

**Supplementary Report
Official Plan, Zoning, and Site Plan Applications
65 and 67 Finch Avenue West**

Date:	December 13, 2006
To:	North York District Community Council
From:	Director, Community Planning, North York District
Wards:	Ward No. 23 – Willowdale
Reference Number:	File No 06-124318 NNY 23 OZ

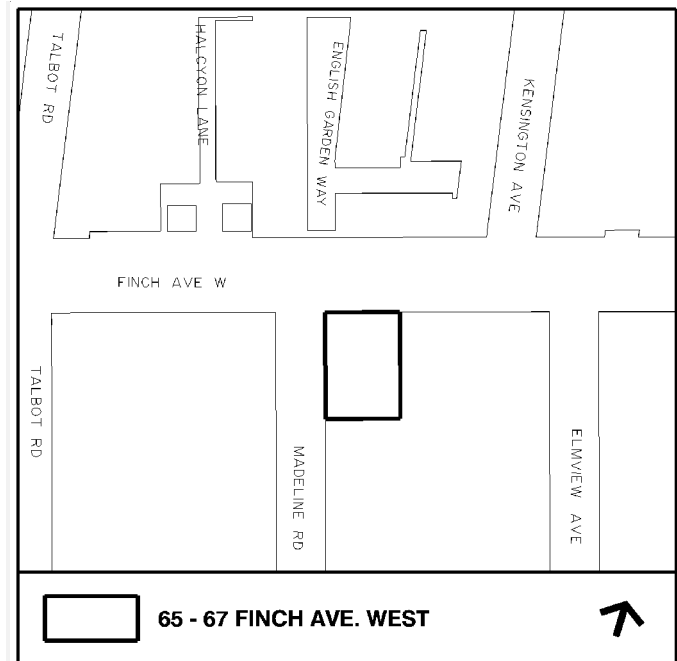
SUMMARY

An application has been submitted to permit a development consisting of seven, 4-storey townhouses and two, 3-storey single detached dwellings at 65 and 67 Finch Avenue West.

This purpose of this report is to update Community Council on the status of this application proposing to amend the Official Plan and Zoning By-law for the subject lands and to make changes to the “Recommendations” originally listed in the Final Report dated August 23, 2006.

RECOMMENDATIONS

The City Planning Division recommends that:



1. City Council; amend the Central Finch Area Secondary Plan for the City of Toronto substantially in accordance with the draft Official Plan Amendment shown as Attachment No.7., and
2. City Council; amend the Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment shown as Attachment No. 8., and
3. City Council; authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required, and
4. City Council; approve in principle the site plan as indicated on the drawings listed in Attachment No.1 subject to the Condition of Approval listed in Attachment No. 9., and
5. Before introducing the necessary Bills to City Council for enactment, the owner is required to:
 - (i) obtain site plan approval from the Director, Community Planning, North York District and enter into a Site Plan Agreement under Section 41 of the Planning Act based on the conditions and plans prior to issuance of a building permit.
 - (ii) convey to the City, for a nominal sum and free and clear of all encumbrances, a road widening measuring approximately 2.76 metres along the Finch Avenue West frontage.

FINANCIAL IMPACT

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

ISSUE BACKGROUND

The Statutory Public Meeting originally scheduled for September 19, 2006 was cancelled. Since that time the applicant, community representatives and City staff have had further opportunity to review the application. As a result there have been refinements, supported by the community representative, to both the Draft Official Plan and Draft Zoning By-law schedules in the Final Report dated August 23, 2006.

At the request of the local community ratepayers association, it is recommended that Site Plan Approval and a Site Plan Agreement under Section 41 of the Planning Act be in place prior to City Council approval of the proposed draft Zoning By-law Amendment shown as Attachment No. 8. Notwithstanding the appropriateness of the

recommendations made in the Final Report dated August 23, 2006, this simple re-ordering of the process for final approval of the application satisfies the local community ratepayers association's position that the development will proceed as per the plans agreed upon. The applicant has agreed to this revised process for approval.

CONTACT

Ben DiRaimo, Planner
Tel. No. 416-395-7119
Fax No. 416-395-7155
E-mail: bdiraimo@toronto.ca

SIGNATURE

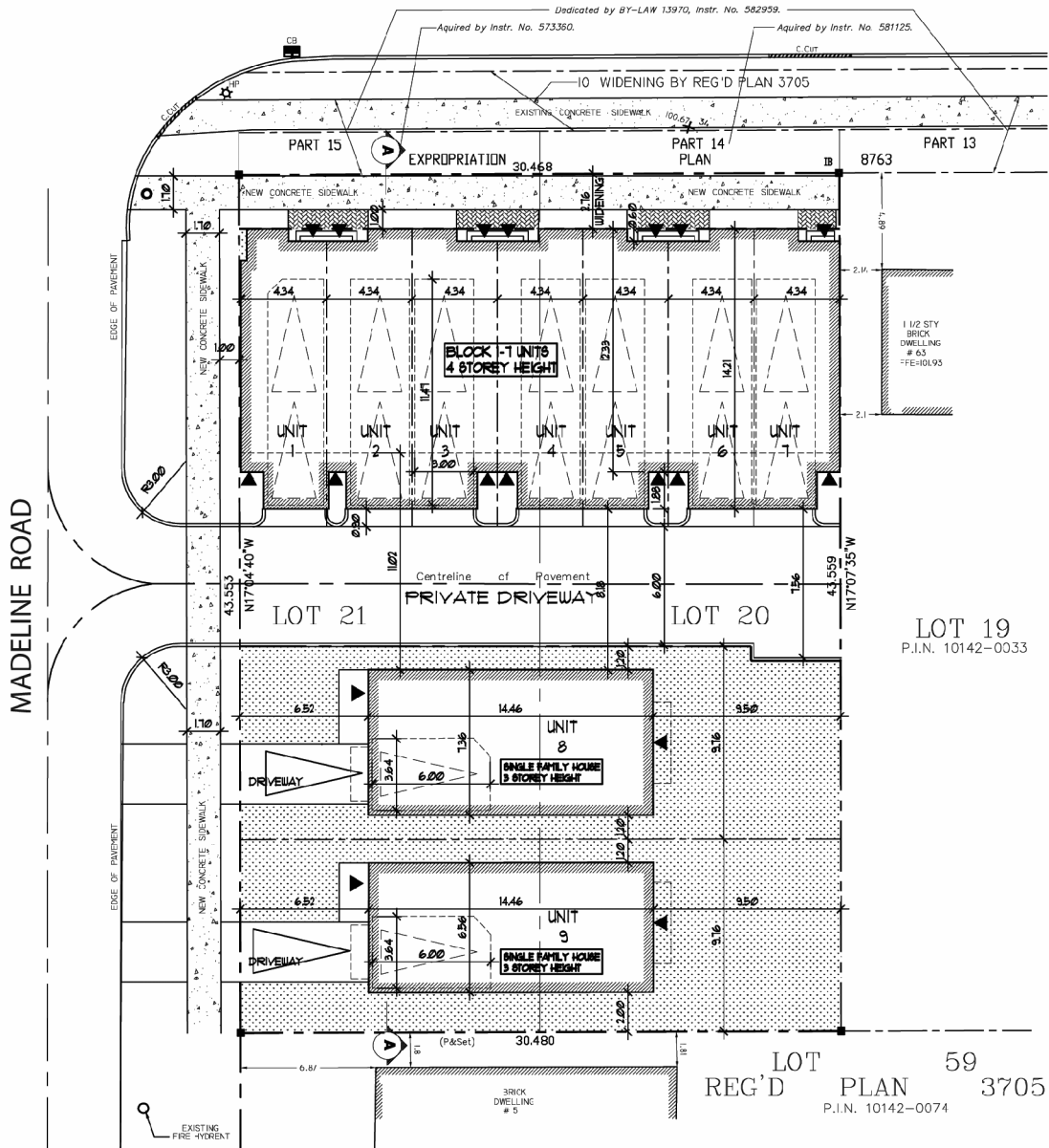
Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

