

**515 Drewry Avenue – Zoning By-law Amendment and
Site Plan Control Applications – Final Report**

Date:	June 18, 2008
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	07 264632 NNY 23 OZ

SUMMARY

This application was made on September 25, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

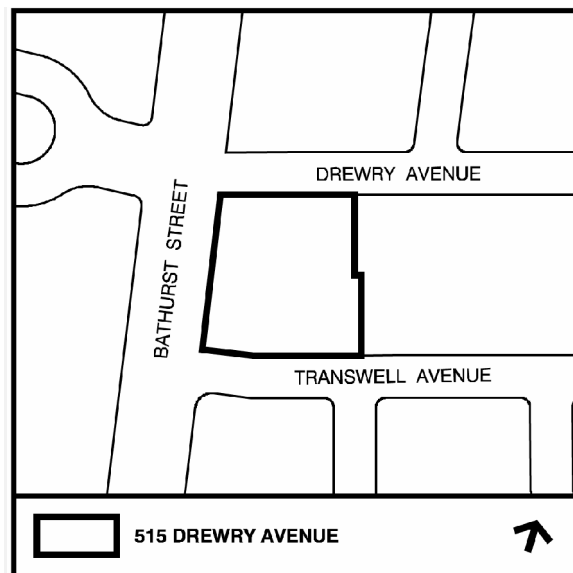
This application proposes to demolish the existing gas pump island and kiosk, convenience store and auto service building, and construct a new convenience store, gas pump island and stationary car wash at 515 Drewry Avenue.

This report reviews and recommends approval of the application to amend the Zoning By-law and to approve in principle the Site Plan Control application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Zoning By-law for the subject property substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning



By-law Amendment as may be required.

3. City Council approve in principle the site plan drawings and Site Plan Control Approval Conditions listed in Attachment 8 subject to stylistic and technical changes.
4. City Council authorize the Chief Planner or designate to give final approval to the Site Plan Control Application once the conditions to be satisfied prior to final Site Plan Control Approval as set out in Attachment 8, including entering into a satisfactory Site Plan Agreement have been fulfilled.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The applicant is proposing to demolish the existing gas pump island and kiosk, convenience store and auto service building, and to construct a new convenience store, gas pump island and stationary car wash. The proposed convenience store is located on the north side of the site and includes a drive-through which runs along the Bathurst Street frontage. The proposed carwash includes a queue for 10 vehicles and is located along the south property line adjacent to Transwell Avenue. The proposal will have a total gross floor area of 407 m².

The site currently provides four vehicular access points, two from Bathurst Street and one each on Drewry Avenue and Transwell Avenue. The applicant is proposing to close the driveway on Transwell Avenue and the northerly access on Bathurst Street. A total of 19 parking spaces have been proposed. Additional site statistics are outlined on the Application Data Sheet (Attachment 6).

Site and Surrounding Area

The 5266 m² site is located at the southeast corner of Bathurst Street and Drewry Avenue. The property is currently developed with a gas pump island and kiosk, a convenience store and an auto service building.

Abutting uses are as follows:

North: 2-storey medical building;

South: 2-storey auto-service building fronting on Bathurst Street and small strip plaza fronting onto Transwell Avenue;

East: single detached dwellings; and

West: 26-storey apartment building on the west side of Bathurst Street.

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 site is designated *Apartment Neighbourhoods* in the Official Plan. *Apartment Neighbourhoods* consist of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the area residents. *Apartment Neighbourhoods* are generally considered to be stable areas where major growth is not anticipated.

The Official Plan sets out development criteria for new development in *Apartment Neighbourhoods* to guide review of applications to amend the Zoning By-law. Section 4.2 outlines policies that are intended to contribute to the quality of life of local residents. The development criteria pertain to: providing a transition towards lower-scale *Neighbourhoods*; minimizing shadow impacts; locating and massing new buildings to frame the edge of streets and parks and to maintain sunlight and comfortable wind conditions; providing adequate off-street parking; and locating and screening service areas and garbage storage.

Zoning

The lands are zoned C2(3), which is a site specific zoning permitting a gasoline station including servicing and mechanical repairs, and a service station including the sale of automobile accessories and parts.

In January 2004 the Ontario Municipal Board (OMB) approved Zoning By-law 778-2002, which amended North York By-law No. 7625, with respect to drive-through facilities. The amendment defines drive-through facilities as a separate land use that will only be permitted in certain zones when there is a minimum distance of 30 metres separating all points of the drive-through facility and stacking lanes from any residential use or zone where residential uses are permitted. The proposed development meets the requirements with respect to the drive through.

Urban Design Guidelines

In June 2005, City Council approved the Urban Design Guidelines for Sites With Drive-Through Facilities in draft form. These guidelines complement the Zoning By-law and are intended to serve as a framework for reviewing development applications proposing drive-through facilities throughout the City. The guidelines assist in achieving the Official Plan goals for city beautification and creation of a safe and vital pedestrian environment by establishing standards and design criteria, as well as specific built form policies as they relate to drive-through uses.

Site Plan Control

The applicant has submitted a concurrent application for Site Plan Approval, which must be obtained prior to the enactment of the Zoning By-law. This report recommends that City Council approve in principle the Site Plan Control application subject to the Conditions of Site Plan Control Approval outlined in Attachment 9.

Reasons for Application

An amendment to Zoning By-law 7625 is required, as the C2(3) zoning that applies to the site does not permit the proposed car wash.

Community Consultation

A Community Consultation meeting on the proposed development was held on February 11, 2008. The meeting was attended by the local Councillor, Planning staff, the applicant and approximately 20 members of the public. Area residents have also provided verbal and written comments.

The following issues were raised at the public meeting and through subsequent letters and phone calls to Planning staff:

- the existing traffic congestion in the area and the potential increase the proposal would generate, and the impact on the nearby residential streets. Specifically, the residents were concerned with the amount of traffic generated by the convenience store and associated drive through and that this would cause a back up of traffic onto Bathurst Street and Drewry Avenue;
- the environmental impacts associated with idling vehicles waiting in the drive through aisles; and
- the loss of availability of goods and services with the existing convenience store being closed. Residents stated that there are no other similar retail facilities in the area and that the prices will be too high in the future convenience store.

