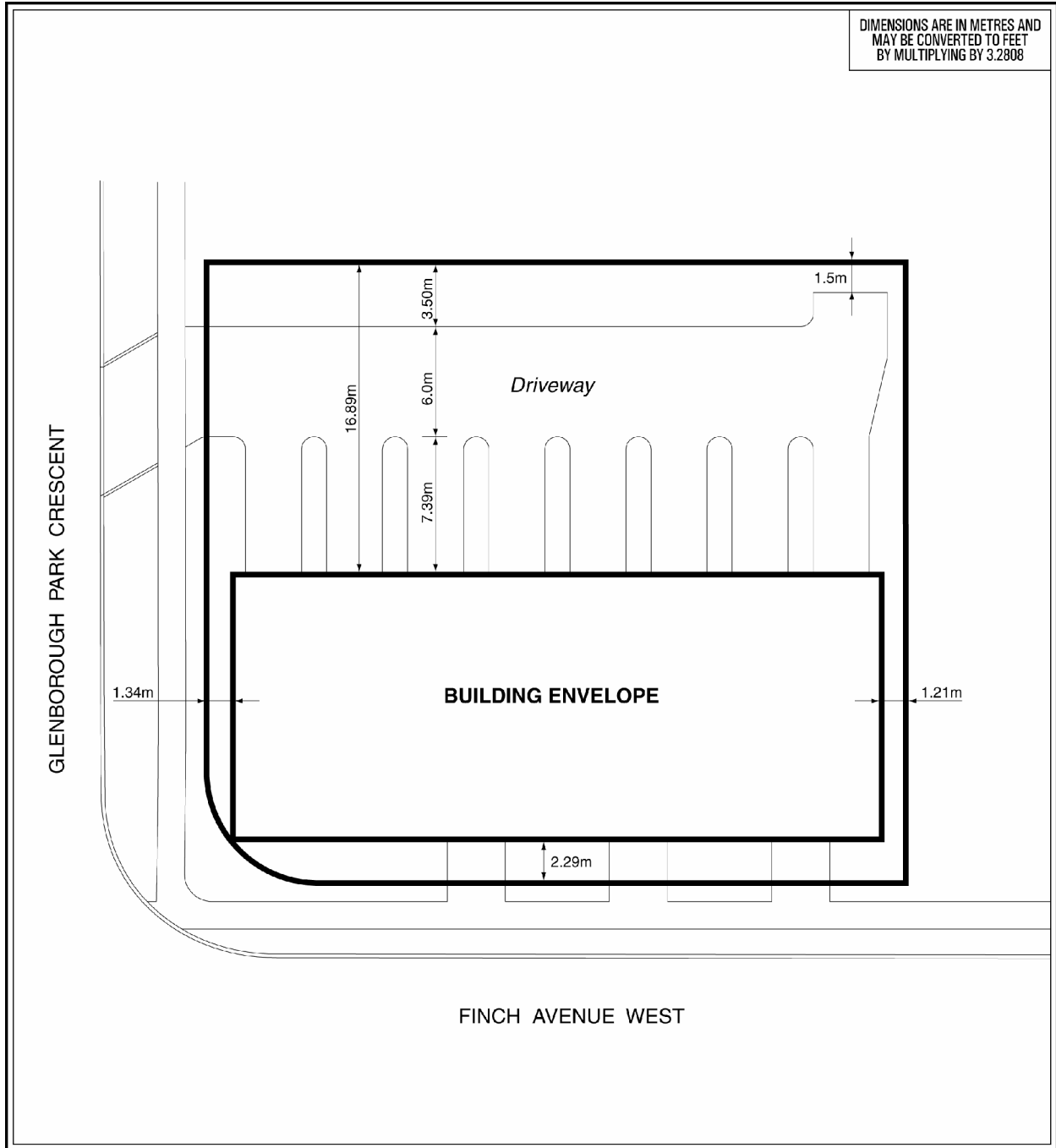
(Corporate Seal)