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

Attachment 1: Site Plan

FINCH AVENUE WEST



Site Plan

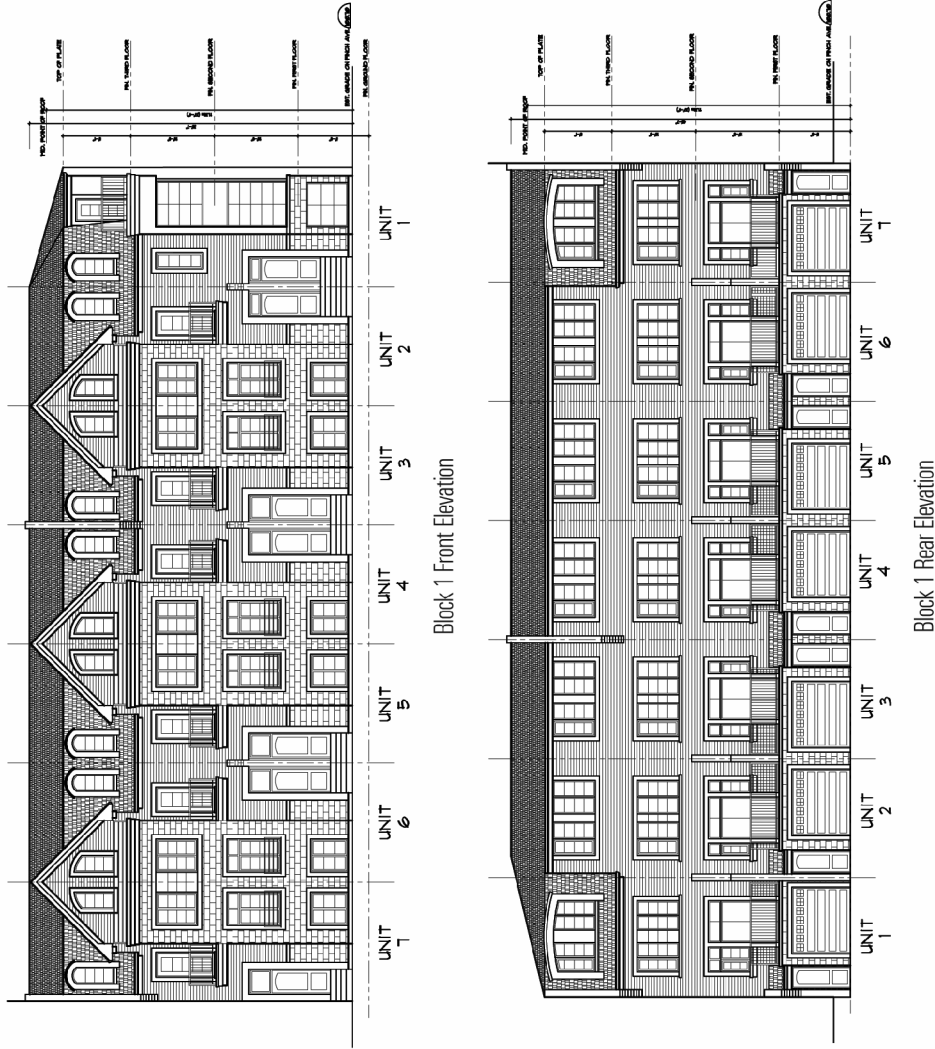
Applicant's Submitted Drawing

Not to Scale

65-67 Finch Avenue West

File # 06_124318

Attachment 2: Elevation 1



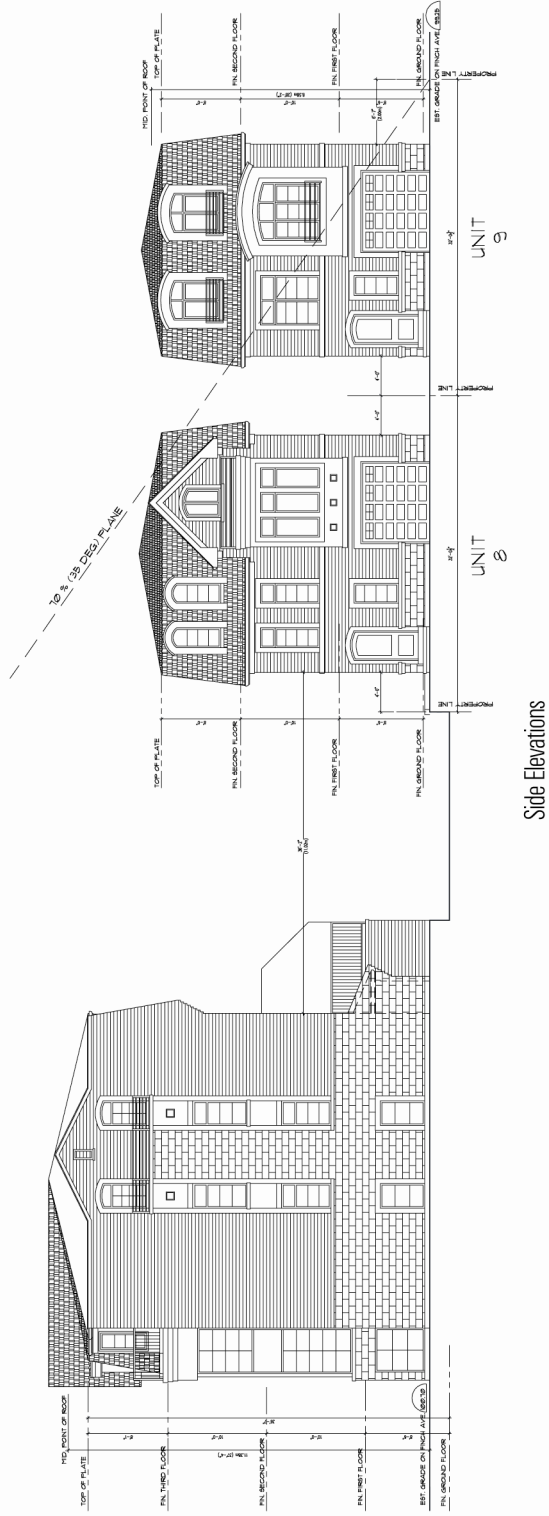
65 Finch Avenue West

Elevations
 Applicant's Submitted Drawing

Not to Scale
 08/15/06

File # 06_124318

Attachment 3: Elevation 2



65 Finch Avenue West

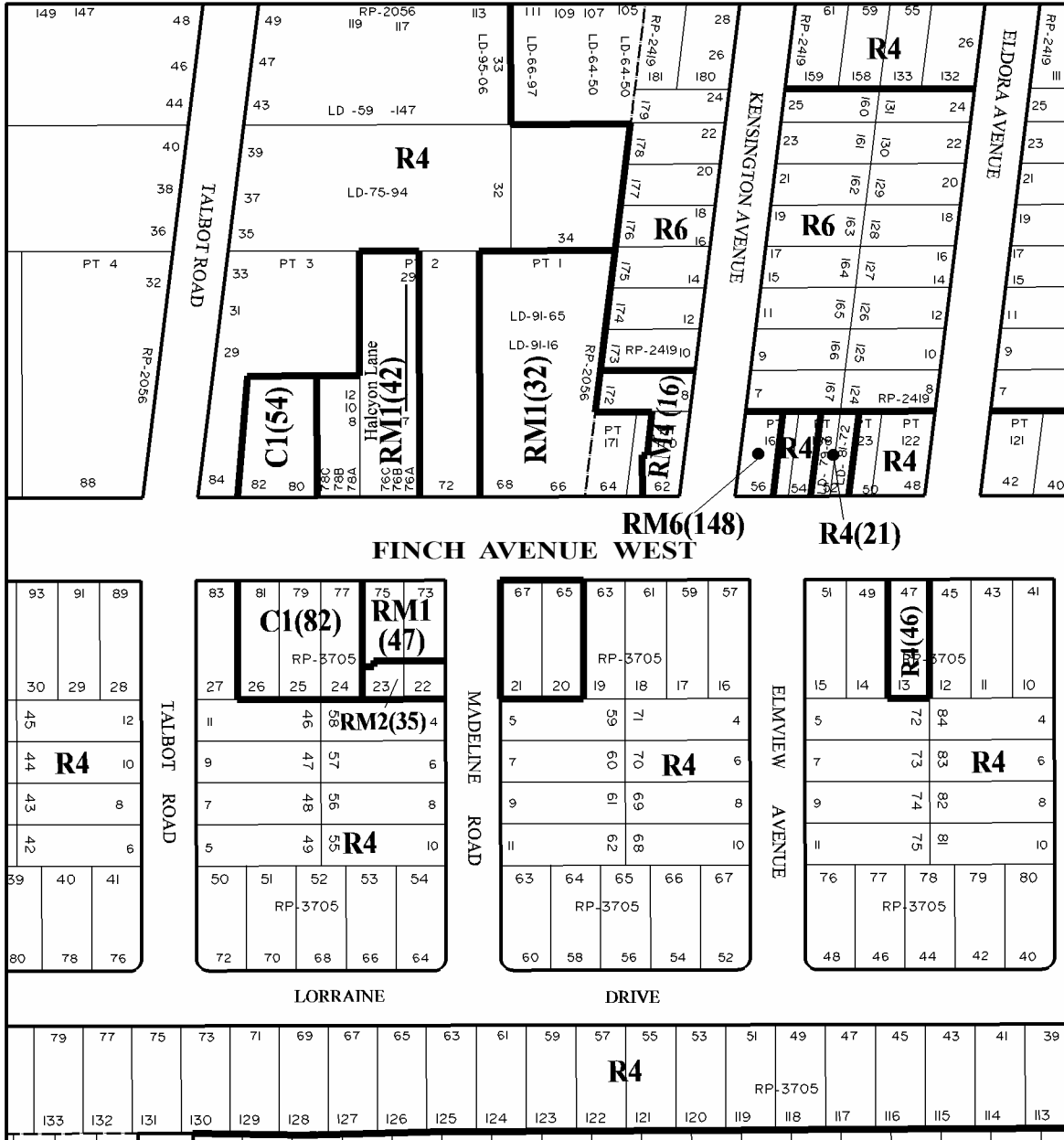
Elevations

Applicant's Submitted Drawing

Not to Scale
08/15/06

File # 06_124318

Attachment 4: Zoning (Map)



65 - 67 Finch Ave. West

File # 06_124318

- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone

C1 General Commercial Zone



Not to Scale
Zoning By-law 7625
Extracted 04/25/06

Attachment 5: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	06 124318 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	April 7, 2006

Municipal Address: 65 FINCH AVE W, TORONTO ON
 Location Description: PLAN 3705 LOT 20 **GRID N2302
 Project Description: The revised development proposes to build 9 residential units on the site located at the southeast corner of the Finch Avenue West and Madeline Road.