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 by-law standards.

COMMENTS

Land Use

The applicant is proposing to redevelop the site with a convenience store, gas pump island and stationary car wash. As noted above, the existing zoning for the site does not permit the car wash, but does permit the convenience store, drive through and gas pumps. The proposed redevelopment is a model that the gas station industry has been using in the redevelopment of their sites. There are a number of similar recently redeveloped sites within the City, where the uses are compatible and do not have adverse impacts on the surrounding communities.

Urban Design Guidelines

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Massing and Building Articulation

The one-storey convenience store building has been located along the Drewry Avenue frontage, creating a clearly defined street edge for this residential street. In order to continue the residential character of Drewry Avenue, the building has been set back 7.9 metres, which is a similar setback to the detached houses along the south side of Drewry Avenue, and has been designed with an entrance and landscaped courtyard. The roof line of the building has also been designed with a more residential character. The applicant has improved the elevations by using upgraded materials and by articulating the building entrances and the facades. In addition, weather canopies have been incorporated into the building expression. Additional clear glazing has been added to the proposed convenience store along the Drewry Avenue frontage to provide overview onto the public sidewalk.

The carwash building is located along the south edge of the site, has been integrated with substantial landscaping and is also designed with a residential roofline.

Pedestrian Environment

A key objective of the Drive-Through Guidelines is to support and improve the pedestrian environment. The design of the site provides for barrier-free accessibility from the public boulevard to the building interior. Specifically, the applicant has provided the following to improve the pedestrian realm:

- A clearly defined pedestrian route that connects the main entrance of the convenience store to the surrounding community and the existing public sidewalks on both Bathurst Street and Drewry Avenue, which encourages walking along the street;
- A second pedestrian entrance to the convenience store along the Drewry Avenue frontage improving pedestrian connectivity within the site;
- Intensive landscaping to enhance the attractiveness of the pedestrian routes;
- Additional pedestrian amenities including bicycle racks, site furniture and a courtyard area along the Drewry Avenue frontage.
- The number of curb cuts has been reduced from four to two which reduces the potential for vehicular/pedestrian conflict.

Landscaping and Streetscape

The proposal provides high quality landscaping to enhance the appearance of the site, and to screen the operational elements of the development including the parking, driveways and the stacking lanes associated with both the convenience store and car wash. In particular, the applicant has provided the following landscape improvements:

- A well defined landscape edge along the west and north property lines to buffer the proposed drive-through from the street and adjacent sidewalk.

- Intensive landscaping along Drewry Avenue improving the streetscape and providing for a pedestrian friendly environment.
- A forecourt area including site furniture along the Drewry Avenue frontage.
- Additional landscape treatment has also been provided along Bathurst Street, connecting the site to the TTC bus shelter and the public boulevard.

As a condition of the Site Plan Approval, the applicant will be required to submit revised landscape plans for review and approval that provide planting details, fencing and lighting details.

The project is compatible with the existing physical character of the adjacent neighbourhood and meets the requirements of the Official Plan, and the objectives of the City's Urban Design Guidelines For Sites With Drive-Through Facilities.

Traffic Impact, Access, Parking

The site currently provides four vehicular access points, two from Bathurst Street and one each on Drewry Avenue and Transwell Avenue. The applicant is proposing to close the driveway on Transwell Avenue and the northerly access on Bathurst Street. Vehicular access is proposed via Bathurst Street and Drewry Avenue.

The majority of residents who attended the community consultation meeting on February 11, 2008 expressed strong concerns regarding the potential increase in traffic, and the possibility that traffic associated with the drive-through would spill onto Bathurst Street. Technical Services also expressed similar concerns relating to the configuration and the number of stacking spaces provided for the drive through. In response to these concerns, the applicant has implemented additional curbing along the drive aisle that will shift vehicles away from Bathurst Street, preventing stacking vehicles from spilling out onto the street, and will be required to provide for a minimum of 10 stacking spaces for the proposed drive through, and a minimum of 5 additional spaces to ensure that street access and site circulation is not compromised. The applicant will be required to provide a median extension for the Bathurst Street traffic island south of Drewry Avenue, which will restrict the Bathurst Street access to right-in/right out. One way signage will also be installed on the median extension. This will be secured as a condition of Site Plan Approval.

The applicant has proposed a car wash queue spacing of 9 vehicles. Technical Services has advised that this is acceptable.

The applicant is also proposing to provide 18 parking spaces for the convenience store portion of the development, and two vacuum spaces for the proposed car wash. This satisfies the minimum parking requirement for the subject site. However, the By-law requires one disabled parking space having a minimum width of 3.65 metres. The applicant will be required to provide revised drawings that provides for this disabled parking space.

A loading space is not required for this application, however the applicant is proposing a loading area to the immediate east of the convenience store.

Open Space/Parkland

Parks, Forestry and Recreation staff advises that the development site is subject to a 2% cash in lieu of parkland dedication payment payable prior to the issuance of a building permit.

Trees

An arborist report was submitted by the applicant and has been reviewed by Urban Forestry. The Private Tree By-law regulates injury or removal of privately owned trees which measure 30 centimetres in diameter or more as measured 1.4 metres above ground level. Where it is not possible to retain a tree on private property that qualifies for protection under the private tree by-law, it will be necessary for the applicant to submit an Application to Injure/Destroy Trees to Urban Forestry Services.

The submitted landscape plan shows that the applicant is proposing to plant 5 new trees within the public boulevard on Transwell Avenue. As a condition of Site Plan Approval, Urban Forestry Services requires that the applicant submit revised site plans showing one additional street tree to be planted within the City road allowance along Bathurst Street.

Development Charges

It is estimated that the development charges for this project will be \$36,215. This is an estimate. The actual charge is assessed and collected upon issuance of building permits.

