



## STAFF REPORT ACTION REQUIRED

### 9 & 15 Bales Avenue and 34 & 44 Avondale Avenue - Rezoning and Site Plan Control Application - Request for Direction Report

|                          |   |
|--------------------------|---|
| <b>Date:</b>             | April 17, 2008                                    |
| <b>To:</b>               | North York Community Council                      |
| <b>From:</b>             | Director, Community Planning, North York District |
| <b>Wards:</b>            | Ward 23 – Willowdale                              |
| <b>Reference Number:</b> | 06 108827 NNY 23 OZ & 06 108829 NNY 23 SA         |

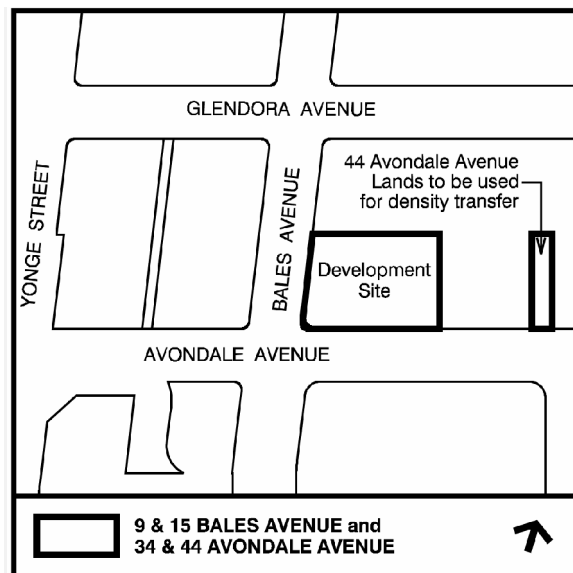
#### SUMMARY

This development application was made prior to January 1, 2007 and is therefore not subject to the new provisions of the *Planning Act* and the *City of Toronto Act*, 2006.

This application proposes an 11-storey residential building at the northeast corner of Bales Avenue and Avondale Avenue. The site is located within the area east of Yonge Street, north of Highway 401 and south of Sheppard Avenue East.

The developer's solicitor has appealed the proposed Zoning Amendment and Site Plan Control Approval applications to the Ontario Municipal Board, as a Council decision has not been made within the allotted time frames.

The proposed project represents an appropriate development of the subject site. This Report seeks Council's support of the proposed Zoning Amendment and Site Plan Control Approval applications, and recommends that staff attend at the Ontario Municipal Board in support of the proposal.



## RECOMMENDATIONS

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### The City Planning Division recommends that City Council:

1. support the proposed Zoning Amendment for an 11-storey residential building on the subject site, with a total maximum gross floor area of up to 6,759 m<sup>2</sup> and not to exceed the maximum base density plus combined density incentives and transfers authorized by the North York Centre Secondary Plan, substantially as outlined in this Report.
2. support the proposed Site Plan Control Approval application substantially in accordance with the plans and conditions of approval as outlined in Attachment No. 6, including the requirement that the Owner enter into an appropriate Site Plan Agreement to the satisfaction of the City Solicitor.
3. authorize the City Solicitor and appropriate City staff to attend at the Ontario Municipal Board in support of the position outlined in this Report.
4. authorize the City Solicitor to request that the Ontario Municipal Board withhold its Order with respect to the Zoning Amendment Application for the proposed 11-storey building until such time as:
  - (a) a Zoning By-law Amendment is prepared to the satisfaction of the City Solicitor in consultation with the Chief Planner or designate; and
  - (b) the Owner has entered into a Section 37 Agreement to the satisfaction of the City Solicitor, in consultation with the Chief Planner or designate, to provide the facilities, services and/or matters as generally outlined below:
    - (i) the provision of 1.5 m<sup>2</sup> per unit indoor recreational amenity area;
    - (ii) the provision of a minimum of 0.1 bicycle parking spaces for each non grade-related unit, in a 19 m<sup>2</sup> indoor, at-grade common bicycle storage room conveniently accessible to the outside, or such other amount and configuration as may be determined by the Ontario Municipal Board through the disposition of appeals with respect to OPA 567, the proposed general amendment to the North York Centre Secondary Plan with respect to bicycle storage;
    - (iii) the conveyance to the City, for North York Centre Service Road purposes, of the property municipally known as 44 Avondale Avenue, with an area of approximately 274 m<sup>2</sup>, free and clear of any structures, tenancies and encumbrances, and with any necessary environmental certification to the satisfaction of the Director, Technical Services, no later than 90 days from the date of final approval of the site-specific zoning by-law for the project.

The Owner is also required to sod the property and provide any appropriate fencing along the property boundaries in a manner acceptable to the Director of Transportation Services, and to provide a certified cheque in the amount of \$10,000.00 for the cost of property maintenance;

- (iv) a monetary contribution toward the City's cost of land acquisition for the North York Centre Service Road and associated road network and buffer areas, and/or toward the cost of constructing and furnishing a public recreational centre or social facility serving the North York Centre, for the proposed density incentive of approximately 600 m<sup>2</sup>. The Owner shall provide the monetary contribution in the form of a certified cheque, no later than 10 days from the date of final approval of the site-specific zoning by-law for the project. The amount of the monetary contribution shall be equal to the market value of density in the North York Centre as recommended by the Director of Real Estate Services; and
  - (v) the provision of one Toronto Transit Commission Metropass per unit for a period of one year.
5. authorize the City Solicitor to request that the Ontario Municipal Board withhold its Order with respect to the Site Plan Control Approval application, and that the implementing zoning by-law not come into full force and effect, until such time as the applicant has satisfied all of the site plan pre-approval conditions listed in Attachment No. 6, including entering into an appropriate Site Plan Agreement to the satisfaction of the City Solicitor, in consultation with the Chief Planner or designate.
6. authorize the City Solicitor and any appropriate City staff to take actions as necessary to give effect to the recommendations of this Report.

### **Financial Impact**

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

### **DECISION HISTORY**

On February 2, 2002, City Council rezoned the property at 34 Avondale Avenue to permit a maximum gross floor area of 489.2 m<sup>2</sup> (1.0 FSI), in conjunction with a transfer of density and the relocation of the Elihu Pease House from that site to the Wittington subdivision to the south of the subject lands.

At its meeting of April 14, 15 and 16, 2003, as part of City Council's consideration of the development at 27-49 Bales Avenue, Council determined not to approve any further development on those lands located south of Sheppard Avenue, east of Yonge Street,

north of Avondale Avenue and west of Tradewind Avenue/ Bonnington Place, until such time as there is a detailed plan, including land acquisition and firm construction timetables for completion of the Service Road through those lands.

At its meeting of December 11, 12 and 13, 2007, City Council adopted proposed amendments to the North York Centre Secondary Plan with respect to bicycle parking. The Council approved policy is a settlement of outstanding appeals to OPA 567, a general amendment to the bicycle parking policies pertaining to all lands within the Secondary Plan area. The proposed Secondary Plan amendment approved by Council requires the provision of a minimum of 0.1 bicycle parking spaces for each non grade-related dwelling unit. The settlement recommends that this bicycle parking be provided in an at-grade common bicycle storage room conveniently accessible to the outside, and is an eligible density incentive in the Secondary Plan. The settlement regarding the proposed general amendment is scheduled to be heard at the Ontario Municipal Board on April 22, 2008, very shortly after preparation of this Report.

## **ISSUE BACKGROUND**

### **Application History**

This development proposal was filed in February, 2006. On November 30, 2007, the applicant filed appeals of the proposed Zoning Amendment and Site Plan Control applications for Council having failed to make a decision within the prescribed time periods.

The applicant had originally requested an Official Plan Amendment along with the proposed Zoning Amendment and Site Plan Control Approval applications. The initial proposal was for a 9-storey building with 117 residential units and a total of 28 parking spaces, with 6,202 m<sup>2</sup> gross floor area (3.44 FSI).

The applicant had originally proposed an Official Plan Amendment to permit a reduced parking standard in relation to Secondary Plan requirements, and to seek relief from the Secondary Plan policies requiring building step-backs at a height of 12 m. The applicant has since withdrawn the Official Plan Amendment application as they now comply with the Secondary Plan's built form and parking policies.

### **Proposal**

The applicant's revised Zoning Amendment and Site Plan Control applications are for an 11-storey (35 m in height), 65 unit residential building with frontage along both Bales Avenue and Avondale Avenue. The project has a total proposed gross floor area of 6,759 m<sup>2</sup> (3.75 FSI). The Application Data Sheet (Attachment No. 5) contains additional project details.

Vehicular access is proposed via Avondale Avenue, connecting with a below-grade parking garage for 79 vehicles. A through driveway exiting to Bales Avenue is proposed.

The proposal also includes the conveyance of 44 Avondale Avenue to the City, which is a property that has been identified for Service Road purposes, in exchange for a density transfer to the development site in accordance with the Secondary Plan. A 5.2 m wide land conveyance is also proposed along the site's Avondale Avenue frontage, to meet the site's road widening requirements associated with the future Service Road.