Applicant:	Agent:	Architect:	Owner:
M. BEHAR PLANNING AND DESIGN MOIZ BEHAR			2069065 ONTARIO CORPORATION

PLANNING CONTROLS

Official Plan Designation: RD1	Site Specific Provision:
Zoning: R4	Historical Status:
Height Limit (m):	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	1327.79	Height:	Storeys:	4	
Frontage (m):	30.46		Metres:	11.38	
Depth (m):	43.55				
Total Ground Floor Area (sq. m):	610.78				Total
Total Residential GFA (sq. m):	1714.84		Parking Spaces:	18	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	1714.84				
Lot Coverage Ratio (%):	45				
Floor Space Index:	1.29				

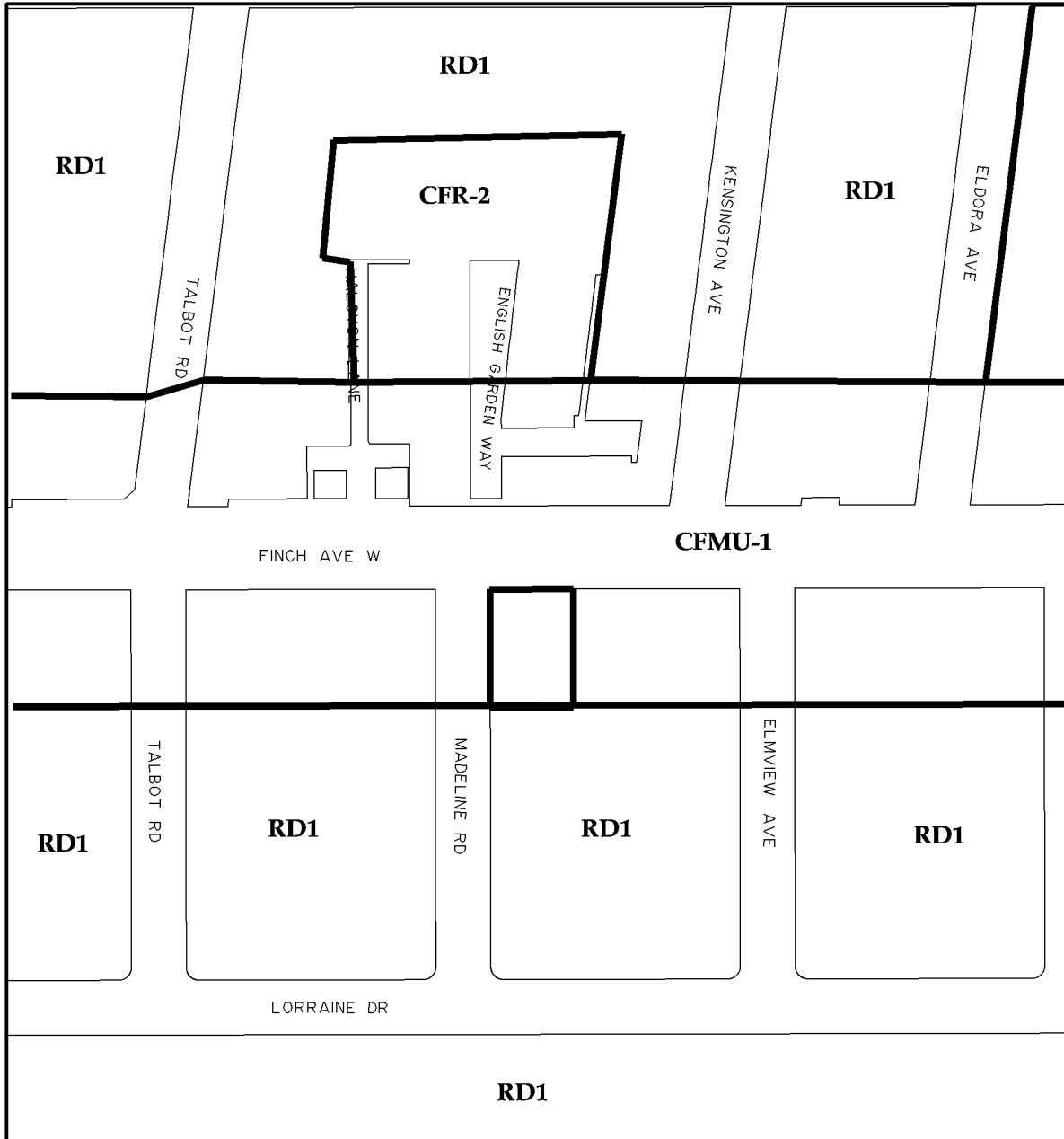
DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Freehold		Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	1714.84	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	9	Institutional/Other GFA (sq. m):	0	0
Total Units:	9			

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

Attachment 6: Official Plan (Map)



Attachment 7: Draft Official Plan Amendment

Authority: Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

**To adopt an amendment to the Official Plan for the City of Toronto
respecting the lands municipally known as
65 and 67 Finch Avenue West**

WHEREAS authority is given to Council under 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. Amendment No. 12 to the Official Plan for the City Of Toronto, consisting of the attached text and schedule is hereby adopted.
2. This By-law shall come into force and effect on the day of the final passing thereof.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

PREFACE AND EXPLANATORY NOTES

TO AMENDMENT NO. 12

TO THE OFFICIAL PLAN OF THE

CITY OF TORONTO

LANDS AFFECTED BY THIS AMENDMENT

This amendment concerns the lands located on the southeast corner of Finch Avenue West and Madeline Road, known municipally as 65 and 67 Finch Avenue West.

EFFECTS OF AMENDMENT

The site is designated as *Mixed Use Area "B"* in the Central Finch Area Secondary Plan. The amendment application 06-124318 NNY 23 OZ proposes two single detached dwellings fronting on the west side of Madeline Road, and includes a multiple attached dwelling with seven residential units fronting onto Finch Avenue West.

The effect of this amendment would be to permit two single detached dwellings with a minimum horizontal setback of 2 metres from the residential property line that coincides with the boundaries of the Secondary Plan and a maximum building height of 9.0 metres.

PUBLIC MEETINGS

A public meeting to consider this amendment application was held by the North York Community Council after written notice of such meeting had been sent to all persons assessed in respect of land and to all tenants within 120 metres of the subject lands. This application was considered by North York Community Council on January 16, 2007.