CONTACT

Kelly Jones, Planner
Tel. No. (416) 395-7127
Fax No. (416) 395-7155
E-mail: kjones2@toronto.ca

SIGNATURE

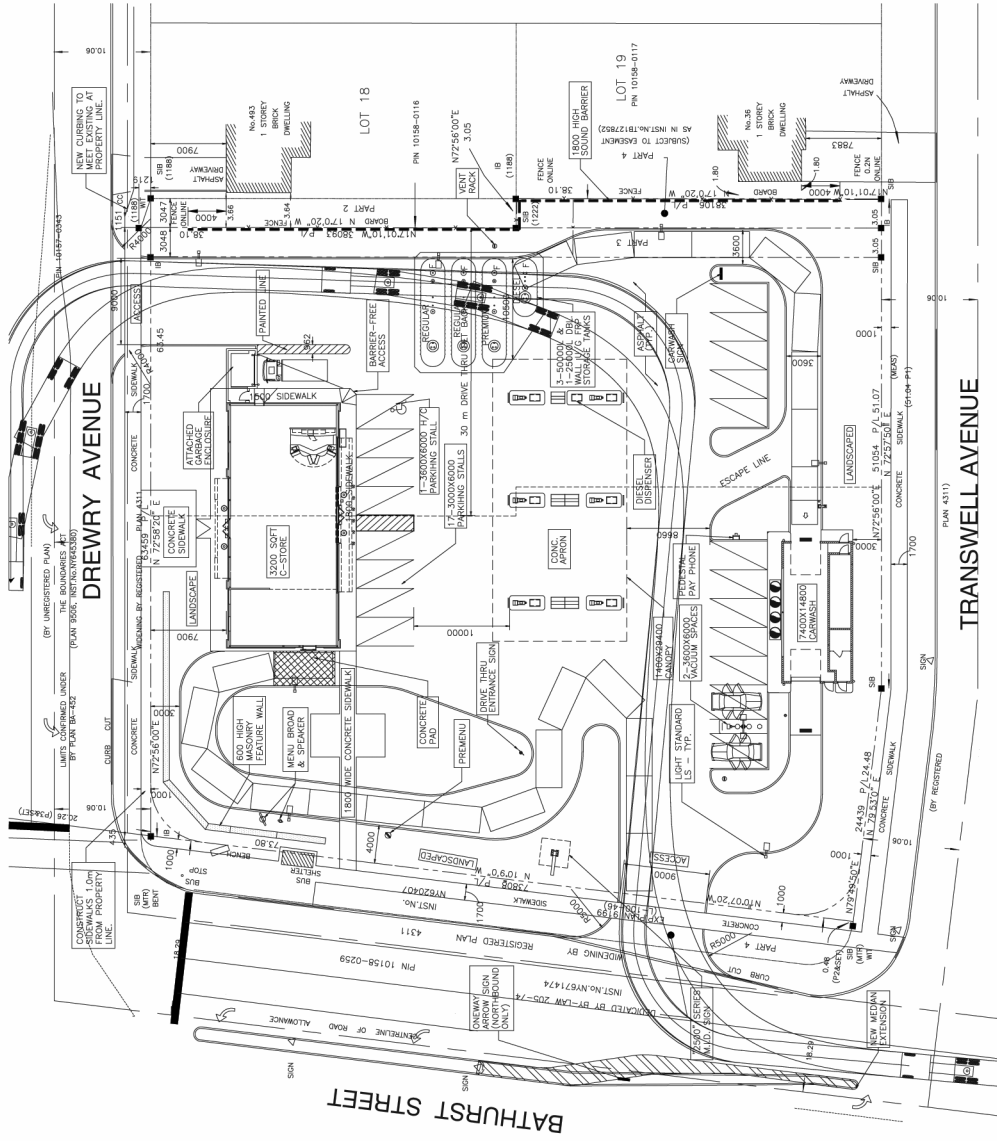
Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Elevations
Attachment 4: Elevations
Attachment 5: Zoning
Attachment 6: Application Data Sheet

Attachment 7: Draft Zoning By-law Amendment
Attachment 8: Conditions of Site Plan Approval

