



STAFF REPORT ACTION REQUIRED

182 - 184 Norton Avenue Site Plan Applications - Request for Direction Report

Date:	March 10, 2009
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	08 198606 NNY 23 SA, 08 198612 NNY 23 SA, 08 198615 NNY 23 SA

SUMMARY

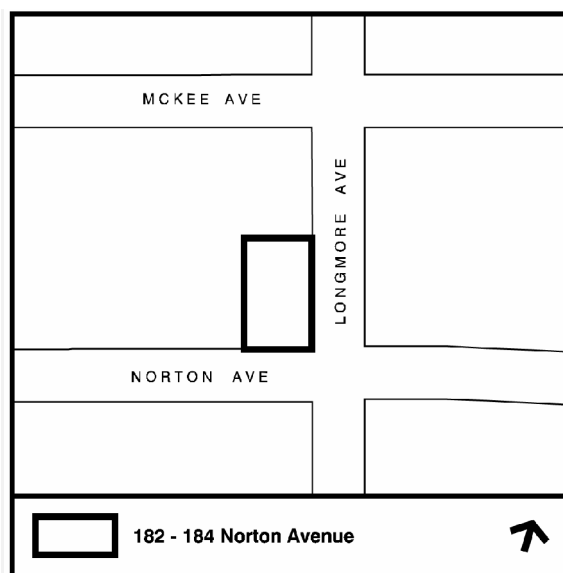
These applications were made on August 28, 2008 and are subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The applicant proposes to create three new lots fronting onto Longmore Street from the 2 lots at 182-184 Norton Avenue. The applicant has applied for consent and for minor variances to the Zoning By-law in order to facilitate the development. The consents and variances were approved by the Committee of Adjustment at its hearing of December 3, 2008, but appealed to the Ontario Municipal Board by the neighbouring property owner. This report deals with the Site Plan for the proposed three Single Detached Dwellings. The Site Plan Control applications have also been appealed to the Ontario Municipal Board for Council's failure to grant its approval within the required time limits.

This report recommends approval of the Site Plan Applications subject to the conditions listed in Attachments 6, 7 and 8.

RECOMMENDATIONS

The City Planning Division recommends that:



1. City Council direct Staff to appear at the Ontario Municipal Board in support of the Site Plan Applications substantially in accordance with the Site Plan Drawings and Elevation Drawings shown in Attachments 2, 3, 4 and 5 and subject to the conditions listed in Attachments 6, 7 and 8.
2. Should City Council choose not to support the Site Plan Applications that they direct the City Solicitor to appear in opposition of the applications and hire an outside planning consulting to provide expert evidence.

Financial Impact

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

DECISION HISTORY

On August 8, 2008 the applicant submitted an application for Consent and Minor Variance for the properties at 182 and 184 Norton Avenue. The application proposed to sever the two properties into three fronting onto Longmore Street with associated Minor Variances to facilitate the development of three new single detached dwellings. On August 28, 2008 the applicant submitted their applications for Site Plan Control.

On December 3, 2008 the Committee of Adjustment approved the Consent and Minor Variance applications; subsequently on December 22, 2008 the applications were appealed by a neighbouring property owner. City Council in its decision dated January 27, 2009 directed the City Solicitor to obtain an outside planning consulting and appear at the Ontario Municipal Board in opposition to the Committee of Adjustment's decision. Since that time the applicant has appealed their Site Plan Control applications and is seeking to consolidate their appeals at the Ontario Municipal Board.

ISSUE BACKGROUND

Proposal

The Site Plan applications are proposing three single detached dwellings fronting onto Longmore Street. The Gross Floor area of each house is 230.81 m². Two parking spaces per house are being provided via an integral garage at grade. Municipal garbage pick-up will be provided at the curb.

The applicant is proposing 7 new trees on private property. On the corner lot, one tree will be provided in the front yard and two in the back. In the middle lot, one tree will be provided in the front yard and two in the back. On the north lot, one tree will be provided in the front yard, no trees are proposed for the rear yard as the applicant is proposing to retain the 6 existing trees in the rear yard. In addition, Urban Forestry has requested that 3 new City trees be planted in the municipal right-of-way.