AMENDMENT NO. 12
TO THE OFFICIAL PLAN
OF THE CITY OF TORONTO

The following text and schedule constitutes Amendment No. 12 to the Official Plan for the City of Toronto.

Item 1

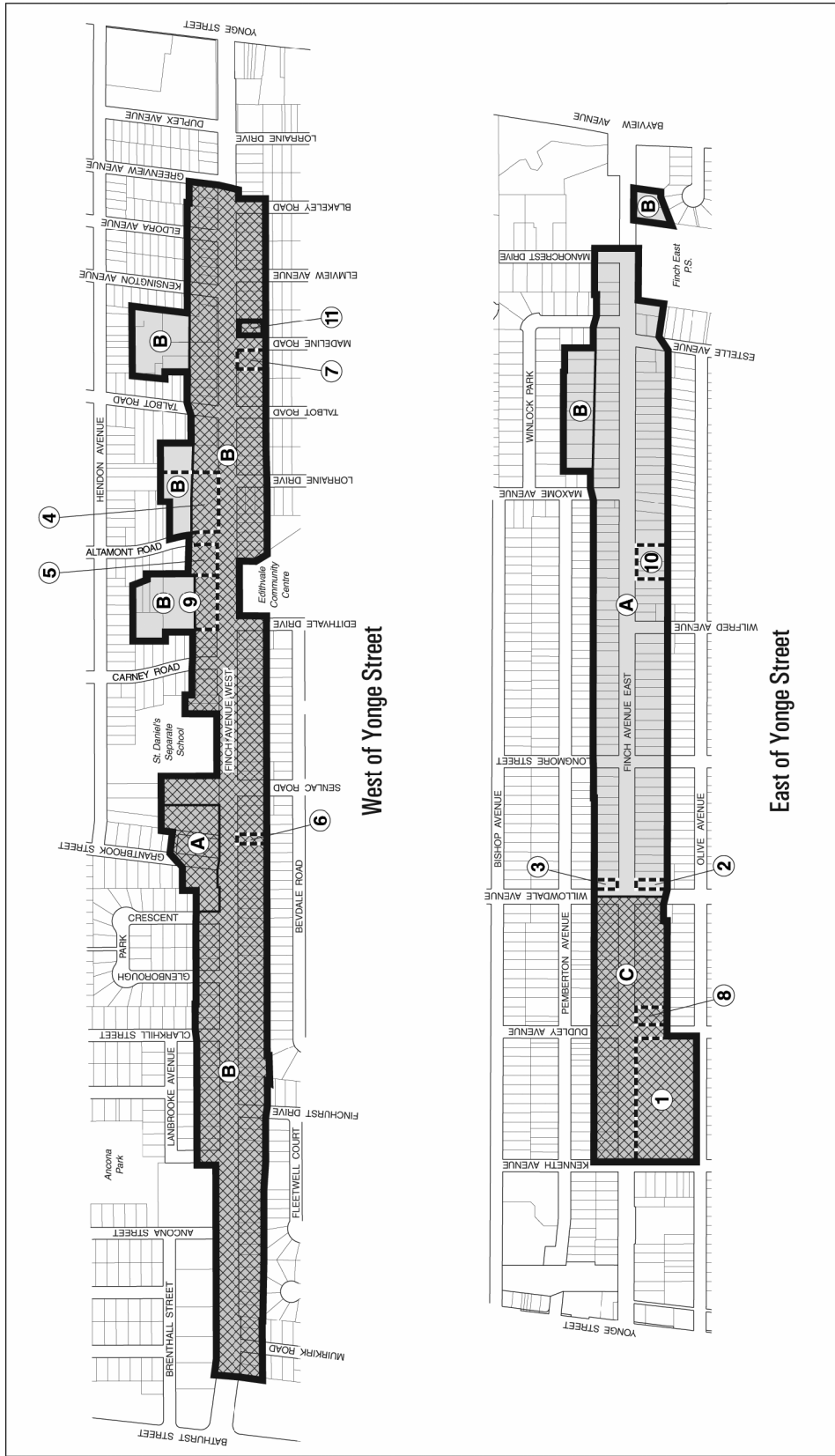
Clause 1

Chapter 6, Section 22, Central Finch Area Secondary Plan is amended by adding the following subsection to Section 3.6, Site and Area Specific Policies:

“3.6.11. On the lands known municipally in 2006 as 65 and 67 Finch Avenue West, (Part of Lots 20 and 21 of Registered Plan 3705) (shown as 11 on Map 22-1), despite Section 3.1, a maximum building height of 9.0 metres is permitted for a detached dwelling set back a minimum of 2 metres from the south property line.

Clause 2

Map 22-1, Central Finch Area Secondary Plan, Land Use Areas, is amended to show the lands known municipally in 2006 as 65 and 67 Finch Avenue West (Part of Lots 20 and 21 of Registered Plan 3705) as Site and Area Specific Policy Area Number 11.



Official Plan Amendment #12 - Schedule A

65-67 Finch Avenue West

File # 06_124318



Site Location - Map 22-1, Central Finch Secondary Plan is amended by adding site specific policy 3.6.11

Neighbourhoods

Mixed Use Areas

Site and Area Specific Policy Areas



Not to Scale
08/18/06

Attachment 8: Draft Zoning By-law

Authority: North York Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

BY-LAW No. ~-2007

**To amend former City of North York Zoning By-law No. 7625, as amended,
with respect to the lands municipally known as
65 and 67 Finch Avenue 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 No. 7625 of the former City of North York are amended in accordance with Schedule “1” of this By-law.**
- 2. Section 64.16 of By-law No. 7625 is amended by adding the following subsection:**
“64.16(70) RM1 (70)

PERMITTED USES

- (a) The only permitted uses shall be Multiple Attached Dwellings in Block 1, and Single Detached Dwellings in Units 8 and 9, as identified on Schedule “RM1 (70)”, plus accessory buildings in the rear yards of Units 8 and 9.**

EXCEPTION REGULATIONS FOR MULTIPLE ATTACHED DWELLINGS

- (b) The maximum number of dwellings in Block 1, as identified and located on Schedule “RM1 (70)”, shall be 7 units.**
- (c) The maximum total gross floor area shall be 1,126 square metres.**
- (d) The minimum front yard setback shall be 0 metres.**
- (e) The minimum side yard setback shall be 0 metres.**
- (f) The minimum rear yard setback shall be 0.9 metres.**
- (g) The maximum building height shall be 12 metres and 4 storeys.**
- (h) The minimum lot area shall be 60 square metres per attached dwelling unit.**
- (i) The minimum number of parking spaces per dwelling unit shall be 2.**

- (j) One second storey deck, per dwelling unit, shall be permitted at the rear of the attached dwellings with a maximum area of 9 square metres, a maximum projection of 3 metres from the main rear wall and a maximum width of 3 metres.
- (k) Sections 6A(8)(b), 15.8 and 16.2.2 relating to parking spaces, landscaping and lot coverage shall not apply.