Attachment 1: Site Plan



515 Drewry Avenue

Site Plan

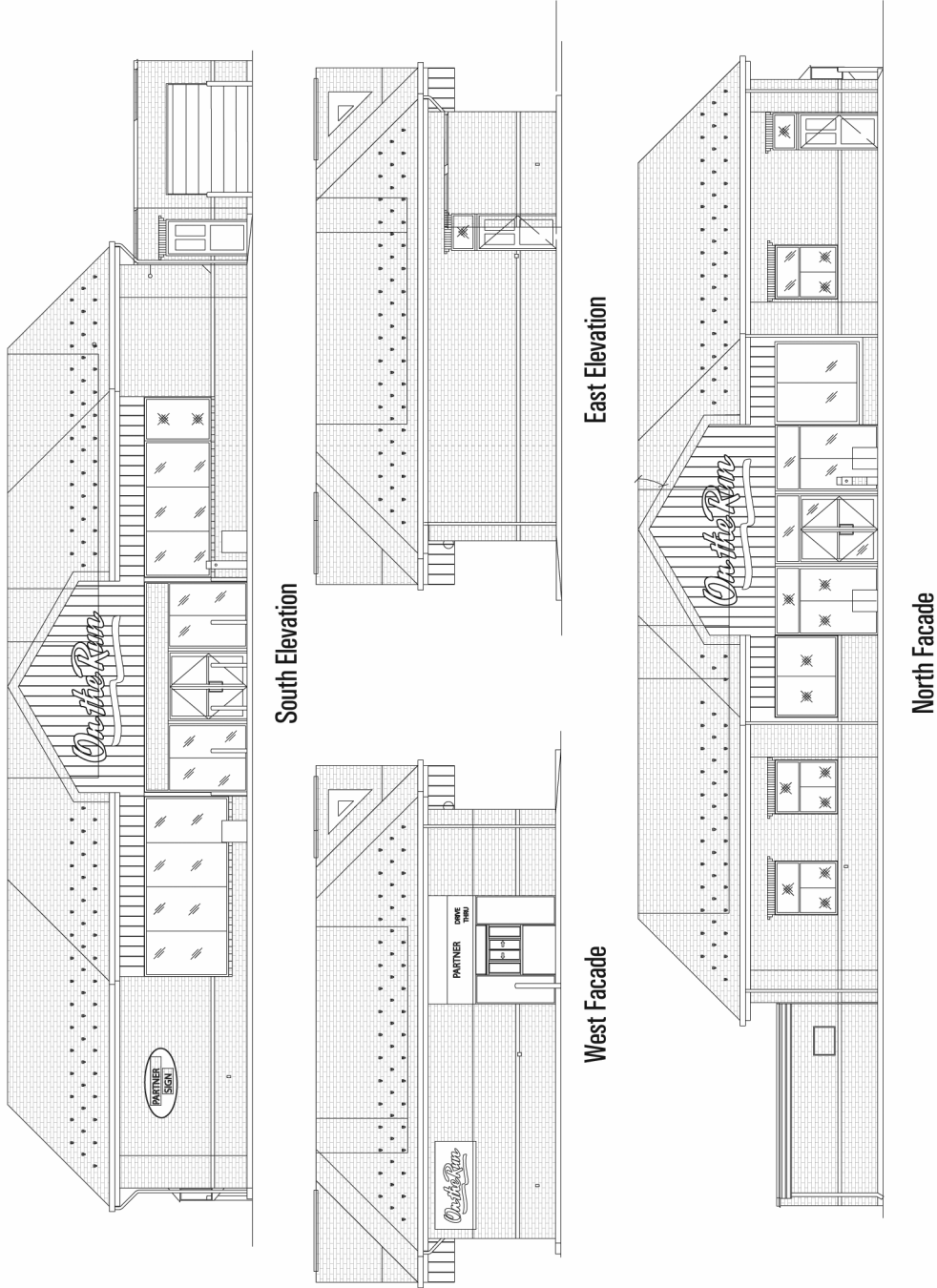
Applicant's Submitted Drawing

Not to Scale
06/18/2008

File # 07_264632



Attachment 2: Elevations



515 Drewry Avenue

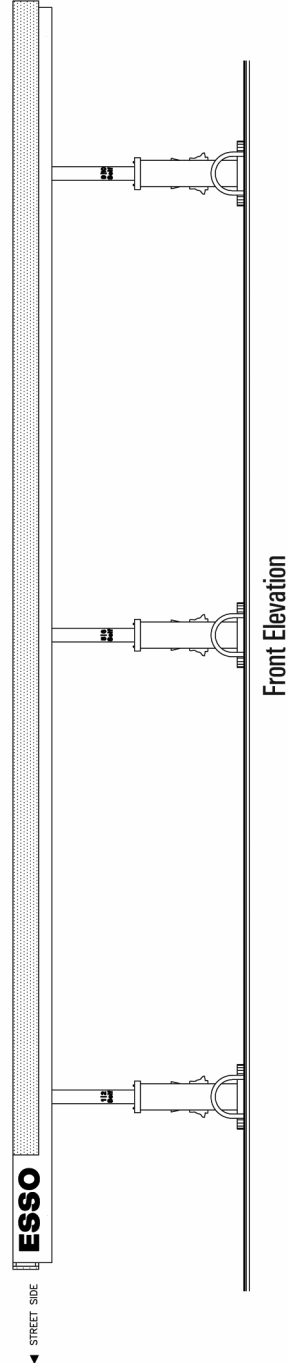
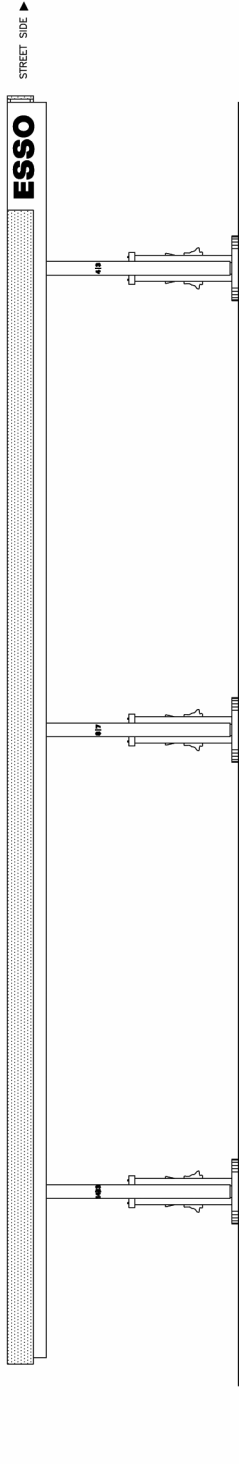
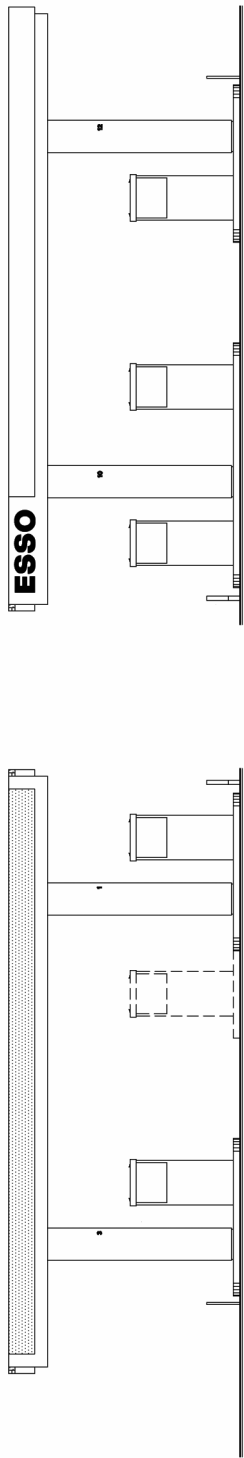
Convenience Store Elevations

Applicant's Submitted Drawing

Not to Scale
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File # 07_264632