Site and Surrounding Area

The site currently consists of two single detached dwellings at 182 and 184 Norton Avenue. These houses are proposed to be demolished and the site severed into three lots fronting onto Longmore Street via consent.

North: Single Detached Dwellings.

South: Single Detached Dwellings.

West: Single Detached Dwellings.

East: Single Detached Dwellings.

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.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

The Greenbelt Plan identifies the Greenbelt of the Greater Golden Horseshoe as an area where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological functions and features occurring in this landscape. In particular, it restricts development and land use in the Rouge River Watershed and the Rouge Park area in Toronto.

City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan.

Official Plan

The subject sites are designated *Neighbourhoods* within the City of Toronto Official Plan. Development within *Neighbourhoods* must respect and reinforce the prevailing built form. This application conforms to the Official Plan.

Zoning

Currently the development does not conform to the Zoning By-law. A Minor Variance application was made and approved by the Committee of Adjustment with Staff support in order to bring the development into compliance. This decision has been appealed and therefore is not currently in force.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the applications. This report recommends that City Council approve the Site Plan applications, subject to the conditions outlined in Attachments 6, 7 and 8

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS, as it represents efficiency in land use and the existing infrastructure is able to service the sites.

Site Plan

The application has been reviewed by City Staff and appropriate conditions have been submitted for Site Plan Approval. The applicant will be required to plant 3 new City trees, submit a revised landscape plan indicating such, submit a grading plan to the satisfaction of the Director, Technical services, maintain the front elevations as shown on the attached plans and indicate on their drawings that air conditioning units will be placed at the side yards. City Staff are therefore recommending approval of the Site Plan subject to the conditions listed in Attachments 6, 7 and 8.

CONTACT

Giulio Cescato, Assistant Planner

Tel. No. (416) 395-7044

Fax No. (416) 395-7155

E-mail: gcescat@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Area Plan

Attachment 2: Site Plan, Parts 3 and 4

Attachment 3: Site Plan, Parts 2 and 5

Attachment 4: Site Plan, Parts 1 and 6

Attachment 5: Elevations

Attachment 6: Draft Notice of Approval Conditions, Parts 3 and 4

Attachment 7: Draft Notice of Approval Conditions, Parts 2 and 5

Attachment 8: Draft Notice of Approval Conditions, Parts 1 and 6

The site plan illustrates a residential development on Norton Avenue. It features three existing dwellings (No. 180, 182, 184) and three new dwellings (No. 181, 183, 185) arranged in a row. Each dwelling is divided into a front and rear section. The plan includes property lines, setbacks, and dimensions. A concrete curb and pavement centerline are shown at the bottom. A north arrow is located at the top center.

North Arrow: N 72°57'20"E

Property Lines: 14.08 [46'-2"]

Setbacks: 9.53 [31'-3"], 6.37 [20'-11"], 5.61 [18'-5"], 6.17 [20'-3"]

Dimensions: 25.91 [85'], 11.63 [38'-2"], 10.01 [32'-10"], 10.21 [33'-6"], 1.53 [5'], 1.25 [4"], 0.91 [3"], 0.91 [3"], 1.22 [4"], 1.19 [4"], 9.07 [29'-10"], 42.23 [138'-10"], 183.29 [569'-10"], 183.20 [568'-10"], 183.18 [567'-10"]

Labels: No. 180 2 Storey Brick Dwelling, No. 182, No. 184, No. 181 2 Storey Dwelling, No. 183 2 Storey Dwelling, No. 185 2 Storey Dwelling, Frame Garage, NEW DRIVE, EXIST DRIVE, CONCRETE CURB, CENTRELIN OF PAVEMENT, Curb Cut, Curb Cut