EXCEPTION REGULATIONS FOR SINGLE DETACHED DWELLINGS

- (l) The maximum number of dwellings shall be 2 as identified and located on Schedule “RM1 (70)”.
 - (m) The maximum gross floor area of Unit 8 shall be 312 square metres and the maximum gross floor area of Unit 9 shall be 278 square metres.
 - (n) The minimum lot area of Unit 8 shall be 293 square metres and the minimum lot area of Unit 9 shall be 296 square metres.
 - (o) The minimum lot frontage of each dwelling shall be 9.75 metres.
 - (p) The minimum front yard set back of each dwelling shall be 6.5 metres.
 - (q) The minimum rear yard setback of each dwelling shall be 9.5 metres.
 - (r) The minimum side yard setbacks of Unit 8 shall be 1.2 metres.
 - (s) The minimum north side yard setback of Unit 9 shall be 1.2 metres and the minimum south side yard setback shall be 2 metres.
 - (t) A hedge and perimeter fence shall be provided within the area of the south yard setback of Unit 9 along the full extent of the south lot line.
 - (u) The maximum building height shall be 9.0 metres and 3 storeys.
 - (v) The maximum lot coverage of Unit 8 shall be 40% and the maximum lot coverage of Unit 9 shall be 35%.
 - (w) Accessory buildings are permitted in the rear yards of Units 8 and 9 subject to the provisions contained in Section 6(23) and the limitations set out in that section, provided that the maximum height does not exceed 2.5 metres and the lot coverage does not exceed 5 per cent.”
3. Section 64.16 of By-law No. 7625 is amended by adding Schedule “RM1 (70)” attached to this By-law.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

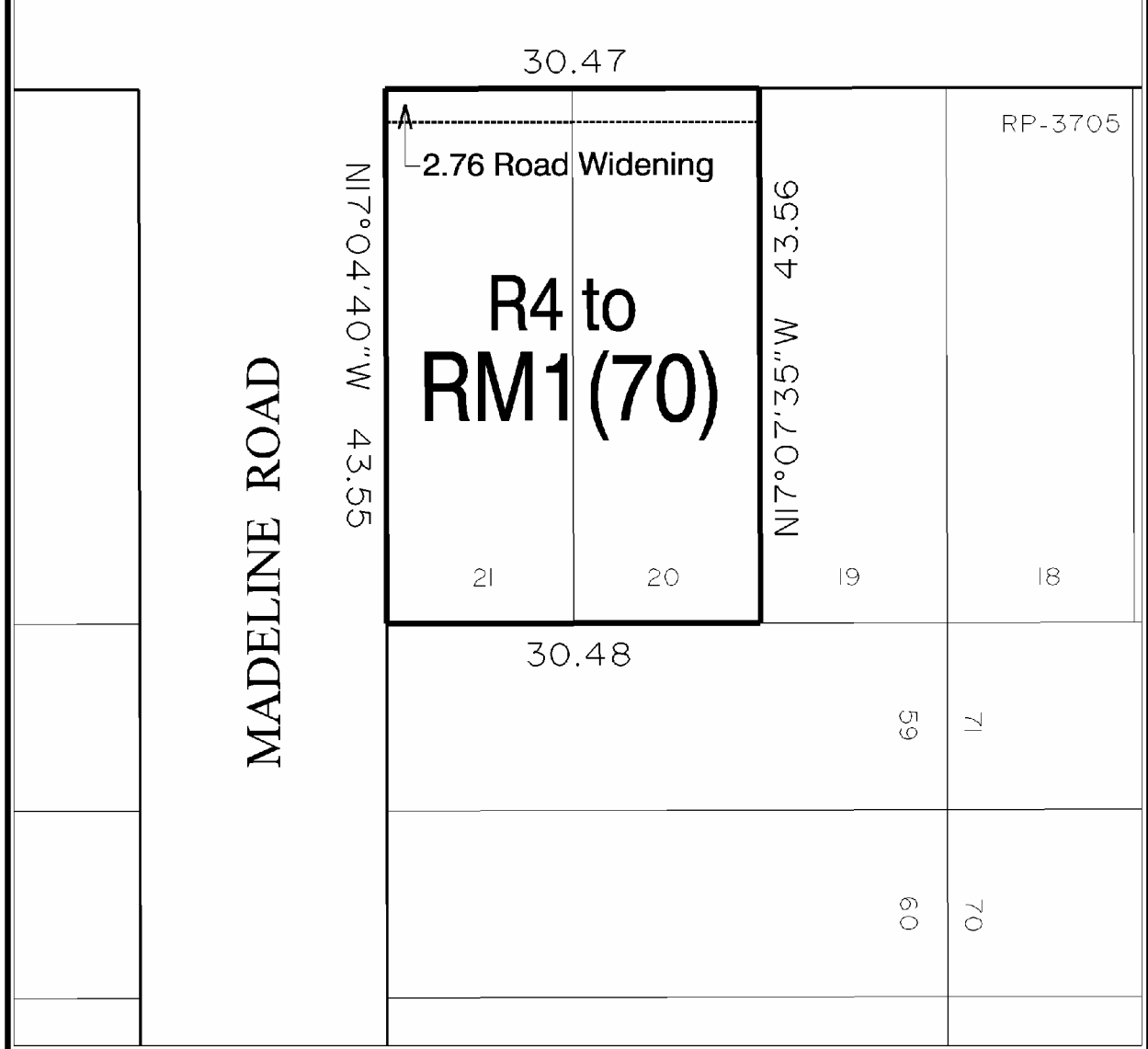
DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