Attachment 3: Elevations



Canopy Elevations

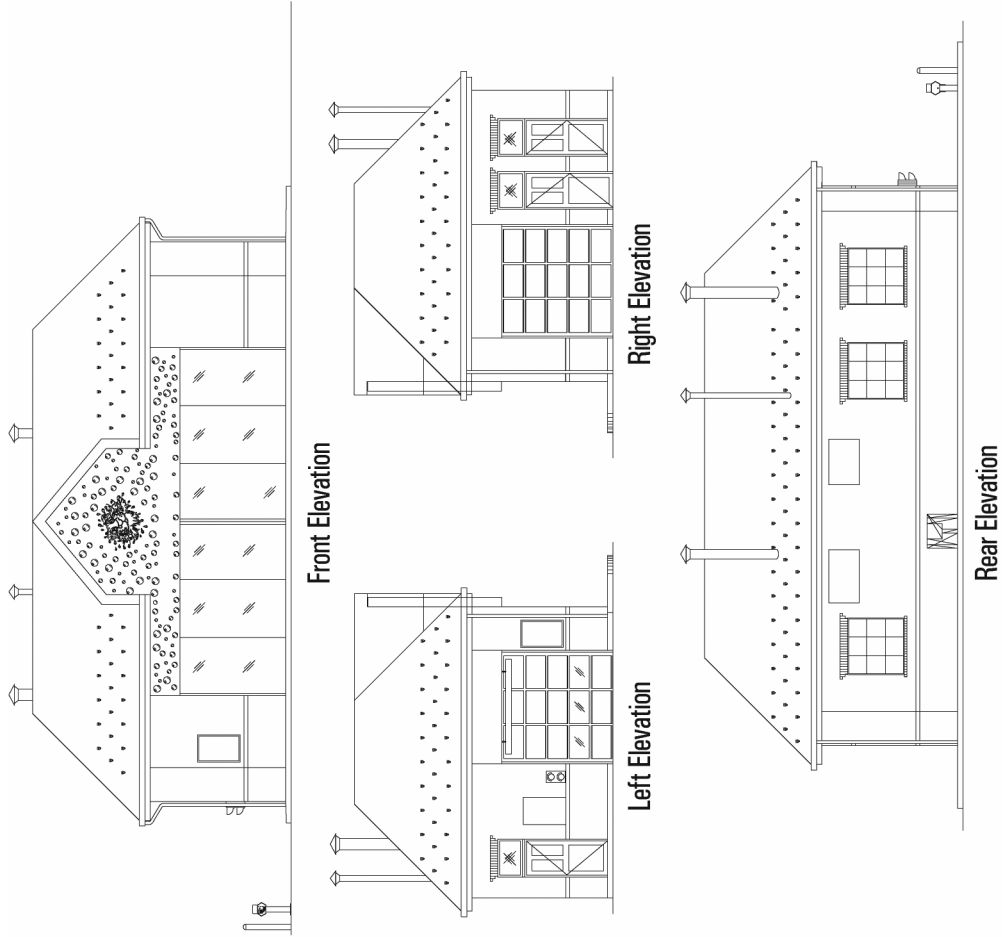
Applicant's Submitted Drawing

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515 Drewry Avenue

File # 07_264632

Attachment 4: Elevations



Car Wash Elevations

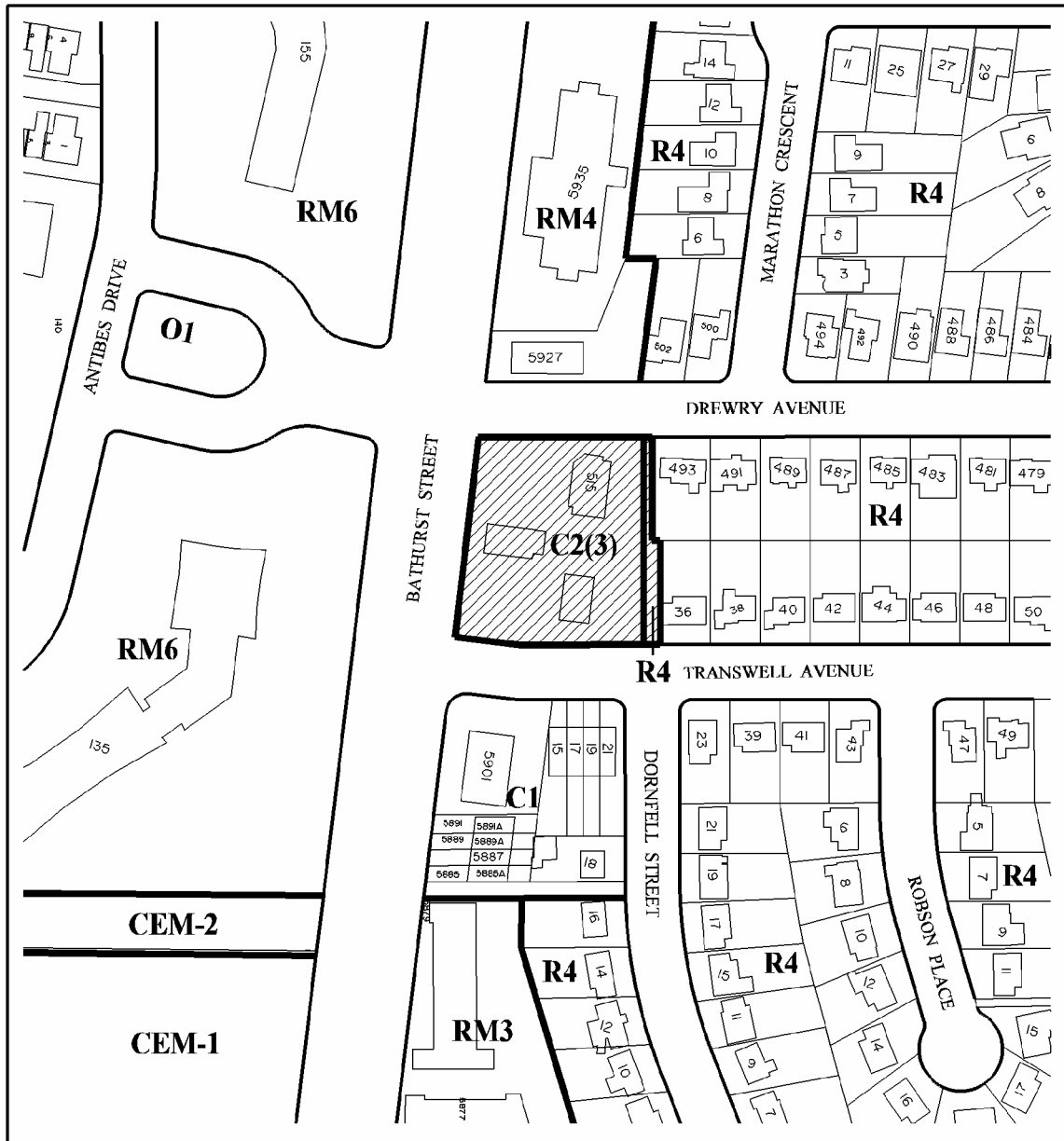
Applicant's Submitted Drawing

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06/18/2008

515 Drewry Avenue

File # 07_264632

Attachment 5: Zoning



515 Drewry Avenue

File # 07_264632

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM3 Multiple-Family Dwellings Third Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category
- C1 General Commercial Zone
- C2 Local Shopping Centre Zone
- O1 Open Space Zone
- Cem-1 General Cemetery Zone
- Cem-2 Restricted Cemetery Zone