### **Site and Surrounding Land Uses**

The 1,800 m<sup>2</sup> site is currently developed with two single detached houses (9 and 15 Bales Avenue), and a vacant parcel (34 Avondale Avenue). The proposed density transfer property at 44 Avondale Avenue is currently developed with a single detached house.

The site is located within the Secondary Plan's "North York Centre – South" redevelopment area. The immediately surrounding land uses, all of which are also located within the North York Centre Secondary Plan area, are as follows:

North: single detached houses on the east side of Bales Avenue;  
South: 3-storey townhouses on the south side of Avondale Avenue;  
East: single detached houses along Avondale Avenue; and  
West: single detached houses on the west side of Bales Avenue, and a parking lot at the northwest corner of Bales and Avondale Avenues.

### **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

### **Official Plan**

The development site and 44 Avondale Avenue are designated Mixed Use Area "D" by the North York Centre Secondary Plan. The proposed residential use is permitted.

The Secondary Plan permits a maximum density of 3.5 FSI. A portion of this density has already been allocated to the Wittington site through a previous transfer of density with respect to 34 Avondale Avenue. This density transfer effectively reduced the maximum available density to 1.0 FSI for the 34 Avondale Avenue portion of the development site. The effective maximum blended density across the current development site is 2.8 FSI.

The Secondary Plan also provides for density incentives and transfers above this base density permission, which together allow up to an additional 33% gross floor area. The maximum total permitted density including available incentives and transfers is 3.75 FSI.

The Secondary Plan provides for a maximum building height of 65 m. The Secondary Plan contains a range of additional policies including those related to built form, urban design, transportation, parks and open space and other matters.

### **Zoning**

The properties at 9 and 15 Bales Avenue, as well as the proposed density donor site at 44 Avondale Avenue, are zoned R6. Single detached residential dwellings are permitted.

The 34 Avondale Avenue property is zoned R6(12) by site-specific Zoning By-law 128-2002. The maximum permitted density for the 34 Avondale Avenue lands is 1.0 FSI (489.2 m<sup>2</sup>). This reflects the previous transfer of available Official Plan density from this property to the Wittington subdivision (Blocks 4 and 5 on the west side of Harrison Garden Boulevard, south of Avondale Avenue), for a project that also included the relocation of the historic Elihu Pease house which previously occupied 34 Avondale Avenue.

### **Site Plan Control**

The applicant has submitted a concurrent Site Plan Control Approval application, which has also been appealed to the Ontario Municipal Board. This report recommends that City Council support the proposed Site Plan Control Approval application, subject to the conditions outlined in Attachment No. 6.

### **Reasons for the Application**

The applicant is proposing a Zoning Amendment because the existing residential zoning does not permit the proposed 11-storey apartment building, and to establish appropriate built form and other development standards for the project.

### **Community Consultation**

A Community Consultation Meeting was held on June 6, 2006, to discuss both this proposal and another development in the area (23 and 33 Sheppard Avenue East). The meeting was attended by the local Councillor, City Planning and Transportation Services staff, the applicant and approximately 100 members of the public. Area residents have also provided verbal and written comments on the development proposal.

The comments and concerns raised by area residents with respect to the subject proposal have been considered in the review of this application and are generally related to the following matters:

- density of the proposed development;
- access and egress configuration for the proposed through driveway;
- parking supply (as the applicant had originally proposed a reduced standard);
- traffic impacts;
- potential shadow impacts on the lands to the north within the redevelopment area;
- whether there would be a sidewalk along Bales Avenue to improve the pedestrian environment; and

- potential construction impacts including noise, vibration, dust, truck traffic and hours of operation.

In addition to the above comments on the development proposal, residents have also raised concerns about traffic volume and traffic operations in the general area, and the status of the proposed Service Road.

### **Agency Circulation**

The application was circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate recommendations and proposed conditions of approval.

## **COMMENTS**

### **Provincial Policy Statement**

The proposal is consistent with the Provincial Policy Statement, which, among other matters, promotes efficient development and land use patterns, provides for a range of housing types and encourages the efficient use of existing infrastructure.

### **Density, Built Form and Massing**

The applicant is proposing a density of 3.75 FSI (including any proposed density incentives and transfers), which maximizes available density attributed to the site. The proposed height of 11 storeys (35 m) is within the 65 m height limit of the Secondary Plan.

As part of the submission the applicant has provided a conceptual block plan to illustrate a potential density distribution and built form scenario for the balance of the block bounded by Bales, Avondale, Tradewind and Glendora Avenues. The conceptual block plan demonstrates a scenario that achieves the density limits set out in the Secondary Plan and which can be built within the Secondary Plan height limits.

The applicant's revised proposal increased the height of the building from 9 storeys to 11 storeys within the Secondary Plan height and density limits, increased the north setback from 5.0 m to 6.0 m, and now achieves the Secondary Plan requirement that along Bales and Avondale Avenues, there must be a building step-back of 3 m at a height of 12 m. The step-back is achieved with a 3-storey base building element along the site's two street frontages.

Further, the applicant has responded to City Planning staff's request that a landscaped terrace at the second floor level be extended over the driveway and parking ramp access area in the southeast portion of the site. This will create a more continuous building facade along Avondale Avenue and mitigate potential visual impacts of the driveway and ramp on the streetscape and to future development to the east of the site.

The applicant has also submitted sun/shadow and wind studies, which have been reviewed by City Planning staff and are acceptable in relation to expectations for the larger scale heights and higher densities permitted by the Secondary Plan.

Appropriate development standards to reflect the direction of this Report should be included in the proposed site-specific zoning by-law brought forward for this project. As a housekeeping matter, site-specific Zoning By-law 128-2002 for 34 Avondale Avenue should be repealed.

### **Density Incentives and Section 37**

The North York Centre Secondary Plan provides for a range of density incentives and transfers with respect to certain matters. The applicant has proposed density incentives in the form of indoor recreational amenity space at 1.5 m<sup>2</sup> per unit, bicycle parking, and a monetary contribution for density, as well as the conveyance of the off-site property at 44 Avondale Avenue to the City for Service Road purposes, in exchange for the transfer of that property's density to the project.

#### **Bicycle Storage**

In December 2007 as a proposed settlement of appeals to the Ontario Municipal Board with respect to OPA 567, City Council adopted revisions to the North York Centre Secondary Plan regarding the density incentive for below-grade bicycle storage. The proposed revised general amendment requires the provision of a minimum of 0.1 bicycle parking spaces for each non grade-related dwelling unit, which must be provided in an at-grade bicycle storage room conveniently accessible to the outside. Among other matters, the proposed general amendment also exempts from the calculation of gross floor area below grade parking garage space that is used exclusively for the parking of bicycles.

The applicant's plans include the provision of 8 bicycle parking spaces in a 19 m<sup>2</sup> bicycle storage room in accordance with the settlement recommended by City Council. The OPA 567 matter is scheduled to be heard at the Ontario Municipal Board on April 22, 2008. Staff recommend that the applicant be required to provide bicycle storage in accordance with the disposition of appeals to the general amendment OPA 567 as determined by the Ontario Municipal Board. The applicant has agreed to this matter (see Attachment 7, applicant letter dated April 14, 2008).

#### **Conveyance of 44 Avondale Property**

The applicant has agreed to convey the 274 m<sup>2</sup> property at 44 Avondale Avenue to the City for Service Road purposes, in exchange for a permitted density transfer, within 90 days of the date of approval of the final site-specific zoning by-law. The lands are to be conveyed free and clear of any structures, tenancies and encumbrances and with the necessary Record of Site Condition. It is also recommended that the Owner be required to sod the property and provide any appropriate fencing along the property boundaries in a manner acceptable to the Director of Transportation Services, and to provide a certified cheque in the amount of \$10,000.00 for the cost of property maintenance.



## Monetary Contribution for Density

In keeping with the Secondary Plan density incentive policies, the applicant is proposing a monetary contribution for 600 m<sup>2</sup> of additional density, with the funds to be used toward the City's cost of acquiring land for the future Service Road, and/or the cost of constructing and furnishing a public recreation centre or social facility serving the North York Centre. Attachment No. 8 contains the City's density cost estimate from the Director of Real Estate Services. It is recommended that these funds be provided to the City within 10 days of the date of final approval of the site-specific zoning by-law.

## Summary of Incentives

The facilities, services and/or matters recommended to be secured in the Section 37 agreement in exchange for additional density as outlined in the Secondary Plan may be summarized as follows:

1. the provision of 1.5 m<sup>2</sup> per unit indoor recreational amenity area;
2. the provision of a 19 m<sup>2</sup> common, at-grade bicycle storage room for indoor bicycle parking, or other such amount and configuration of bicycle storage space as may be determined through the Ontario Municipal Board's disposition of appeals in relation to the proposed general amendment OPA 567;
3. the conveyance to the City, for North York Centre Service Road purposes, the property municipally known as 44 Avondale Avenue, in exchange for a density transfer of approximately 960 m<sup>2</sup>; and
4. the provision of a monetary contribution to fund approximately 600 m<sup>2</sup> of proposed gross floor area.