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

FINCH AVENUE WEST



This is Schedule " 1 " to By-Law _____
passed the _____ day of _____, 20 ____

(Sgd.) _____ (Sgd.) _____
CLERK MAYOR

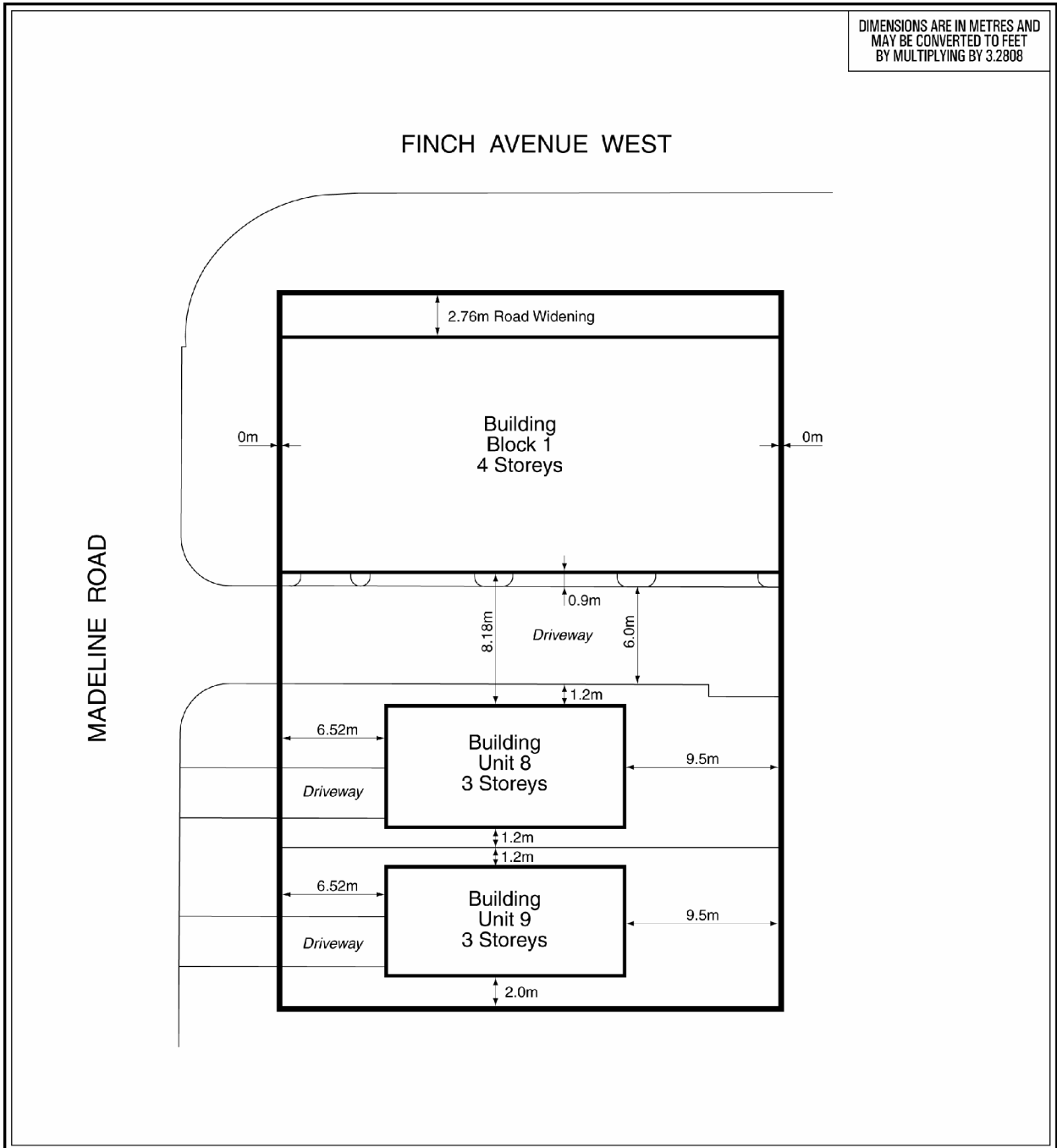


Location: Part of Lots 20 & 21 Registered Plan 3705 City of Toronto

File: 06_124318 Prepared by: A.K. Approved by: B.D. Date: Aug. 16, 2006 Filename: RM1(70)_1

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.

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



This is Schedule "RM1(70)" to Bylaw _____
passed the _____ day of _____, 20__

(Sgd.) _____ (Sgd.) _____
CLERK MAYOR



Subject Lands



Not to Scale

Location: Part of Lots 20 & 21 Registered Plan 3705 City of Toronto

File No: 06_124318

Drawn by: A.K.

Approved by: B.D.

Date: Aug. 21 2006

Filename: RM1(70).ai

Attachment 9: Conditions of Site Plan Approval

The City Planning Division North York District, has completed our review of your proposal for a development comprised of seven, 4-storey townhouses and two, 3-storey single detached dwellings located at 65 & 67 Finch Avenue West as outlined in the following plans and drawings:

Site Plan (A-S2), dated August 09-06 and stamped received August 18, 2006 City of Toronto Planning North York Civic Centre.

Block One Floor Plans (A-01), dated July 20-06 and stamped received July 21, 2006 City of Toronto Planning North York Civic Centre.

Block One Second and Third Level Floor Plans (A-02), dated July 20-06 and stamped received July 21, 2006 City of Toronto Planning North York Civic Centre.

Elevations (A-03), dated July 20-06 and stamped received July 21, 2006 City of Toronto Planning North York Civic Centre.

Block One Roof Plan Side Elevations (A-04), dated July 20-06 and stamped received July 21, 2006 City of Toronto Planning North York Civic Centre.

Unit 8 Floor Plans Elevations (A-05), dated July 20-06 and stamped received July 21, 2006 City of Toronto Planning North York Civic Centre.

Unit 9 Floor Plans Elevations (A-06), dated July 20-06 and stamped received July 21, 2006 City of Toronto Planning North York Civic Centre.

Site Section A-A (A-07), dated July 20-06 and stamped received July 21, 2006 City of Toronto Planning North York Civic Centre.

Landscape Plan (L.1), dated March, 2006 and stamped received August 18, 2006 City of Toronto Planning North York Civic Centre.

Details (L.2), dated March, 2006 and stamped received August 18, 2006 City of Toronto Planning North York Civic Centre.