Not to Scale
Zoning By-law 7625
Extracted 10/10/07

Attachment 6: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	07 264632 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	September 25, 2007

Municipal Address: 515 DREWRY AVE
 Location Description: PLAN 4311 PT BLK A RP64R 9197 PARTS 1 3 4 **GRID N2301
 Project Description: Proposed demolition of existing Imperial Oil Station and construction of a new service station with convenience store, Tim Horton's drive-thru and car wash

Applicant:	Agent:	Architect:	Owner:
TODD TRUDELLE			IMPERIAL OIL LIMITED

PLANNING CONTROLS

Official Plan Designation:	AN	Site Specific Provision:
Zoning:	C2(3)	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	5265.7	Height:	Storeys:	1
Frontage (m):	75.49		Metres:	0
Depth (m):	76.2			
Total Ground Floor Area (sq. m):	406.5			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	18
Total Non-Residential GFA (sq. m):	406.5		Loading Docks	1
Total GFA (sq. m):	406.5			
Lot Coverage Ratio (%):	7.7			
Floor Space Index:	0.08			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	406.5
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	0		

CONTACT: **PLANNER NAME:** **Kelly Jones, Planner**
 TELEPHONE: **(416) 395-7127**

Attachment 7: Draft Zoning

Authority: North York Community Council Item no. NY 14.60,
As adopted by City of Toronto Council on April ____2008.

Enacted by Council: July __, 2008

CITY OF TORONTO

BY-LAW NO. _____ - 2008

To amend City of North York By-Law No. 7625
In respect to lands municipally known as 515 Drewry Avenue

WHEREAS authority is given to Council by Sections 34 and 37 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this B -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 are amended in accordance with Schedule “1” of this By-law.
2. Section 64.24 of By-law No. 7625 is amended by adding the following subsection:

“64.24 (13) C2(13)

PERMITTED USES

- a) In addition to the existing uses permitted in the C2(3) zone, a car washing establishment will be permitted.

EXCEPTION REGULATIONS

MAXIMUM GROSS FLOOR AREA

- b) The total gross floor area permitted on the lands shown on Schedule C2(13) hereto shall not exceed a maximum gross floor area of 420 m².

BUILDING HEIGHT

- c) The building height shall not exceed the maximum heights in metres and storeys shown on Schedule “C2(13)”, excluding mechanical penthouses.

YARD SETBACKS

- d) The minimum yard setbacks shall be as set out in Schedule “C2(13)”.

DRIVEWAY REQUIREMENTS

- e) The maximum width of driveway access shall be as set out in Schedule “C2(13)”.

STACKING LANES

- f) A minimum of 10 stacking spaces in the drive-through stacking lane will be provided.
- g) A minimum of 9 stacking spaces in the car wash stacking lane will be provided.

PARKING

- h) A minimum of 18 parking spaces shall be provided on the site.

LANDSCAPING

- i) A minimum of 1550 m² at-grade landscaping shall be provided on the site.
- j) The minimum landscaped buffer shall be as set out in Schedule “C2(13)”.

OTHER REGULATIONS

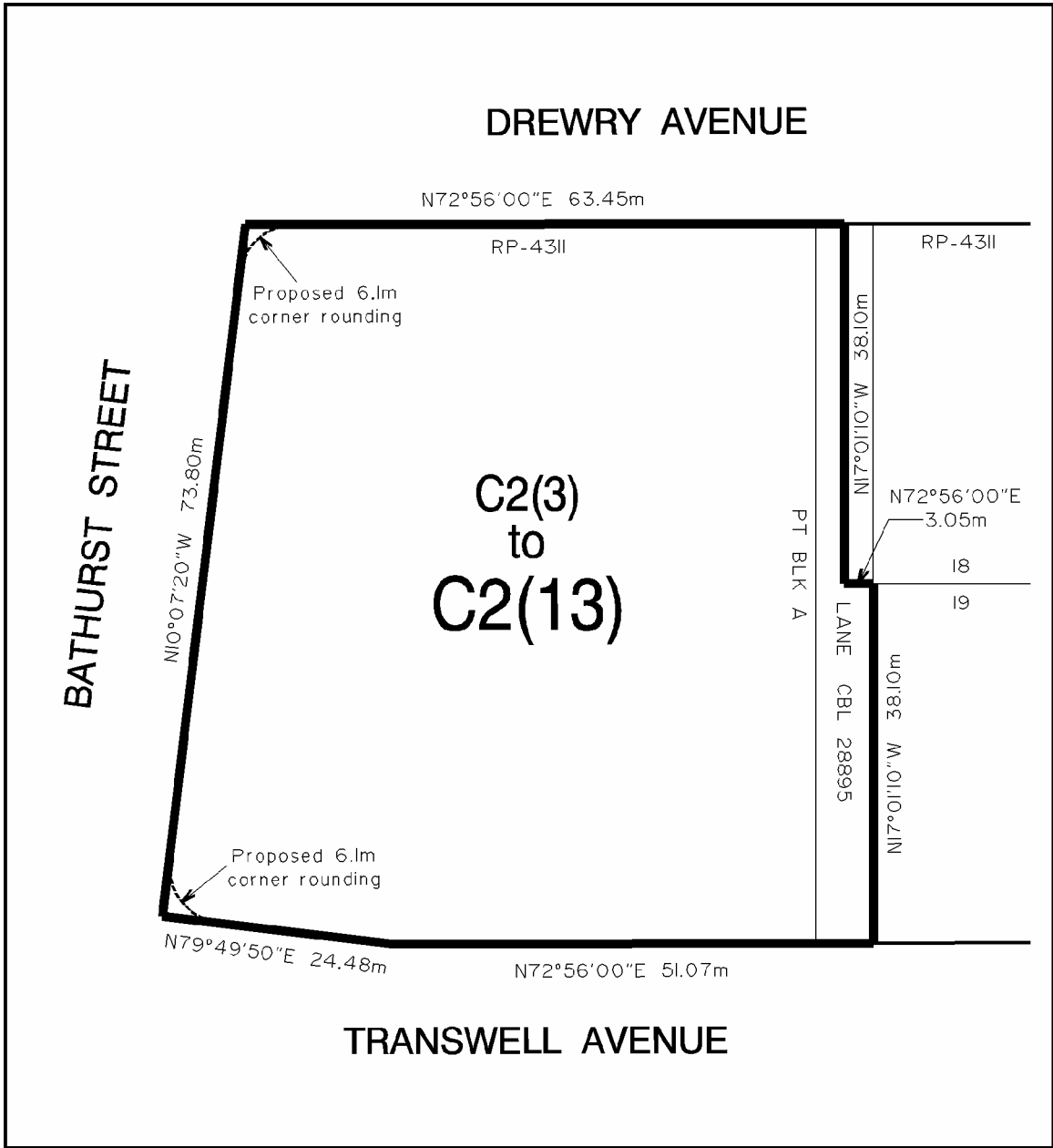
- k) Notwithstanding any severance, partition, or division of the net site, as shown on Schedule “C2(13)”, the provisions of this by-law shall apply to the whole of the net site as if no severance partition or division occurred.
- l) The provisions of Sections 6(21)(d),6(21)(e), 6(21)(g) and 24.2.2 shall not apply”.