In addition, the applicant has proposed to provide one Metropass per suite for the duration of one year. It is recommended that this matter also be secured in the Section 37 agreement as a legal convenience to support development.

## **Access, Parking and Loading**

Vehicular access is proposed via Avondale Avenue, connecting with a ramp providing access to 79 below grade parking spaces. The proposed driveway connects through to Bales Avenue with a one-way exit, and accommodates one loading space.

The proposed parking supply includes 72 spaces for residents and 7 spaces for visitors. The proposed access, parking and loading arrangements are satisfactory to the Technical Services and Transportation Services Divisions.

## **Transportation**

### **a. Traffic Certification**

The applicant has submitted a Traffic Impact Study including a Traffic Certification for the proposed 65 unit development. The study has been reviewed and approved by the Transportation Services Division.

### **b. North York Centre Service Road – Southeast Quadrant**

The provision of the Service Road and associated road network, the role and objectives of which are articulated within the policies of the North York Centre Secondary Plan, continues to be implemented as the Centre develops.

At the south end of the North York Centre, the Environmental Study Report Addendum (April 1998) identifies the road network required to support the anticipated development in the southeast quadrant of Sheppard Avenue East and Yonge Street (see Attachment No. 4, Planned Service Road Infrastructure, South of Sheppard Avenue).

The following information details the status of the Service Road network as it is emerging. More specifically, it outlines the transportation infrastructure that has been secured or is anticipated in association with development, as part of the orderly implementation of the road network in the Environmental Study Report Addendum.

Elements of the proposed Service Road network in the southeast Yonge Street/ Sheppard Avenue quadrant that have been secured and/or are currently emerging include:

- Anndale Drive – Property widenings along the south side of Anndale Drive extending from Bales Avenue to Tradewind/ Bonnington have been secured or are intended to be secured as part of the Menkes Cosmo project at 1-17 Anndale Drive, 31-35 Bales Avenue and 22-70 Glendora Avenue (the final phase of which is currently under review). The City is also in the process of securing 2 and 4 Anndale Drive in relation to the Minto application at 23-33 Sheppard Avenue East, and is securing 12 Anndale Drive in relation to the Oakburn development (1-12 Oakburn Crescent and 14-40 Oakburn Place) – both developments having been approved by the Ontario Municipal Board.
- Anndale Drive from Bales Avenue to Yonge Street – It is anticipated that this portion of the network will be secured as part of the redevelopment proposal for the Willowdale Plaza lands (currently under review).
- Traffic control signals and the property at the northwest corner of Avondale Avenue and Tradewind Avenue have been secured in relation to the Oakburn development.
- The subject application at 9 and 15 Bales Avenue and 34 Avondale Avenue is providing a required 5.2 m road widening along the entire Avondale Avenue

frontage of the site, and is also conveying to the City the property at 44 Avondale Avenue for Service Road purposes, through a density transfer.

With respect to the portion of Anndale Drive between approximately Bales Avenue and Tradewind Avenue/ Bonnington Place, an Information Report from Executive Director of Technical Services was received by North York Community Council at its meeting of May 29, 2007, which outlined that this segment of the Service Road extension could potentially be operational by Spring 2010, which is the time of expected occupancy of the approved 33-storey residential building (Minto) along this segment of Anndale Drive, assuming lands to construct this segment are in the City's possession, free and clear, by Fall 2008. The report may be accessed through the following link:  
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2958.pdf>.

The City continues to pursue identified Service Road lands as development proceeds, including the lands required to extend and connect Anndale Drive to Yonge Street.

### **Servicing**

The Technical Services Division has reviewed matters including the project's proposed loading, garbage operations, and adequacy of water and sanitary and stormwater facilities, and is satisfied. The Technical Services Division also advises that a Construction Management Plan will be required.

### **Streetscape, Landscaping and Private Amenity Space**

The proposed 3-storey podium of the 11-storey building extends along the Avondale Avenue frontage and wraps around to Bales Avenue. The building is proposed to be constructed to the new property line along Avondale Avenue and has a small setback along Bales Avenue. The podium contains common recreational uses along the Avondale Avenue frontage and two grade-related residential units along Bales Avenue.

The proposed extension of a portion of the second floor of the building over the driveway and ramp access areas to the east property boundary had been recommended by City Planning staff to enhance the Avondale Avenue streetscape, and provides the opportunity to incorporate additional amenity space in the form of a private outdoor terrace at the second floor level.

City Planning staff recommend that Council support the proposed Site Plan Application subject to minor enhancements that are referenced in Attachment No. 6 (Proposed Site Plan Control Approval Conditions). The design details to be finalized are related to the following: details of the proposed south façade extending over the driveway and parking access area; second floor landscaped terrace treatment; final landscape details including proposed treatment along the Bales and Avondale Avenue frontages; confirmation of building materials; lighting; details of proposed balcony screening on the north façade to maximize privacy; and proposed fence details.

### **Sidewalk Improvements**

There is an existing concrete public sidewalk adjacent to the curb along the Avondale Avenue frontage of the site, and there is currently no existing sidewalk along Bales Avenue. Technical Services staff recommend that the applicant provide financial security for the reconstruction of a 2.0 m wide sidewalk along the curblines of Avondale Avenue.

Technical Services staff recommend that a temporary asphalt sidewalk be installed where no sidewalk currently exists along the Bales Avenue frontage of the site, and that the applicant provide a certified cheque for the costs of a future concrete sidewalk along the site's Bales Avenue frontage, which funds the City would use when Bales Avenue is reconstructed.

### **Tree Preservation**

The applicant has submitted a tree inventory that has been reviewed by Urban Forestry Services. The applicant is proposing to remove 4 on-site trees to accommodate the proposed development. It is recommended that prior to final site plan approval the applicant be required to submit any necessary fees and securities to the satisfaction of Urban Forestry Services (see Attachment 8).

### **Parkland Dedication**

Parks, Forestry and Recreation (Policy and Development) staff advise that the project is subject to a 10% on-site parkland dedication, and that if an on-site dedication is not possible, then the applicant will be required to submit the necessary securities while attempting to secure an off-site parkland dedication. Policy and Development staff recommend that the location of the off-site parkland dedication be determined by the General Manager of Parks, Forestry and Recreation in consultation with the local Councillor (see Attachment No. 8).

### **Toronto Green Development Standard**

The applicant has been encouraged to incorporate elements of the City's Green Development Standard initiative into the design of the proposed development. The project proposes to include the following features, among others: solar energy, a wind turbine, recycled materials, waste management and an automated buildings system that also includes ultra-efficient condensing boilers.

### **Development Charges**

The development charges for this project are estimated to be \$410,035.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

## **Conclusion**

This Report recommends that City Council support the applicant's proposed Zoning Amendment and Site Plan Control Approval applications for an 11-storey residential building at 9 & 15 Bales Avenue and 34 Avondale Avenue, including among recommended density incentives the Owner's conveyance of 44 Avondale Avenue to the City. It is recommended that the appropriate City staff attend at the Ontario Municipal Board in support of the position outlined in this Report.