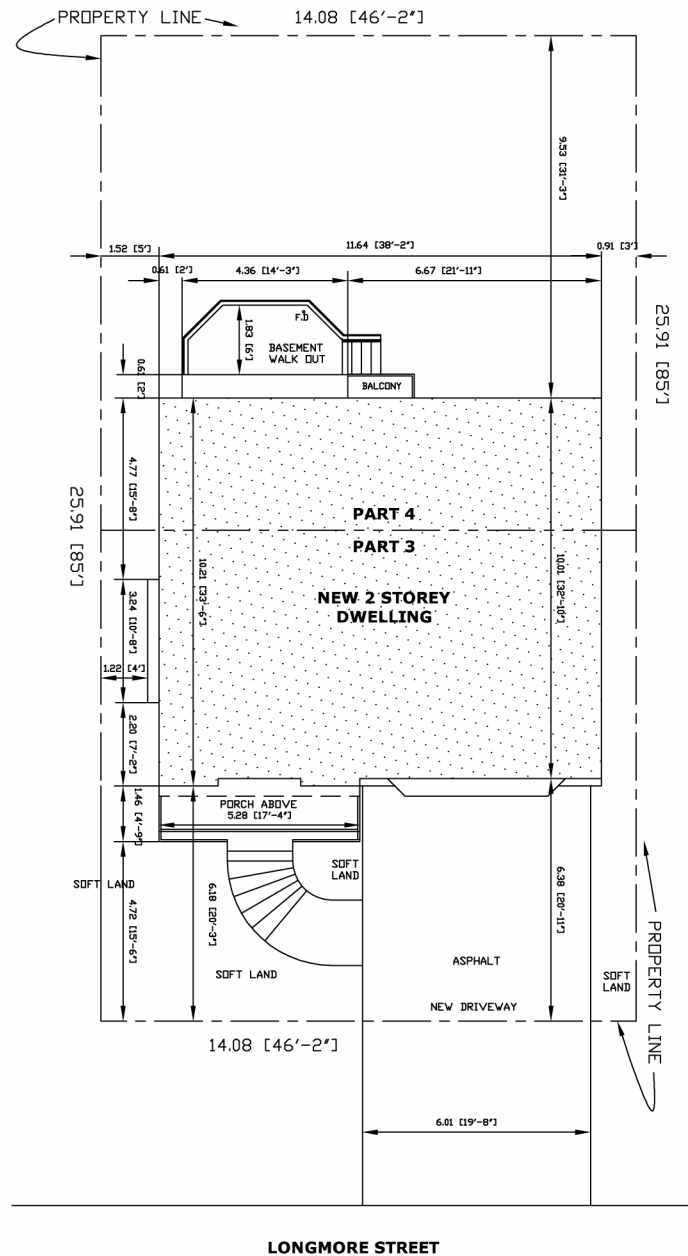
182 - 184 Norton Avenue

Not to Scale
02/20//2009



File # 08_198615

Attachment 2: Site Plan, Parts 3 and 4



Site Plan (Part 3 & Part 4)