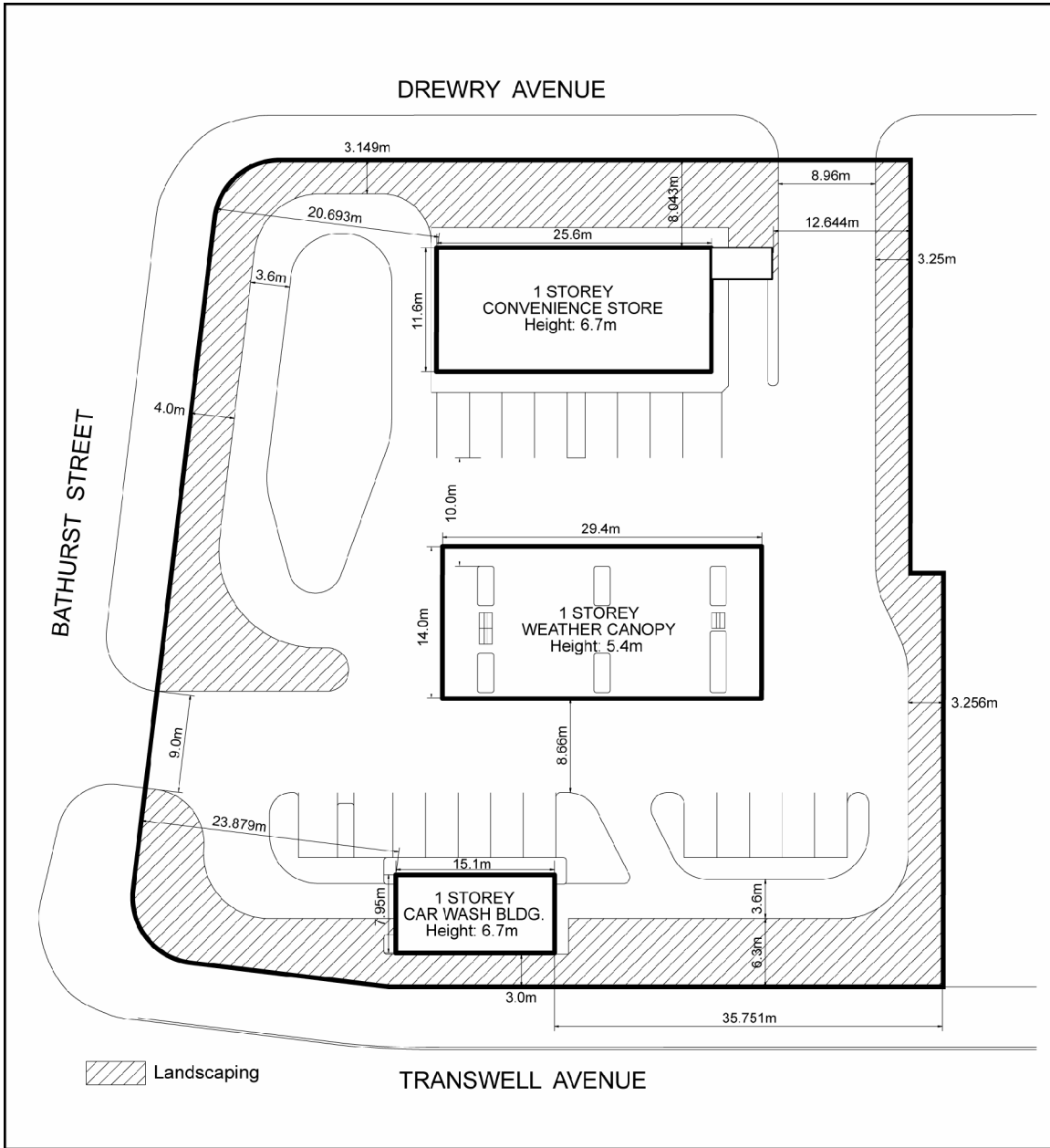
3. Section 64.20-A of By-law No. 7625 is amended by adding Schedule “C2(13)” attached to this by-law.

ENACTED AND PASSED this _____ day of April A.D. 2008.