Before we can grant approval to your 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 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. The City's planting detail has not been shown on the submitted plans. Trees indicated for planting on the City road allowance must be planted in accordance with the Tree Details Section of the City of Toronto Streetscape Manual as per the details noted below. 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. If sufficient space exists, the applicant is required 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 the Tree Details Section of the City of Toronto Streetscape Manual as per the details noted below. 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. Please note:

- Street Trees in Turf: In accordance with Planting Detail No. 101 for Balled and Burlapped Trees in Turf Areas, dated June 2002.

Street Trees in Raised Planters: In accordance with Planting Detail No. 102 for Raised Tree Planter – Concept, dated March 1997.

Street Trees in Tree Pits: In accordance with Planting Detail Nos. 103, 103-1, 103-2 & 103-3 for 1.2m x 2.4m Tree Pit, dated March 1997. Tree pits must be constructed in accordance with the Continuous Tree Pit details outlined in the Construction Details Section of the City of Toronto Streetscape Manual as Drawing Nos. RE-1833M-1, -2, -3, -4, -5, and -6, 1 of 2 and 2 of 2.

6. Tree species selection(s) for boulevard locations require prior approval by Tree Protection & Plan Review staff. Urban Forestry Services does not concur with the species selected. 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. Revised plans are required, which do not make use of any *Fraxinus* (ash) species, due to the moratorium imposed by City Council in April of 2003.
7. The applicant will be responsible for providing a two-year renewable guarantee for all new trees planted within the road allowance. The Supervisor of Tree Protection & Plan Review 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 General Manager of Parks, Forestry & Recreation. The owner will be required to provide an additional two-year renewable guarantee period for any trees requiring replacement. The Supervisor of Tree Protection & Plan Review may be reached at (416-395-6134).

8. 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.
9. 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.
10. Northerly and southerly entrance curb radii of 3.0 metres shall be provided for the Madeline Road access to the seven (7) proposed townhouse units and this must be shown on the site plan drawing.
11. Zoning By-law 7625 requires that each of the driveways for the detached dwellings fronting onto Madeline Road must be a minimum of 3.0 metres wide. The Driveway Entrance Policy for Residential Properties requires a minimum driveway width of 3.0 metres and a maximum driveway width of the garage, but not to exceed 6.0 metres. The ultimately approved site plan drawing illustrates the width dimensions of each of the single detached dwelling driveways complying with the above. Further the access driveway must show a depressed curb extending through the driveway, in accordance with municipal standards.
12. Each parking space must be 2.7 metres wide by 5.5 metres long, as per Zoning By-law 7625. However, where parking space abuts a physical barrier, such as an internal to a parking garage, an additional 0.3 metres should be provided between the legal parking space and said barrier, to facilitate entry and exit from parked vehicle. For Units 1, 8 and 9 (the two detached dwellings accessed from Madeline Road), it must be confirmed that the 2.7 metre by 5.5 metre parking module can be accommodated within the garage cavity. We note that a 45 degree angled wall encroaches upon each garage cavity of these dwellings and are concerned that the By-law parking module may not be able to be accommodated.
13. The required 2.76 metres Finch Avenue West road widening must be shown in all plans.
14. The Finch Avenue West sidewalk (1.7 metre wide) must be relocated to 1.0 metre from the widened property line and shown on all plans.
15. A 1.7 metre wide concrete sidewalk (1.0 metre from the property line) shall be constructed on Madeline Road Boulevard and shown on all plans.
16. The site plan fails to address the following with respect to fire access route requirements of the Ontario Building Code:
 - i) Hydrant located no more than 45 metres from a fire department Siamese connection (Townhouse Block standpipe system);

- ii) Hydrant located no more than 90 metres from the “principal entrance” for buildings without a fire department connection (3 storey single homes detached);
- iii) Hydrant located no more than 90 metres horizontally from all points along the perimeter of the building face required to face a street (Townhouse Block);
- iv) The four storey Townhouse Block shall comply with Part 3 Ontario Building Code requirements for fire alarm system and standpipe and hose system.

17. The stormwater letter report (July 13, 2006 – Valdor Engineering Inc.) and Site Servicing and Grading Plan (July 12, 2006). The following shall be revised on the report and plan:

- i) The water service connections shall be to Finch Avenue West and Madeline Road;
- ii) The existing connections for 65 and 67 Finch Avenue West shall be shown and denoted with “to be disconnected by Toronto Water”; and
- iii) No new connections to storm sewers will be permitted for roof water leaders or downspouts. Also, all new foundation drains shall be pumped to grade.

18. Prepare all documents and agree to convey to the City, at nominal cost:

- i) 2.76 metres road widening along Finch Avenue West; 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;
- ii) 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; and
- iii) Pay all costs for registration and preparation of reference plan(s).

19. The owner shall deposit, prior to Zoning Amendment By-law is enacted/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:

- i) A 1.7 metre wide concrete sidewalk (1.0 metre from the property line) fronting the site on Madeline Road: \$15,000.00;
- ii) Relocation of the Finch Avenue West sidewalk to 1.0 metre from the widened property line: \$15,00.00; and
- iii) \$1,500.00 representing the 5% Engineering review fee of the above construction works.

20. 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:

- i) 2.3 metres extension of a sanitary sewer; and

- ii) \$2,300.00 representing the 5% Engineering review fee of the above construction works.

The above works shall be constructed by the owner anytime after the site plan approval provided:

- i) The owner sign and adhere to the “Terms and Conditions For Work on City of Toronto Public Rights-of-way”.
- ii) The owner is required to pay an engineering review fee of 5% of the estimated construction cost of the required works.

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. None of the parking spaces provided for this application shall encroach upon the municipal right-of-way.
8. Any proposed access must be at least 1.0 metre from existing utilities. 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.
9. All on-site driveways and parking areas must be surfaced and maintained with asphalt, concrete, or interlocking stone.

10. Snow will be stored on the site such that the parking supply is 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.
11. Any encroachments within the City of Toronto 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 said section through the permit approval process to obtain the exact particulars of these requirements.
12. Further to the above, the applicant is advised that the Right-of-Way Management Section must be contacted with respect to the proposed sidewalk encroachments of the proposed townhouse dwellings; these encroachments are subject to their approval.
13. All existing redundant curb cuts must be closed and restored to the satisfaction of the Executive Director of Technical Services.
14. All above noted conditions must be met to the satisfaction of the Executive Director of Technical Services at no cost to the City of Toronto.
15. 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, as 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.

The site plan agreement will be prepared by our Legal Division. They will forward it to you shortly for your execution and return to the City.