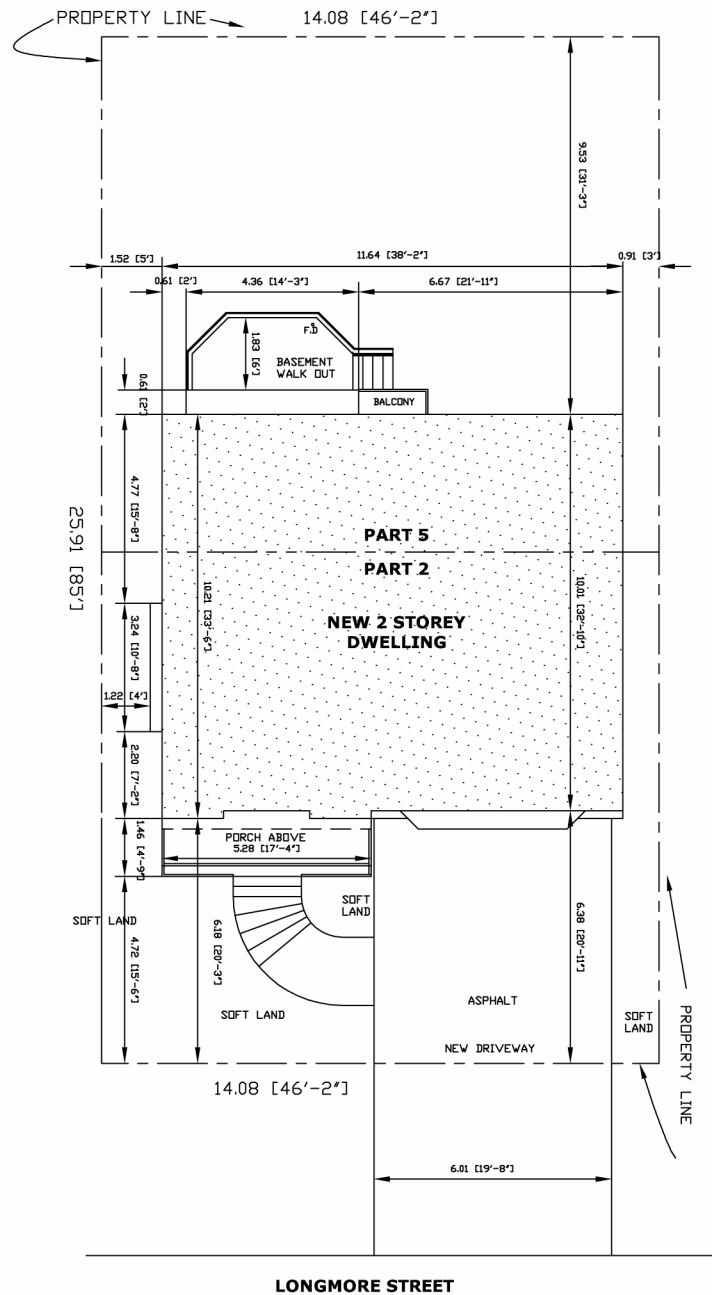
182 - 184 Norton Avenue

Applicant's Submitted Drawing

Not to Scale
02/20/2009

File # 08_198615

Attachment 3: Site Plan, Parts 2 and 5



Site Plan (Part 2 & Part 5)

182 - 184 Norton Avenue

Applicant's Submitted Drawing

Not to Scale
02/20/2009

File # 08_198615

[illegible]