## **CONTACT**

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Fax No. 416 395 7155

E-mail: ccieply@toronto.ca

## **SIGNATURE**

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

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning Map

Attachment 4: Planned Service Road Infrastructure, South of Sheppard Avenue

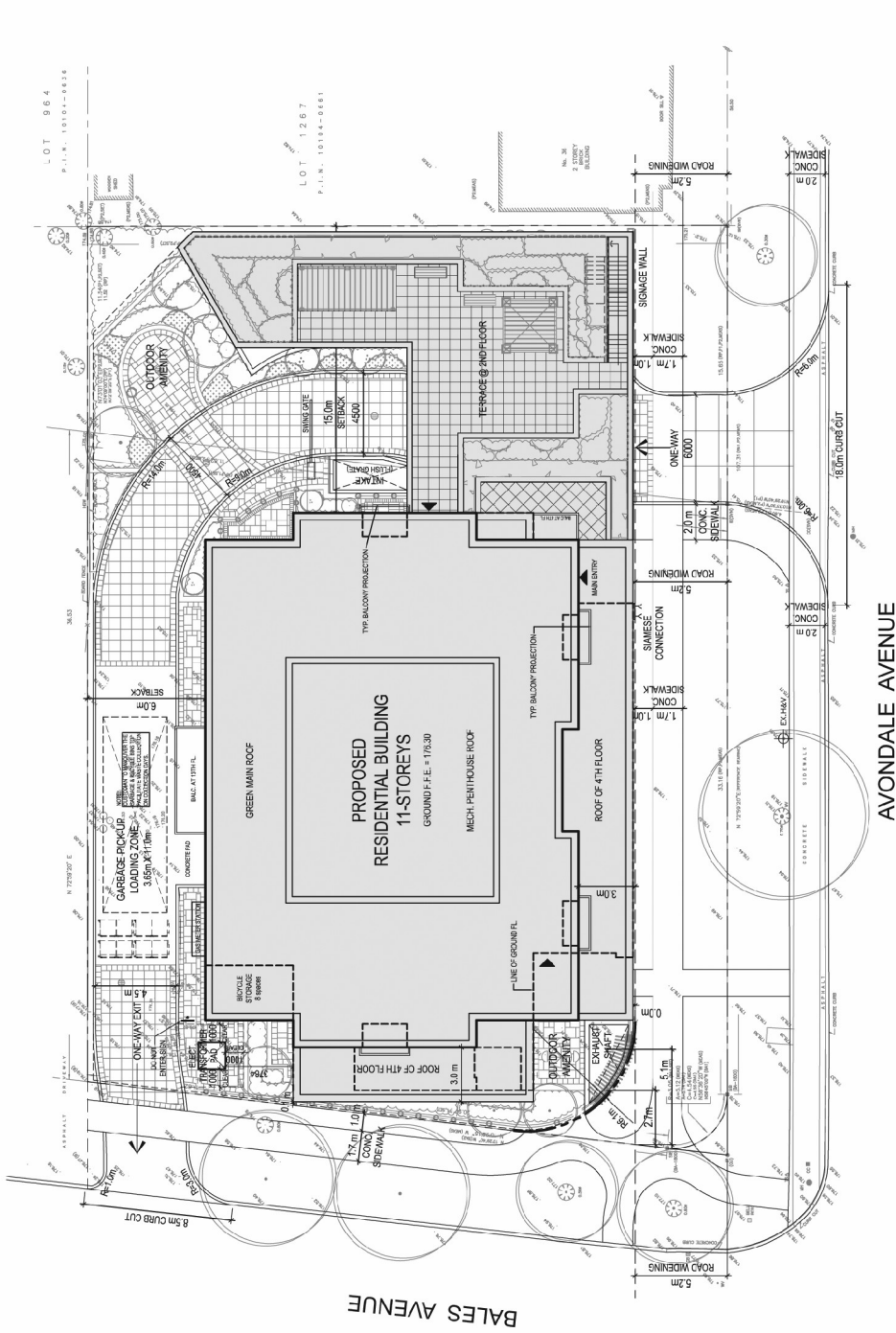
Attachment 5: Application Data Sheet

Attachment 6: Proposed Site Plan Control Approval Conditions

Attachment 7: April 14, 2008 letter from applicant's solicitor, regarding bicycle storage

Attachment 8: Agency Comments

# Attachment 1: Site Plan



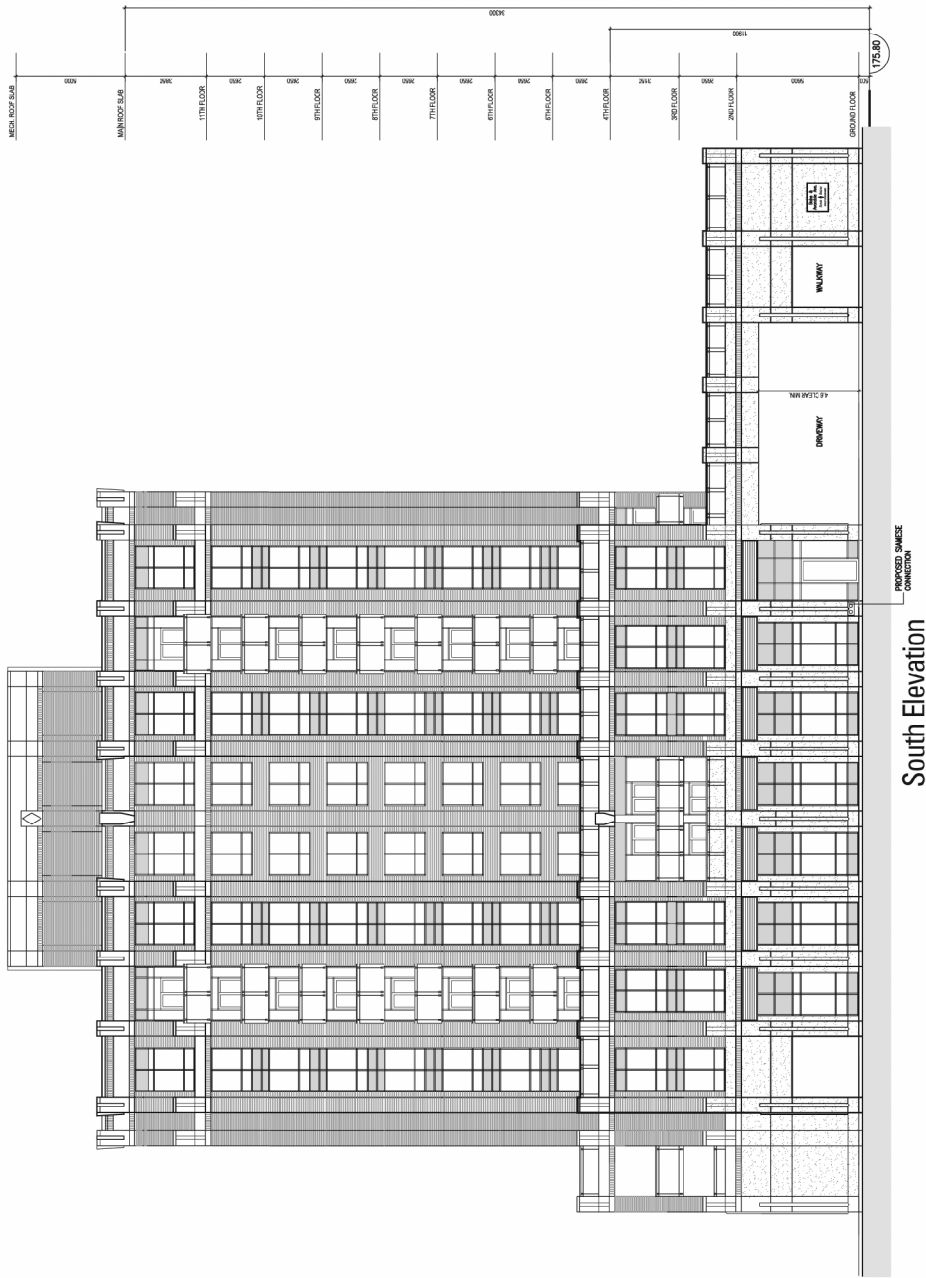
## Site Plan 9 & 15 Bales Avenue and 34 & 44 Avondale Avenue