Attachment 7: Draft Official Plan Schedule 1



This is Schedule " 1 " to By-Law _____ passed the _____ day of _____, 20 ____		 City Planning Division North District
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR	
Location: Part of Lots 27 & 28 Registered Plan 4058 City of Toronto		
File: 05_202688	Prepared by: A.K.	Approved by: B.D.
Date: Aug. 15, 2006	Filename: RM1(71)_1	
<small>Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District. Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.</small>		

Attachment 8: Draft Official Plan Schedule 2



DIMENSIONS ARE IN METRES AND
MAY BE CONVERTED TO FEET
BY MULTIPLYING BY 3.2808

<p>This is Schedule "RM1(71)" to Bylaw _____ passed the _____ day of _____, 20____</p>		 City Planning Division Community Planning North
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR	
Location: Part of Lots 27 & 28, Registered Plan 4058, City of Toronto		
File No: 05_202688	Drawn by: A.K.	Approved by: B.D.
Date: Aug. 17, 2006	Filename: RM1(71).ai	

Subject Lands	Not to Scale

Attachment 9: Conditions of Site Plan Approval

The City Planning Division North York District, has completed the review of a proposed 8-unit, 3-storey townhouse development as outlined in the following plans and drawings:

1. Site Plan (A1) revised August 16, 2006 and stamped received August 18, 2006 City of Toronto Planning North York Civic Centre.
2. Basement Plan (A2) revised August 4, 2006 and stamped received August 15, 2006 City of Toronto Planning North York Civic Centre.
3. Ground Floor Plan (A3) revised August 4, 2006 and stamped received August 15, 2006 City of Toronto Planning North York Civic Centre.
4. 2nd Floor Plan (A4) dated November 10, 2005 and stamped received August 15, 2006 City of Toronto Planning North York Civic Centre.
5. 3rd Floor Plan (A5) revised June 12, 2006 and stamped received August 15, 2006 City of Toronto Planning North York Civic Centre.
6. Roof Plan (A6) revised June 12, 2006 and stamped received August 15, 2006 City of Toronto Planning North York Civic Centre.
7. Elevations (A7) revised August 4, 2006 and stamped received August 15, 2006 City of Toronto Planning North York Civic Centre.
8. Elevations and Section (A8) revised August 4, 2006 and stamped received August 15, 2006 City of Toronto Planning North York Civic Centre.
9. Landscape Plan (L1) revised August 8, 2006 and stamped received August 15, 2006 City of Toronto Planning North York Civic Centre.
10. Landscape Details (L2) dated July 5, 2006 and stamped received August 15, 2006 City of Toronto Planning North York Civic Centre.

Before we can grant approval to the proposal we require that the following conditions be fulfilled:

1. The execution of a site plan agreement.
2. Submission of financial securities as detailed below.
3. The Owner shall submit a cost estimate for 100% of the value of the landscaping to be located at the front and rear of the subject lands, and as detailed in the approved Landscape Plan detailed above. Upon verification, the Owner shall provide a letter of credit or certified cheque satisfactory to the City Treasurer, for a period of two years and which shall provide for automatic renewal rights at the end of the term, for 120% of the accepted value of the landscaping..
4. Sufficient space exists for the applicant to provide the planting of large growing shade trees within the City road allowance as part of this application. A detailed landscape plan must be provided which

indicates the exact location of all existing City owned trees and any trees proposed to be planted within the City road allowance including details with respect to proposed tree species, caliper and quantity. The planting plan should provide the best possible, natural, planting environment for trees. It is preferred that trees be planted in turf when possible. If no room exists for turf boulevards with trees, raised planting beds or continuous tree pits should be considered. Trees indicated for planting on the City road allowance must be planted in accordance with Planting Detail No. 101 for Balled and Burlapped Trees in Turf Areas, dated June 2002, attached. Please note that the applicant must conduct an investigation of underground utilities prior to proposing tree planting within the City road allowance. If planting is not possible due to a utility conflict, a utility locate information sheet from the respective utility company should be provided to the City.