DAVID R. MILLER
Mayor

ULLI S. WATKISS
City Clerk (Corporate Seal)





Attachment 9: Conditions of Site Plan Approval

The City Planning Division, North York District, has completed the review of the proposal to demolish the existing gas station and convenience store and construct a new convenience store, gas pump island and stationary car wash at 515 Drewry Avenue as outlined in the following plans and drawings:

Drawing Number	Title of Plan	Date Stamped	Revision Date/ Revision #	Prepared By
NFDC	Site Plan	April 7, 2008	March 28, 2008 Revision #17	Imperial Oil
A0A	Floor Plan and Exterior Elevations	April 7, 2008	March 11, 2008 Revision # 7	Imperial Oil
A0A	Building Elevations	April 7, 2008	March 11, 2008 Revision # 7	Imperial Oil
001	Landscape Plan	April 7, 2008	March 28, 2008 Revision #8	Imperial Oil

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.

TECH SERVICES – Robert Fazio, P.Eng., Senior Development Engineer, 416-395-6328

1. Prepare all documents and agree to convey to the City, at nominal cost, the following:
 - a) A 6.1 metre radius corner rounding at the corner of Drewry Avenue/Bathurst Street and at the corner of Transwell Avenue/Bathurst Street.

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; and

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.

2. Pay all costs for registration and preparation of reference plan(s).
3. Retain a Qualified Person to conduct environmental site assessments for the lands to be conveyed to the City.
4. 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.
5. 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.
6. 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.
7. The applicant is to submit a cost estimate for review and approval of the required road and intersection improvements, with any associated civil work and necessary utility relocations. This cost estimate will form the basis of an irrevocable Letter of Credit to complete the above works;
8. The owner shall deposit, prior to site plan approval, a letter of credit with the Technical Services for the estimated cost of construction and a certified cheque for the 5% engineering review fee of the following works:
- a) Any utility relocations;
 - b) Signage and pavement marking modifications on Bathurst Street and Drewry Avenue;
 - c) Median extension and modifications on Bathurst Street.

The above works shall be constructed by the owner anytime after the Site Plan Approval provided all necessary arrangements with Technical Services for work on City's Right of Way have been satisfied.

9. As per our previous comments, a disabled parking space must have a minimum width of 3.65 metres (as per By-law 31770). The applicant must show this on the revised site plan.
10. The owner shall deposit with the Technical Services Division prior to Site Plan Approval, certified cheques, for the following;
- a) Reconstruction of a 1.7 metre wide sidewalk across the entire Drewry Avenue frontage of the site to the location of 0.5 metre from the property line. In addition, the reconstruction of a 1.7 metre wide sidewalk across the entire Bathurst Street and Transwell Avenue frontages of the site to the standard location of 1.0 metre from the property line. The cost of this work is estimated to be \$57,600.00.
 - b) \$3,024.00 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 applicant is required to revise the functional plan in accordance with the previously forwarded redline drawings (dated February 24, 2008 and February 27, 2008 respectively, prepared by Traffic Operations, North District) and submit revised drawings for review and approval.
 12. The applicant must provide drawings that show the above revision requirements. (including driveway radii modifications and pavement marking modifications);

CITY PLANNING – Kelly Jones, 416-395-7127

1. The Owner is required to submit 3 sets of revised landscape plans illustrating the planting, fencing and lighting details to the satisfaction Director of Community Planning, North York District.
2. 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, fencing, plantings, decorative paving, retaining walls and 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 is satisfied that the property has been developed in accordance with the approved drawings and the conditions of approval.

URBAN FORESTRY – Bruce Gordon, 416-395-6686

1. The owner shall submit a revised landscape plan to show additional planting of trees within the City street allowance.
2. The Owner shall submit a certified cheque or letter of credit to the satisfaction of the Supervisor, Tree Protection & Plan Review, Parks, Forestry & Recreation, for a tree planting security deposit for six (6) new City trees.

3. The owner shall submit a permit application along with the accompanying permit fee for removal of private trees.

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

1. The applicant shall provide a certified cheque in the amount of 2% cash-in-lieu parkland dedication payment

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. Convey to the City, at nominal cost, the following:
 - a) A 6.1 metre radius corner rounding at the corner of Drewry Avenue/Bathurst Street and at the corner of Transwell Avenue/Bathurst Street.

Such lands to be free and clear of all physical and title encumbrances, subject to a right-of-way for access in favour of the Grantor until such times as said lands have been laid out and dedicated for public highway purposes.
2. 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;
3. 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;
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. The applicant must ensure that any loading operations and associated manoeuvres can take place entirely on-site;
6. 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;
7. 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;
8. 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.
9. The owner must make the necessary arrangements with a private solid waste collection service for the collection of all the refuse and recyclable materials from the commercial unit.
10. Advise all owners and tenants/future purchasers of the commercial unit that refuse and recyclable materials generated by this building must be collected by a private refuse collection firm.
11. Construct and maintain stormwater management measures/facilities and site grading as recommended in the accepted Stormwater Management Report entitled Site Stormwater Management Report – ESSO Station at 515 Drewry Avenue @ Bathurst Street, prepared by R. V. Anderson Associates Limited, and dated (*date will be provided once the report is approved*), and Grading Plan, Drawing No. 88001801-03P, prepared by R. V. Anderson Associates Limited, and dated (*date will be provided once the plan is approved*);
12. Construct and maintain site servicing as indicated on the accepted Site Servicing. Drawings No. 88001801-03P, prepared by R. V. Anderson Associates Limited, and dated (*date will be provided once the plan is approved*);
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. The Owner shall keep and maintain existing/proposed stormwater pollution control devices such as oil grip separators (stormceptors or equivalent devices) and update the City with periodic maintenance reports.

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

BELL – Rosita Giles, 416-296-6599

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

1. The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).
2. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.
3. If there are any conflicts with existing Bell Canada facilities or easements, the Owner/Developer shall be responsible for re-arrangements or relocations.

TORONTO HYDRO, Peter Flood, 416-542-3100, ext. 32236

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

1. The Owner shall be required to hand dig around critical areas and call 1-800-400-2255 to request locates prior to commencing excavations.
2. The Owner is required to maintain the mandatory 3 meter clearance for any part of the building and Hydro's overhead primary cables and related equipment.