Applicant's Submitted Drawing

Not to Scale  
04/08/2008

File # 06\_108827

## Attachment 2: Elevations



### Elevations

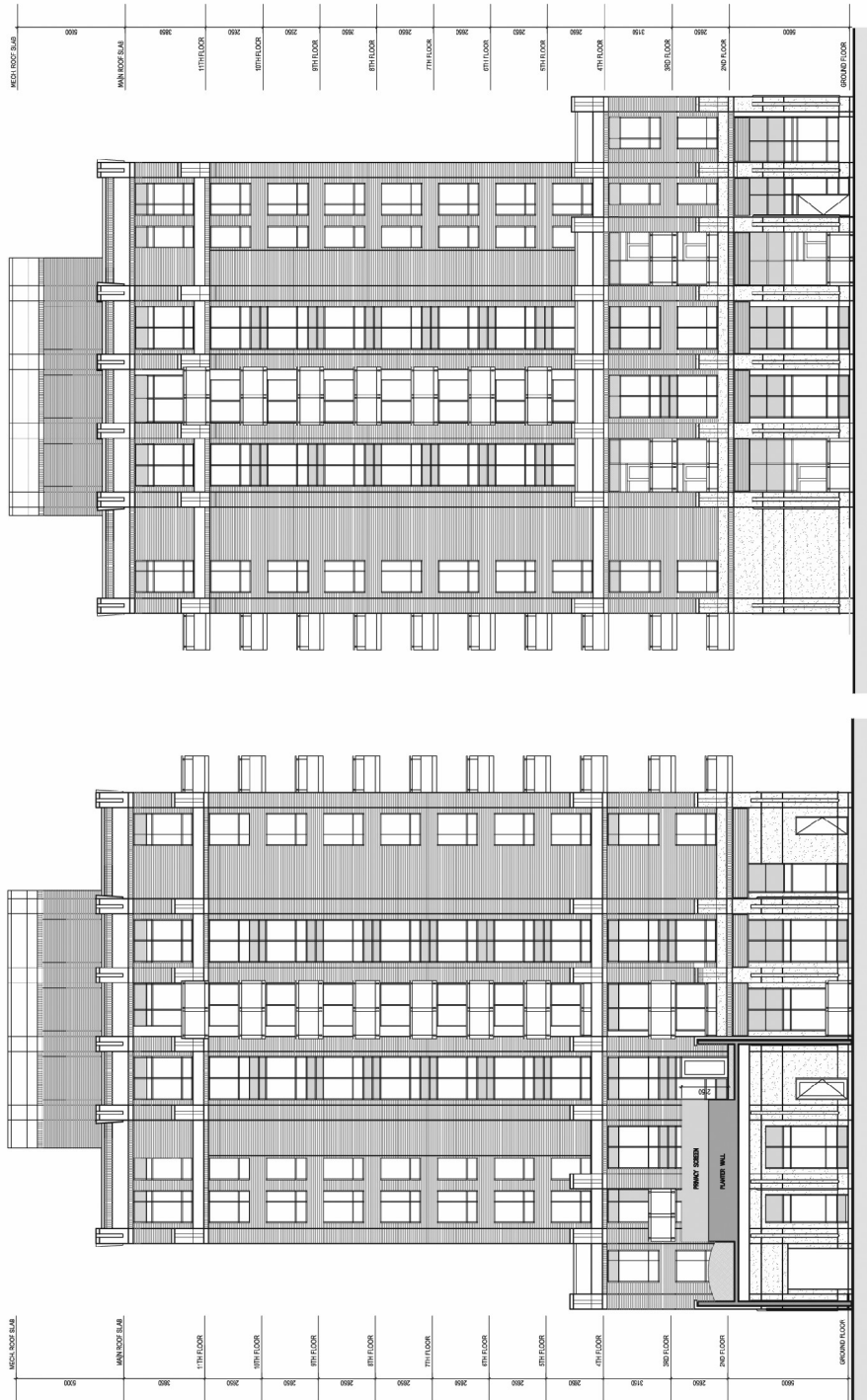
Applicant's Submitted Drawing

Not to Scale  
04/08/2008

### 9 & 15 Bales Avenue and 34 & 44 Avondale Avenue

File # 06\_108827

**Attachment 2: Elevations (Continued)**



West (Bales) Elevation

East Elevation

**Elevations**  
**9 & 15 Bales Avenue and 34 & 44 Avondale Avenue**

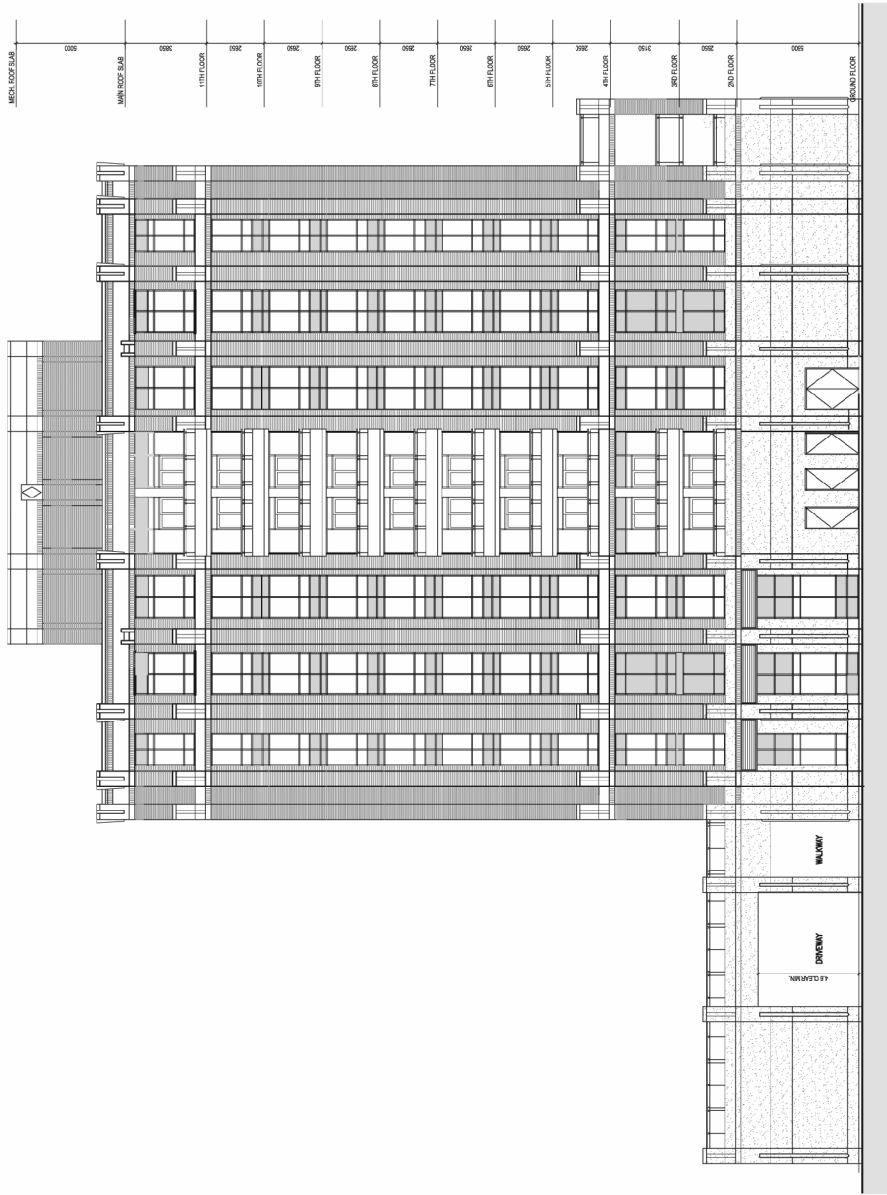
Applicant's Submitted Drawing

Not to Scale  
 04/08/2008

File # 06\_108827



**Attachment 2: Elevations (Continued)**

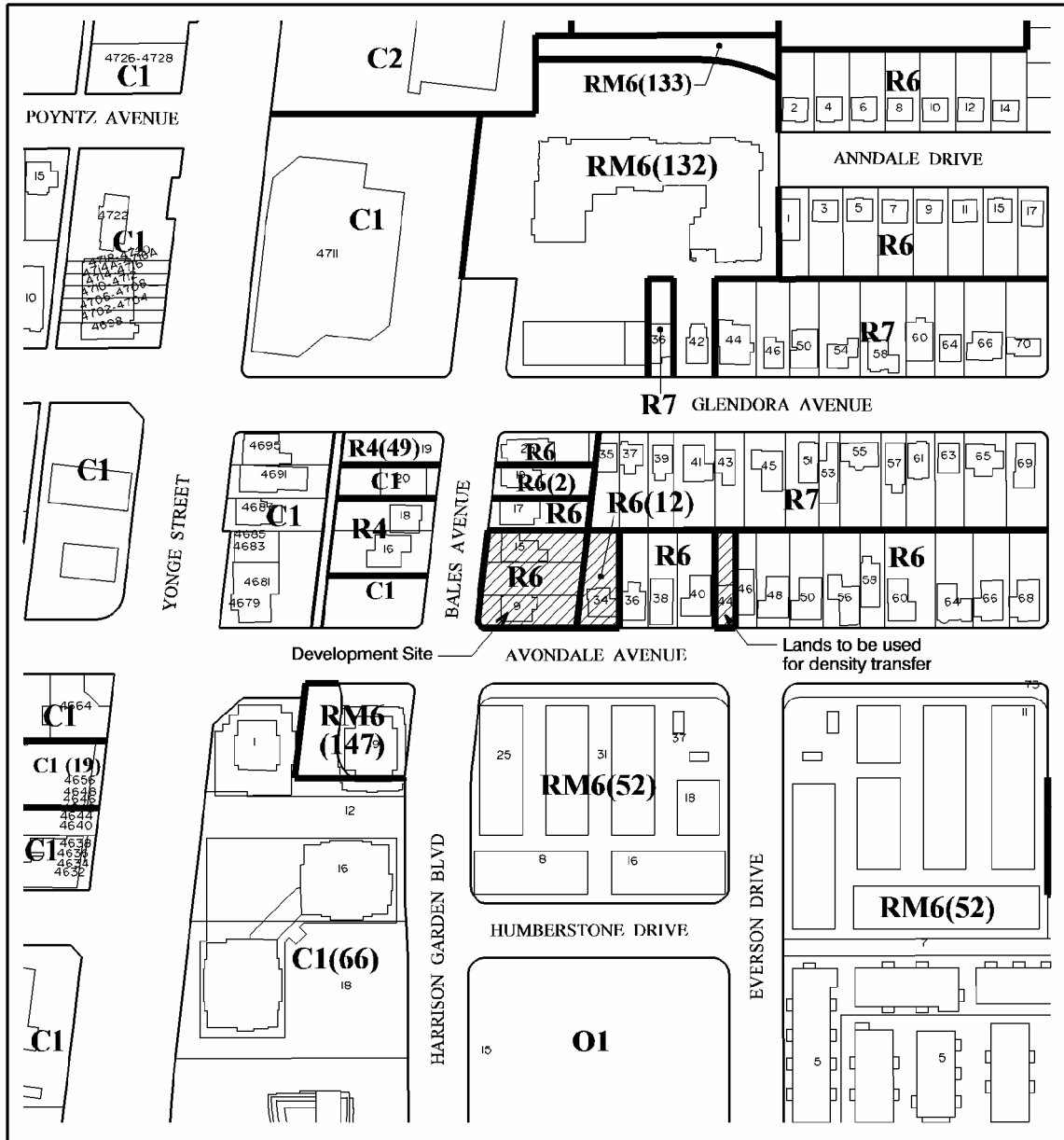


North Elevation

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 04/08/2008

9 & 15 Bales Avenue and 34 & 44 Avondale Avenue  
 File # 06\_108827

### Attachment 3: Zoning Map



**Toronto** City Planning Division  
**Zoning**

**9 & 15 Bales Avenue and 34 & 44 Avondale Avenue**

File # 06\_108827

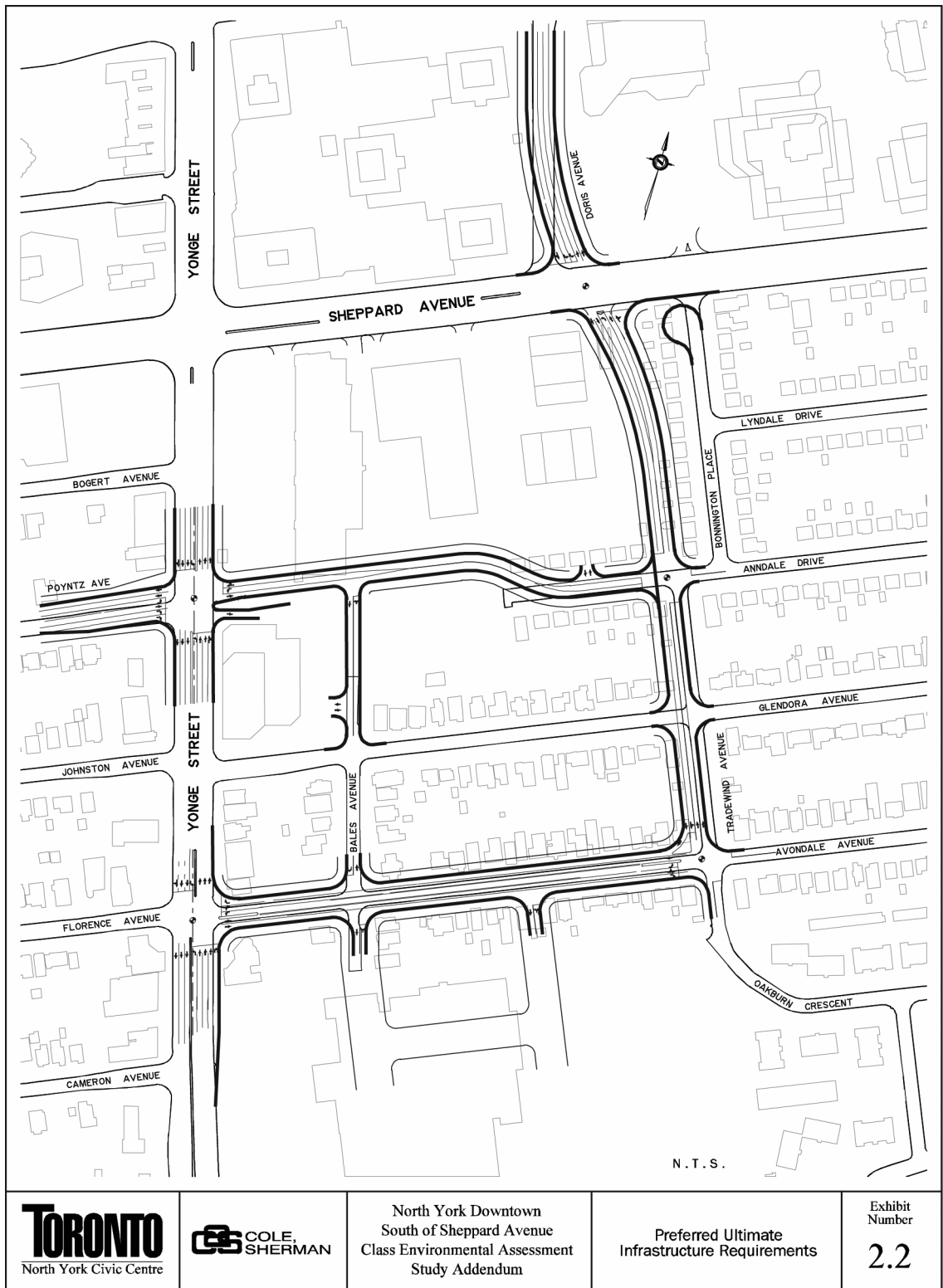
- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- R7 One-Family Detached Dwelling Seventh Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

- C1 General Commercial Zone
- O1 Open Space Zone



Not to Scale  
 Zoning By-law 7625  
 Extracted 03/23/06

### Attachment 4: Planned Service Road Infrastructure, South of Sheppard Avenue



## Attachment 5: Application Data Sheet

|                  |                              |                     |  |
|------------------|------------------------------|---------------------|--|
| Application Type | Rezoning & Site Plan Control | Application Number: | 06 108827 NNY 23 OZ<br>06 108829 NNY 23 SA |
| Details          | Rezoning, Standard           | Application Date:   | February 10, 2006                          |

Municipal Address: 9 & 15 BALES AVENUE AND 34 & 44 AVONDALE AVENUE  
 Location Description: PLAN 1967 LOT 1272 \*\*GRID N2306  
 Project Description: 11 storey residential building with 65 dwelling units and underground parking.

|                   |               |                   |                              |
|-------------------|---------------|-------------------|------------------------------|
| <b>Applicant:</b> | <b>Agent:</b> | <b>Architect:</b> | <b>Owner:</b>                |
| ADAM BROWN        |               |                   | LEAN BROS FARMS LTD<br>et al |

### PLANNING CONTROLS

|                            |                 |                          |   |
|----------------------------|-----------------|--------------------------|---|
| Official Plan Designation: | Mixed Use Areas | Site Specific Provision: |   |
| Zoning:                    | R6, R6(12)      | Historical Status:       |   |
| Height Limit (m):          | 65              | Site Plan Control Area:  | Y |

### PROJECT INFORMATION

|                                    |       |         |                 |              |
|------------------------------------|-------|---------|-----------------|--------------|
| Site Area (sq. m):                 | 1801  | Height: | Storeys:        | 11           |
| Frontage (m):                      | 52.2  |         | Metres:         | 34.3         |
| Depth (m):                         | 35.96 |         |                 |              |
| Total Ground Floor Area (sq. m):   | 775   |         |                 | <b>Total</b> |
| Total Residential GFA (sq. m):     | 6759  |         | Parking Spaces: | 79           |
| Total Non-Residential GFA (sq. m): | 0     |         | Loading Docks   | 1            |
| Total GFA (sq. m):                 | 6759  |         |                 |              |
| Lot Coverage Ratio (%):            | 43    |         |                 |              |
| Floor Space Index:                 | 3.75  |         |                 |              |

### DWELLING UNITS

|              |       |
|--------------|-------|
| Tenure Type: | Condo |
| Rooms:       | 0     |