5. Tree species selections for boulevard locations require prior approval by Urban Forestry Planning and Protection. The use of ornamentals, coniferous, or monoculture trees, should be avoided due to their maintenance requirements. Native tree species, suited to the soil and site specific conditions, are encouraged. The introduction of quarantine pest species to Ontario has resulted in restrictions to planting of some tree species. City Council, on account of the Emerald ash borer, requested a citywide moratorium on the planting of all *Fraxinus* (ash) species.
6. The applicant will be responsible for providing a two-year renewable guarantee for all new trees planted within the road allowance. The Supervisor of Urban Forestry Planning and Protection must be notified in writing of the planting date prior to planting. This date is used to establish the anniversary date of the required two-year renewable guarantee. The applicant must maintain the subject trees in good condition; these trees will be inspected during and prior to the end of the renewable guarantee period. If the trees are in good condition at the end of the renewable guarantee period, the City will assume maintenance and ownership of the trees. If during or at the end of the renewable guarantee period the trees are not in good condition, require maintenance or require replacement, the applicant will be responsible for rectifying the problem as determined by and to the satisfaction of the Commissioner of Economic Development, Culture and Tourism. The owner will be required to provide an additional two-year renewable guarantee period for any trees requiring replacement. The Supervisor of Urban Forestry Planning and Protection may be reached at (416-395-6134).
7. A tree planting security deposit is required for tree planting within the road allowance. The deposit is to be in the form of an irrevocable Letter of Credit or certified cheque. The tree planting security deposit must be sent to the attention of Harold Moffatt, Supervisor of Urban Forestry Planning and Protection (416-395-6134), prior to the issuance of a landscaping permit which must be obtained from Works and Emergency Services, Transportation Services North District, Right of Way Management (416-395-7112). The tree planting security deposit is held for the duration of the renewable guarantee period. The funds from the tree planting security deposit will be drawn upon to cover any costs Urban Forestry Services incurs as a result of enforcing and ensuring that the trees are kept in a healthy and vigorous state. These costs are subject to change and the current cost per tree site is \$583.00 per tree planted in turf.
8. The protection of all privately owned trees that are 30 cm or larger in diameter within the North District is the responsibility of Bruce Gordon (416 392 6644) Urban Forestry Planner, City Forester's Office. Please ensure that all required conditions have been met in relation to any privately owned trees, which may qualify for protection.
9. The Drawing GO1, Servicing Plan, must be amended to show that each unit of townhouse will have individual water services connected directly to the City's watermain on Finch Avenue West. One common water service is not allowed, however the common sanitary and storm service will be allowed.

10. As per By-Law 7625, all driveway access points from the adjacent roadways must be maintained at a minimum of 6.0m wide, facilitating two-way vehicular traffic ingressing/egressing the site. The corresponding curb radii for the aforementioned driveway access points must be maintained at 3.0m.
11. There is concern as to the maneuverability from the spaces at the east end of the site, adjacent to proposed dwelling unit 8. The provision of a turn around area is required at this location. All turnaround areas must be maintained at a depth of at least 2.7m, so as to enable vehicles to reverse from the spaces and exit in a forward direction. All turnaround areas must be hatched out with painted line markings prohibiting parking in the space. Revised plans and vehicle turning diagrams can be used to detail how vehicles will maneuver into and out of the proposed turnaround areas, and/or a sufficient area for the purposes of vehicle turnaround.
12. The maximum slope down of a driveway shall not exceed 10%, as per By-Law 7625. Current plans A8 detail a slope to the garage, however, a slope is not specified, and associated plans do not detail any further information. Revised plans must detail explicitly whether a slope driveway per dwelling unit is proposed.
13. Prepare all documents and agree to convey to the City, at nominal cost, the following:
 - a) 2.76 m widening across the entire Finch Avenue West frontage.
 - b) 6.1 m radius corner rounding at Finch Avenue West and Glenborough Park.

Such lands to be free and clear of all physical and title encumbrances, and subject to a right-of-way for access in favour of the Grantor until such time as said lands have been laid out and dedicated for public highway purposes, all to the satisfaction to the Executive Director of Technical Services in consultation with the City Solicitor.