182 - 184 Norton Avenue

Not to Scale
02/20//2009

File # 08 198615

Attachment 5: Elevations, all Parts



EAST ELEVATION

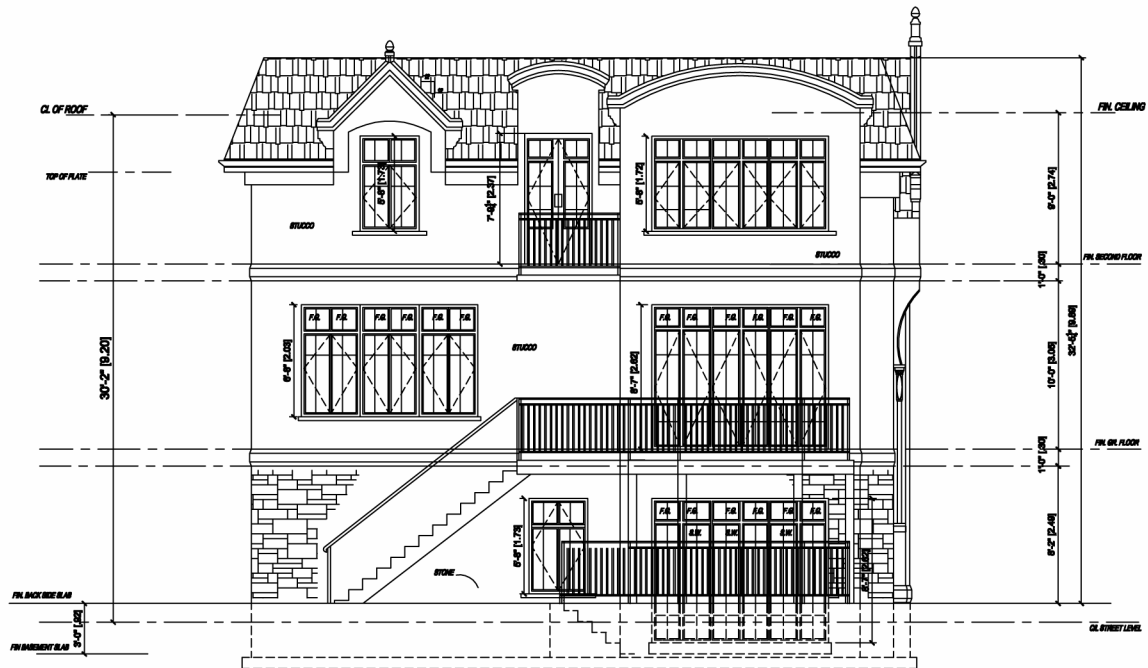
Elevations

Applicant's Submitted Drawing

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182 - 184 Norton Avenue

File # 08_198615



WEST ELEVATION

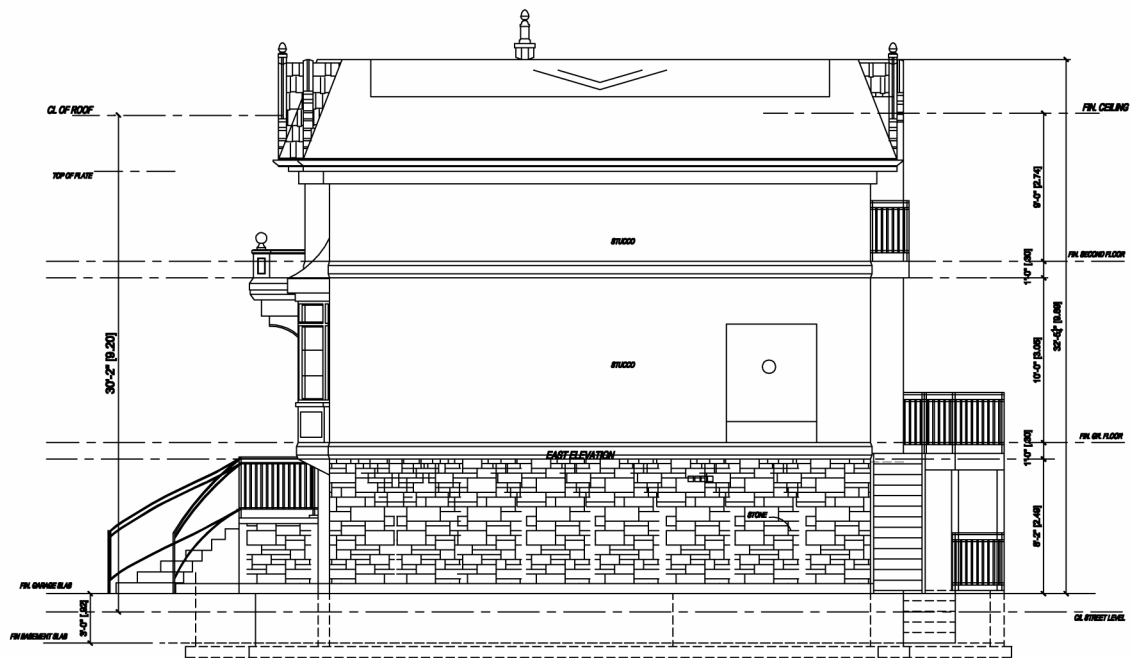
Elevations

Applicant's Submitted Drawing

Not to Scale
02/20/2009

182 - 184 Norton Avenue

File # 08_198615



NORTH ELEVATION

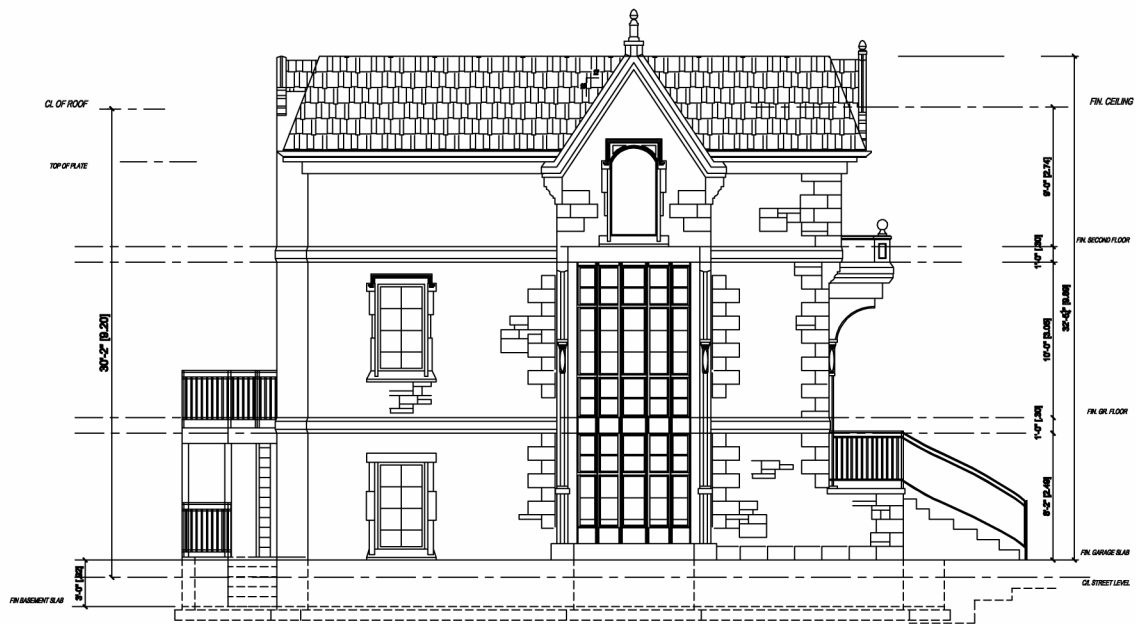
Elevations

Applicant's Submitted Drawing

Not to Scale
02/20/2009

182 - 184 Norton Avenue

File # 08_198615



SOUTH ELEVATION

Elevations

Applicant's Submitted Drawing

Not to Scale
02/20/2009

182 - 184 Norton Avenue

File # 08_198615

Attachment 6: Draft Notice of Approval Conditions, Parts 3 and 4

Notice of Approval Conditions

Site Plan Control Application No. 08 198615 NNY 23 SA

182 and 184 Norton Ave, Parts 3 and 4

PLAN 2633 PT LOT 99

Ward 23 - Willowdale

The City Planning Division North York District, has completed the review of the proposal for a single family dwellings located at 182 and 184 Norton Ave, Parts 3 and 4 as outlined in the following plans and drawings:

1. Site Plan Drawing, No. A2, prepared by AMG, dated July 27, 2008 and stamped August 28, 2008.
2. Elevation Drawings Nos. A6-A9, prepared by AMG, dated July 27, 2008 and stamped August 28, 2008.

The issuance of the City's Notice of Approval Conditions letter does not constitute site plan approval. The Chief Planner's designate, the Director of Community Planning will be in a position to issue approval of the plans and drawings listed herein and to satisfy applicable law requirements of Section 41(16) of the *Planning Act* and Section 114 of the *City of Toronto 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. Please note that 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

TECHNICAL SERVICES – Dave Collins – (416) 395-6274

1. Submission of a revised ground floor level plan indicating the internal dimensions of the garage, to the satisfaction of the Director, Technical Services.
2. The owner must submit a grading drainage plan to the satisfaction of the Director, Technical Services.

CITY PLANNING – Giulio Cescato – (416) 395-7044

3. The Applicant must obtain approval from the Ontario Municipal Board for the proposed Minor Variance and Consent applications as approved by the Committee of Adjustment.