| Bachelor:    | 0     |
| 1 Bedroom:   | 21    |
| 2 Bedroom:   | 44    |
| 3 + Bedroom: | 0     |
| Total Units: | 65    |

### FLOOR AREA BREAKDOWN (upon project completion)

|                                  |  | Above Grade | Below Grade |
|----------------------------------|--|-------------|-------------|
| Residential GFA (sq. m):         |  | 6422        | 337         |
| 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: Catherine Cieply, Acting Manager**  
**TELEPHONE: (416) 395-7109**

### Attachment 6: Proposed Site Plan Control Approval Conditions

The City Planning Division North York District, has completed the review of the application for a proposed 11-storey residential building at 9 and 15 Bales Avenue and 34 Avondale Avenue as outlined in the following plans and drawings:

| <b>Plan Number and Title</b>                           | <b>Revision Date</b> | <b>Date Stamped Received by City Planning</b> | <b>Prepared By</b>                         |
|--|----------------------|---|--|
| A1-1, Site Plan  | April 14, 2008       | April 14, 2008                                | Rafael + Bigauskas Architects              |
| A2-1, Underground Parking Plan for P1 & P2 Levels      | April 8, 2008        | April 9, 2008                                 | Rafael + Bigauskas Architects              |
| A3-1, Ground Floor Plans                               | April 8, 2008        | April 9, 2008                                 | Rafael + Bigauskas Architects              |
| A3-2, Typical Floor Plans                              | April 8, 2008        | April 9, 2008                                 | Rafael + Bigauskas Architects              |
| A4-1, South Elevation                                  | April 8, 2008        | April 9, 2008                                 | Rafael + Bigauskas Architects              |
| A4-2, North Elevation                                  | April 8, 2008        | April 9, 2008                                 | Rafael + Bigauskas Architects              |
| A4-3, East & West Elevations                           | April 8, 2008        | April 9, 2008                                 | Rafael + Bigauskas Architects              |
| A5-1, Building Section                                 | April 8, 2008        | April 9, 2008                                 | Rafael + Bigauskas Architects              |
| L1, Tree Inventory Preservation Plan                   | March 12, 2008       | March 27, 2008                                | Strybos Barron King Landscape Architecture |
| L2, Landscape Plan/ Re-Planting Plan/ Roof Plan        | April 10, 2008       | April 11, 2008                                | Strybos Barron King Landscape Architecture |
| L3, Landscape Grading Plan                             | March 12, 2008       | March 27, 2008                                | Strybos Barron King Landscape Architecture |
| L4, Construction Details                               | May 4, 2007          | March 27, 2008                                | Strybos Barron King Landscape Architecture |
| L5, Construction Details                               | March 12, 2008       | March 27, 2008                                | Strybos Barron King Landscape Architecture |
| L6, Construction Details                               | March 12, 2008       | March 27, 2008                                | Strybos Barron King Landscape Architecture |
| Site Servicing, Grading and Stormwater Management Plan | October 15, 2007     | November 8, 2007                              | AI Underhill & Associates Limited          |

The Director, Community Planning, North York District recommends final approval of the Site Plan Control Approval application, which would also satisfy applicable law requirements of Section 41 of the *Planning Act*, once the Owner has satisfied all of the pre-approval conditions set out herein.