14. Submit a draft Reference Plan of Survey, in metric units and integrated with the Ontario Co-ordinate System, showing as separate PARTS thereof the lands to be conveyed to the City to the Executive Director of Technical Services, for review and approval, prior to depositing it in the Land Registry Office.
15. Pay all costs for registration and preparation of reference plan(s).
16. The owner shall deposit, prior to site plan approval, a letter of credit or certified cheque with the Technical Services for the estimated cost of construction and a certified cheque for the 5% engineering review fee of the following works:
 - a) Relocation of a 1.7 m wide sidewalk across the entire Finch Avenue West frontage of the site to the standard location of 1.0 metre from the widened property line. The cost of this work is estimated to be \$5,000.00.
 - b) \$250.00 representing the 5% Engineering review fee of the above construction works.

The above works shall be constructed by the City once all the necessary frontages along Finch Avenue West have been conveyed to the City.

Please note that if these conditions are not fulfilled within 2 years of the date of this notice, then this notice is no longer valid and a new submission is required unless a written request for time extension is received and granted by the Director of Community Planning.

In addition to the above, the following conditions are to be fulfilled following site plan approval and will be incorporated into a site plan agreement:

1. This approval is valid for a period of two years from the date of the approval.
2. The lands shall be developed and maintained in accordance with the approved Site Plan drawings and conditions of approval. The Owner acknowledges that notwithstanding this approval, the lands shall be developed in accordance with the applicable zoning by-law(s) and that it is the responsibility of the Owner to ensure that the development is in conformity with the applicable zoning by-law(s) to the satisfaction of the Chief Building Official.
3. Above-grade transformers, gas regulators, and other equipment are not permitted above grade in any yard abutting a public street unless screened from view with landscaping or fencing to the satisfaction of the Director, or his successor.
4. The municipal address is to be well-illuminated, provided in a prominent location and designed to be easily readable from adjacent streets.
5. All site illumination shall be designed to prevent the spread of light onto adjacent properties.
6. Existing drainage patterns on adjacent properties shall not be altered and stormwater runoff from the subject development shall not be directed to drain onto adjacent properties.
7. The design of the boulevard area on Finch Avenue West must meet the Technical Services requirements for pedestrian accommodation, greening and aesthetics. This includes providing or preserving a decorative band of impressed concrete 0.6 metres wide along the curb line. The guideline states that trees are to be provided every 6 to 8 metres along the frontage of Finch Avenue West.
8. By-Law 7625 requires the applicant to provide 2 spaces per residential dwelling.
9. As per By-Law 7625, the applicant must ensure all regular parking spaces must be 2.7m by 5.5m with a vertical clearance 2.0m. The garage must maintain a minimum interior width of 3.0m, so as to allow accessibility in and out of parked cars.
10. A minimum setback of 5.5m in front of the garage door must be provided so as to prevent vehicles that could be parked on the driveway from overhanging into the private roadway.
11. It should be noted that under signalized conditions a minimum corner clearance of 30.0m should be provided between the arterial intersection and a proposed driveway. Given the constraints of the site, a setback of approximately 25.0m from the property line to the south curb line of the access driveway is acceptable.
12. It must be noted that the applicant must enter into an encroachment agreement with Right-of-Way Management, with regards to any pedestrian walkways, from the subject site, that encroaches into the municipal Right-of-Way, namely along the Finch Avenue West.
13. Any encroachments within Municipal Road Allowances will not be permitted unless they are explicitly approved by the Right-of-Way Management section of Transportation Services. The applicant is required to contact the section through the permit approval process to obtain the exact particulars of these requirements. For further information, please contact the Right-of-Way Management Section, Toronto North York District at (416) 395-7112.
14. Snow must be stored on site such that the driving aisle widths are not reduced and vehicular sightlines are not affected. Snow which cannot be adequately stored on site must be cleared and removed from the site by the owner/building management after each snowfall.