It is the Owner's responsibility to work with the respective City Divisions to satisfy the pre-approval conditions set out below. If the pre-approval conditions are not fulfilled within two (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 Chief Planner or his designate.

#### **A. PRE-APPROVAL CONDITIONS**

##### **LEGAL SERVICES – Stephanie Morrow, Supervisor of Law Clerks, 416-397-5379**

Enter into the City's standard site plan agreement to and including registration of the site plan agreement on title to the subject lands by the City at the Owner's expense, to the satisfaction of the City Solicitor.

##### **TECHNICAL SERVICES – Judy Tse, P. Eng., Senior Development Engineer, 416-395-6181**

1. a) Provide an interim landscape plan to show a temporary sidewalk along Bales Avenue. The alignment of the sidewalk is to be established in consultation with City staff with the objective to preserve existing tree #2 and #3 on Bales Avenue
- b) The 1.7m sidewalk at the standard location of 1.0 m from the property line along the Avondale Avenue frontage shall be shown in dashed line and identified as "future sidewalk".
2. Provide parking on-site in accordance with the North York Centre Parking Policy:
  - a) No less than 1.0 parking spaces per residential dwelling unit shall be provided on site, of which 0.1 parking spaces per dwelling unit shall be designated for the exclusive use of visitors; and
  - b) No more than 1.4 parking spaces per residential dwelling unit shall be provided on site, of which 0.1 parking spaces per dwelling unit shall be designated for the exclusive use of visitors.
3. Prepare all documents and convey to the City, at nominal cost, the following:
  - a) 5.2 metres road widening along the entire site frontage on Avondale Avenue; and

- b) a 6.1 m radius corner rounding at the northeast corner of Bales Avenue and Avondale Avenue.

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;

Submit a draft Reference Plan of Survey, in metric units and integrated with the Ontario Co-ordinate System, showing 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. For further information, please contact John House, Supervisor Property Records at 416-392-8338.

- 4. Pay all costs for registration and preparation of reference plan(s).
- 5. Retain a Qualified Person to conduct environmental site assessments for the lands to be conveyed to the City.
- 6. Submit all environmental site assessment reports prepared in accordance with the Record of Site Condition Regulation (O. Reg. 153/04) describing the current conditions of the land to be conveyed to the City and the proposed remedial action plan based on the site condition standards approach, to the Executive Director, Technical Services, for peer review.
- 7. Pay all costs associated with the City retaining a third-party peer reviewer including a 7% administrative cost to the City, and submit a certified cheque payable to the City of Toronto in the amount of \$3,000.00, as an initial deposit towards the cost of the peer review to the Executive Director; Technical Services. Submit further deposits when requested to cover all costs of retaining a third-party peer reviewer.
- 8. At the completion of the site remediation process, submit a Statement from the Qualified Person, to the Executive Director, Technical Services, for peer review and concurrence, that, based on all necessary supporting environmental documents:
  - a) The land to be conveyed to the City meets the Site Condition Standards of the intended land use OR the most environmentally sensitive adjacent land use, whichever is more stringent, and
  - b) It is unlikely that there is any off-site contamination resulting from past land uses on or in the vicinity of the development site, that has migrated

on to the adjacent rights-of-way, that would exceed the applicable Site Condition Standards.

9. The Owner shall deposit, prior to site plan approval, an irrevocable Letter of Credit or certified cheque in the amount of \$1,000.00 with the Technical Services Division to cover the cost of introducing regulatory turn restrictions at the Bales Avenue egress from the site (one-way westbound operation).
10. The Owner shall deposit with the Technical Services Division prior to Site Plan Approval, certified cheques, for the following:
  - a) Construction of a temporary sidewalk on Bales Avenue from Avondale Avenue to Glendora Avenue. The cost of this work is estimated to be \$7,650.00.
  - b) Construction of a 2.0 metre wide sidewalk along the curbline of Avondale Avenue. The cost of this work is estimated to be \$10,000.00.
  - c) \$882.50 representing the 5% Engineering review fee of the above construction works.

The above works shall be constructed by the Owner anytime after Site Plan Approval provided the Owner contacts Technical Services to confirm that:

- i) A City representative has approved the proposed location of the above sidewalk.
  - ii) The Owner is required to make an application for a streetscaping permit.
11. The Owner shall deposit with the Technical Services Division prior to Site Plan Approval, certified cheques, for the following:
  - a) Construction of a 1.7 metre wide concrete sidewalk with curb and gutter across the entire Bales Avenue frontage of the site to the standard location of 1.0 metre from the property line. The cost of this work is estimated to be \$9,450.00; and
  - b) \$472.50 representing the 5% Engineering review fee of the above construction works.

The above work shall be constructed by the City at the time of the road reconstruction of Bales Avenue.



**CITY PLANNING – Catherine Cieply, 416-395-7109**

1. The Owner shall submit to the Chief Financial Officer and Treasurer as a deposit a letter of credit or certified cheque for 120% of the value of the on-site landscaping, including but not limited to any plantings, fencing, decorative paving, retaining walls, terraces and/or other landscape features.

The letter of credit shall be in a form satisfactory to the City Treasurer in accordance with its standard format for letters of credit as of the date of submission of the letter of credit to the City, and which shall provide for automatic renewal rights at the end of term, to complete all outstanding work required by these conditions. The deposit shall be returned to the Owner at such time as the Director, Community Planning, North York District is satisfied that the property has been developed in accordance with the approved drawings and the conditions of approval.

2. The Owner shall submit revised architectural and/or landscape plans to the satisfaction of the Director, Community Planning, North York District detailing the following:
  - a) treatment of the proposed south façade extending over the driveway, in order to enhance architectural elements;
  - b) treatment of proposed privacy screening for balconies along the north façade, to include opaque glazing or other opaque materials;
  - c) final landscape plans to include: detailed landscape treatment along the Bales Avenue and Avondale Avenue frontages; details of extent and materials for any proposed fence treatment including fence details along the north property line; and second floor landscaped terrace treatment details;
  - d) confirmation of proposed building materials and lighting for the project; and
  - e) any additional revisions to architectural plans that may be required in order to address the disposition of appeals with respect to bicycle storage space (proposed general amendment to the North York Centre Secondary Plan) as may be determined by the Ontario Municipal Board in relation to OPA 567.

**URBAN FORESTRY – Bruce Gordon, 416-395-6686**

1. Submission of a certified cheque or letter of credit of \$1,749.00 for a tree planting security deposit for three (3) new City trees.
2. A submission of Tree Security Guarantee deposit of \$27,388.00 for five (5) existing City trees.

3. A submission of a letter from the owner of 36 Avondale Avenue consenting to removal of Tree No. 13.
4. Urban Forestry requires a fee of \$5,247.00 as Cash in Lieu for 3 trees for every 1 tree removed, as there is insufficient space for additional trees to be planted on site. The applicant is proposing to remove three (3) trees which qualify under the private tree by-law.

### **PARKS AND RECREATION PLANNING - Rosanne Clement, 416-395-6670**

1. The applicant is subject to a 10% on-site parkland dedication based on the provisions of the North York Centre Secondary Plan. If it is determined that an on-site dedication is not possible, then the applicant will be required to submit the necessary securities while attempting to secure an off-site parkland dedication.

The location of the parkland dedication shall be at the discretion of and determined by the General Manager of Parks, Forestry and Recreation in consultation with the local Councillor.

### **B. POST APPROVAL CONDITIONS**

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

The proposed development shall be carried out and maintained in accordance with the plans and drawings referred to herein, to the satisfaction of the City of Toronto.

### **TECHNICAL SERVICES**

1. Remove all existing accesses, curb cuts, traffic control sign, etc. along the development site frontage that are no longer required and reinstate the boulevard within the right-of-way, in accordance with City standards and to the satisfaction of the Executive Director of Technical Services.
2. The proposed driveway on City property must be graded downward towards the roadway and have a 2% to 6% slope.
3. Snow must be stored on the site such that the pedestrian sidewalks are not obstructed, parking supply is not reduced and vehicular site lines area not affected. Snow that cannot be adequately stored on-site must be removed from the site by the Owner/building management after each snow fall.
4. All site access driveways must be at least 1.0 metre from existing utilities. If required, the relocation of any public utilities (utility poles, guy wires, etc.) would

be at the cost of the developer and shall be subject to the approval of the applicable governing agencies.

5. 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.
6. Provide and maintain off-street vehicular loading and parking facilities and access driveways in accordance with the approved plans and drawings.
7. The Owner must install and maintain appropriate signage and pavement markings on-site directing such as, but not limited to, vehicle stopping and circulation, designated disabled parking, loading, and pedestrian walkways.
8. Provide and maintain a walkway on the private side from the principal entrance of the building to a sidewalk on the public street or to a driveway that provides access to a public street.
9. Construct and maintain all facilities necessary to permit the City to collect solid waste and recyclable materials in accordance with By-law 235-2001, Waste Collection for Residential Properties.
10. Provide and maintain single chute with a tri-sorter for multiple household residential buildings.
11. Construct and maintain stormwater management measures/facilities and site grading as recommended in the ultimately accepted Stormwater Management Report.
12. Construct and maintain site servicing indicated on the ultimately accepted Site Servicing Drawings.
13. 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.
14. 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.
15. 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.

## **CITY PLANNING**

1. Provide and maintain the landscaping for the lands in accordance with the approved landscape plan to the satisfaction of the Director, Community Planning, North York District.

## **SITE SPECIFIC CONDITIONS**

### **TORONTO CATHOLIC DISTRICT SCHOOL BOARD – Lynda Thomas, 416-222-8282, extension 2278**

1. The applicant will provide signage on-site dimensions of which should be consistent with the requirements of the coterminous board and should be in the range of 4' x 5' or 4' x 6', the wording of which should be as follows: "The Toronto Catholic District School Board has plans to accommodate all Catholic students from this development area in a Catholic school. If no Catholic school is located in the development area, students will be accommodated in a Catholic school located in an adjacent area. For information regarding Catholic schools serving this development, please call the Planning Department at 416-222-8282, ext. 2278.
2. The developer will include a clause in the Agreement of Purchase and Sale as follows: The Toronto Catholic District School Board has plans to accommodate all Catholic students from this development area in a Catholic school. If no Catholic school is located in the development area, students will be accommodated in a Catholic school located in an adjacent area. The purchaser or tenant acknowledges that school bus service for students, if required, will be from designated school bus stops located within or outside the development area.
3. The Owner agrees to include in all offers of purchase and sale or lease the above-noted clause for a period of 10 years after registration of the subdivision plan.

### **TORONTO DISTRICT SCHOOL BOARD – Mario Silva, 416-394-3944**

Please be advised that the Toronto District School Board on January 21, 2002 and December 13, 2000, approved the following schools to serve children emanating from the above noted development:

1. Avondale Elementary School, will serve children in kindergarten through to grade 8, which is located at 171 Avondale Avenue. For registration of students, the school should be contacted at (416) 395-3130.
2. Woodbine Junior High School, will serve children in grade 9, which is located at 2900 Don Mills Road. For registration of students, the school should be contacted at (416) 395-3110.

3. Georges Vanier Secondary School, will serve children in grades 10 through to OAC, which is located at 3000 Don Mills Road. For registration of students, the school should be contacted at (416) 395-3250.

The applicant will also be notified so that copies of the Toronto District School Board's letter can be circulated to purchasers and sales offices.

**BELL – Rosita Giles, 416-296-6599**

The following paragraphs are to be included as Conditions of Site Plan:

1. The Owner shall be required to enter into an agreement (Letter of Understanding) with Bell Canada complying with any underground servicing conditions imposed by the municipality, and if no such conditions are imposed the Owner shall advise the municipality of the arrangement made for such servicing.
2. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunications facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

**TORONTO HYDRO, Frances Leung, 416-542-3100, ext. 30018**

1. Proposed underground structure, if any must be minimum 600mm horizontal and 300mm vertical clearance from underground hydro plant and 1000mm radius clearance from hydro pole.
2. Effective January 1, 2006 ownership of the City's Streetlighting plant has changed. You are hereby advised to obtain approval/clearance from Toronto Hydro Street Lighting Inc. for your proposed work involving streetlighting plant.
3. There are existing hydro plant within the site boundaries that must be disconnected prior to demolition should be allowed to take place.
4. Suitable space to be provided for installing a transformer to afford electricity supply to the new buildings. Contact Dan Stanoev of Toronto Hydro at 416-542-2679 for assistance.
5. For any on-site construction requiring temporary scaffolding, line hose, etc., please contact our Line Protection Services at 416-542-2618 for specific details.
6. Prior to mechanical excavation or hand digging, the person responsible for the work shall contact Ontario One Call at 1-800-400-2255 and request a locate of distribution lines and infrastructure in the area where the excavation will be taking place.

7. For additional detailed information refer to the March 30, 2006 Toronto Hydro memorandum “Information and Precautions – Toronto Hydro Plant”.

## **SITE PLAN ADVISORY COMMENTS**

1. Any landscaping within the Avondale Avenue and Bales Avenue Boulevard must be approved by the Transportation Services Division prior to site plan approval.
2. Right-of-Way Permit
  - a) The Owner will be required to obtain approval from the Transportation Services Division for any work within the public right-of-way. For further information, please contact the Right-of-Way Management Section, North York District at 416-395-6221.
  - b) The applicant is required to obtain building location and access permits prior to constructing 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.
3. Site Servicing Connections
  - a) 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 York District at 416-338-8888.
  - b) 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 water 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, plus any necessary storm service connections. 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.
4. Construction Management Plan
  - 1) 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;

for any work within the public right-of-way. For further information, please contact the Right-of-Way Management Section, North York District, at 416-395-6221.

5. Streetscaping

- a) The Owner's contractor will be required to make an application for a ROW permit from the Transportation Division for any work within the public-right-of-way. For further information please contact the Right-of-Way Management Section at 416-395-6221.

6. Municipal Addresses

- a) The Owner will be required to make an application to Technical Services Division, Mapping and Survey Section for any requests for new or revised municipal addresses. For further information please contact Mapping and Survey, Technical Services, Mr. Bob Sevigny at 416-392-8451.

7. Technical Services Arrangements for Work Within the City's Right of Way

- a) The Owner shall sign and adhere to "Terms and Conditions for Undertaking Work on City of Toronto Public Right of Way" document.
- b) The Owner is required to provide all financial security for all work within the City's right of way.
- c) The Owner is required to pay an engineering review fee of 5% of the estimated construction cost of the required work.

8. Any physical or landscaped features proposed within the municipal rights-of-way will not be permitted unless they are explicitly approved by the Right-of-Way Management section of Transportation Services. Any such encroachments will be subject to maintenance and encroachment agreements that must be registered on-title to the property. The cost of installing and maintaining such features is the responsibility of the applicant. The applicant is required to contact the Right-of-Way Management Section, Transportation Services, North York District, for details in this regard.

The proposed walkways extending into the Avondale Avenue municipal road allowance must be covered by appropriate encroachment agreements to the satisfaction of the City Solicitor.



9. Two access driveways are proposed for the subject site, one full moves driveway to Avondale Avenue, which provides access to the underground parking garage, as well as the loading area, via a one way drive aisle commencing north of the garage entrance. A second access is proposed to Bales Avenue which will provide one-way egress from the one-way drive aisle and loading area.

Given that the one way drive aisle is not required for access and egress from the parking garage and that the drive aisle would be blocked by service and loading vehicles, resulting in vehicle backups and conflicts on site, it is required to restrict the one way drive aisle to service vehicles only when loading operation is occurring by the installation of a gate.

In accordance with Zoning By-law No. 7625, any covered section of internal driveways along which passenger vehicles will pass must have a minimum 2.0 metre vertical clearance. Any covered section of internal driveways along which loading vehicles will pass must have a minimum vertical clearance of 4.2metres. The submitted site drawings satisfy these requirements.

A minimum vertical clearance of 4.4 m is required along the path of the solid waste vehicle. The submitted drawings satisfy this requirement.

The proposed one-way circulation through the site must be reinforced via signage in accordance with the Ontario Traffic Manual (OTM). The City will retain the right to enact appropriate By-laws associated with the proposed driveway operation.

10. Parking for the subject site is required to satisfy the requirements of Zoning By-law 7625 and the North York Centre Parking Policy (NYCPP). The proposed parking supply meets the requirements of the North York Centre Parking Policy and is acceptable. The proposed parking dimensions of 5.5 metres in length and 2.7 metres in width as a site specific condition is acceptable.

11. According to Zoning By-law No. 7625, the Owner of an apartment house dwelling with more than 30 dwelling units shall provide a minimum of 1 loading space. On this basis, one regulation loading space is required on the subject site.

The submitted drawings illustrate one loading space on the subject site, located within a one-way drive aisle from north of the parking garage ramp to Bales Avenue. The loading space meets the above requirements. In addition, the one way circulation aisle can accommodate the manoeuvres of a Medium Single Unit truck (MSU, Transportation Association of Canada).

12. Provide a fire alarm annunciator panel at main entrance vestibule.

13. Please be advised that Rogers Communication Inc. has aerial and buried cable plant facilities. Rogers Cable has no objection to the project. Applicant must proceed with caution when installing their new infrastructure. The applicant is responsible for any damages to Rogers Cable. Please be aware that locates are required to mark-out actual locations. Stake-outs can be arranged by calling 905-829-0098.