15. All accesses must be at least 1.0metre from existing utilities and must be explicitly shown on site plan drawings. If required, the relocation of any public utilities (utility poles and their guy wires, etc.) would be at the cost of the developer and shall be subject to the approval of the applicable governing agencies.
16. In accordance with Zoning By-law 7625, all on-site driveways and parking areas must be surfaced and maintained with asphalt, concrete, or interlocking stone.
17. All existing redundant curb cuts must be closed and restored to the satisfaction of the City.
18. Driveway curbs must be flush on either side of the sidewalk for a minimum of 0.45 metres.
19. Solid waste and recycling will be collected in accordance with By-Law No. 235-2001, Waste Collection, Residential Properties, of the City of Toronto Municipal Code, as amended. The owner shall be required to meet the guidelines of the 'City of Toronto Requirements for Garbage and Recycling Collection from Developments and Redevelopments.' The revised requirements can be found at www.toronto.ca/garbage/.
20. Construct and maintain stormwater management measures and site grading as recommended in the accepted Stormwater Management Report prepared by SPNR Consultants Ltd. and dated October 24, 2005, and Grading Plan, Drawing No. GO1 prepared by SPNR Consultants Ltd. and dated October 24, 2006.
21. Construct and maintain site servicing indicated on the accepted Site Servicing Drawings. Note: Water services to be revised.
22. Provide certification to the Executive Director of Technical Services by the Professional Engineer who designed and supervised the construction that the stormwater management facilities and site grading have been constructed in accordance with the accepted Stormwater Management Report and the accepted Grading Plans.
23. Provide certification to the Executive Director of Technical Services by the Professional Engineer who designed and supervised the construction, that the site servicing facilities have been constructed in accordance with the accepted drawings.
24. The owner will be required to make an application to Toronto Water Division for the installation of any proposed services within the right-of-way after acceptance of the stormwater management report and site servicing plan. For further information, please contact District Operations, Toronto Water, North District.
25. The owner is advised that separate water connections to City mains are required for any freehold residential units fronting onto public road. The owner is required to make application to the Toronto Water Services Division, after the zoning amendment by-law is in effect (site servicing plan is approved) and pay for the installation of City service connections from the property line to the City mains. These shall include one storm and one sanitary service connection for each freehold residential unit or each single entity development such as a condominium, co-operative or rental property to be held under separate ownership or subject to Common Element Condominium. The owner is responsible to provide for the installation of the water, sanitary and any necessary storm service connections from the building to the City services at the property line. Please note that servicing on private property requires plumbing approval under the Ontario Building Code, and accordingly, application for the necessary permits should be made to the Building Division.
26. This application has been commented under the consideration that the proposed development is a freehold type (freehold subject to Common Elements Condominium Act). The owner is required to

certify that the unit owners and their successors in title will be responsible for the provision, construction, maintenance and repair of the common elements through the provisions of the Common Elements Condominium Act.

27. The owner is required to certify that the unit owners and their successors in title will be responsible for the provision, construction, maintenance and repair of the common elements through the provisions of the Common Elements Condominium Act.

The owner is advised that the following approvals and/or permits are required for this development:

1. The applicant is required to obtain building location and access permits prior to construction of this project. Other permits associated with construction activities (such as hoarding, piling/shoring, etc.) may also be required. For your information we have attached a Permit and Application Fee Schedule. All fees are subject to change. The Municipal Service Guarantee Deposit is not included in the Schedule, and will be determined by scope of work. The applicant is responsible for obtaining the applicable permits and must contact Right-of-Way Management at 416-395-6221.
2. The Owner will be required to provide the City with a Construction Sedimentation Control Plan outlining the measures that will be implemented before any construction within the site has commenced. These measures shall ensure that all sedimentation shall be managed and controlled within the site without adversely affecting the City's storm sewer system or receiving waters.

The Owner will be required to provide the City with a Construction Management Plan outlining the following:

- a) Dust/mud control on and offsite;
- b) Location of truck loading points, trailer parking;
- c) Location of temporary material storage areas;
- d) Access/truck routing;
- e) Provision of hoarding, temporary fencing & covered walkways;
- f) Location and extent of aerial crane operations; and
- g) Parking for construction trades.