URBAN FORESTRY – Bruce Gordon – (416) 395-6686

4. Submission of a Tree Security Guarantee deposit of \$14,942.00 for tree Nos. 2w, 2e, and 1e.
5. Submission of a completed Permit application for Private Trees along with a permit fee of \$2,100.00 for removal and injury of seven (7) trees.

6. Submission of a completed permit application requesting removal of one (1) City Tree as well as a permit fee of \$300.00 for removal of Tree No. 4e.
7. Submission of a tree planting security deposit of \$1,749.00 for three (3) new City trees.
8. Submission of a revised Landscape Plan to identify the type of tree species along with their calliper size for trees proposed for the site.
9. Prior to removal of the subject City trees, the applicant will be required that the contracting tree company complete and submit the contracting agreement form to remove City tree No. 4e.

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. Any proposed access must be at least 1.0 metre from existing utilities. If required, the relocation of any public utilities (utility poles and their guy wires, etc.) would be at the cost of the developer and shall be subject to the approval of the applicable governing agencies;
3. All existing and redundant curb cuts must be closed and restored to the satisfaction of the Executive Director of Technical Services;
4. The proposed driveway on City property must be graded downward towards the roadway and have a 2% to 6% slope.
5. A minimum vertical clearance of 2.0 metres shall be provided within the garages;
6. All on-site driveway and parking areas must be surfaced and maintained with asphalt, concrete or interlocking stone;
7. 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.
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. Any encroachments within the City of Toronto Municipal Road Allowance 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.

CITY PLANNING – Giulio Cescato – (416) 395-7044

10. All site illumination shall be designed to prevent the spread of light onto adjacent lands.
11. Drainage shall be directed to ensure that no drainage problems are created on adjacent lands.
12. The municipal address of the building shall be well-illuminated, provided in a prominent location on the lands, and designed to be easily readable from adjacent streets.
13. All outdoor mechanical equipment (i.e. air conditioning units) shall be located at the sides of the property, between the new houses, in order to minimize impacts to adjoining lands.

ADVISORY OF OTHER CITY APPROVALS & REQUIREMENTS

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

1. 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;
2. The applicant is required to obtain building location and access permits prior to construction of this project. Other permits associated with construction activities (such as hoarding, piling/shoring, etc.) may also be required. 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.
3. 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. For further information, please contact District Operations, Toronto Water, North York District at (416) 338-8888.
 - a. The owner is advised that separate water and sanitary service connections to City mains are required for any freehold residential units fronting onto a public road.
 - b. The owner is responsible to provide for the installation of the water, sanitary and storm service connections from the building to City services at the property line.
4. 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. Parking for construction trades;for any work within the public right-of-way. For further information, please contact the Right-of-Way Management Section.
5. 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.
6. The applicant is advised to contact Mr. Robert Sevigny, Municipal Numbering Supervisor, to obtain or verify new municipal addresses prior to submitting a building permit application. It should be noted that all addressed parcels and structures must have the correct municipal addresses posted. Please see <http://www.toronto.ca/mapping/numbers/index.htm> for details.

Attachment 7: Draft Notice of Approval Conditions, Parts 2 and 5

Notice of Approval Conditions

Site Plan Control Application No. 08 198612 NNY 23 SA

182 and 184 Norton Ave, Parts 2 and 5

PLAN 2633 PT LOT 99

Ward 23 - Willowdale

The City Planning Division North York District, has completed the review of the proposal for a single family dwellings located at 182 and 184 Norton Ave, Parts 3 and 4 as outlined in the following plans and drawings:

1. Site Plan Drawing, No. A2, prepared by AMG, dated July 27, 2008 and stamped August 28, 2008.
2. Elevation Drawings Nos. A6-A9, prepared by AMG, dated July 27, 2008 and stamped August 28, 2008.

The issuance of the City's Notice of Approval Conditions letter does not constitute site plan approval. The Chief Planner's designate, the Director of Community Planning will be in a position to issue approval of the plans and drawings listed herein and to satisfy applicable law requirements of Section 41(16) of the *Planning Act* and Section 114 of the *City of Toronto 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. Please note that 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

TECHNICAL SERVICES – Dave Collins – (416) 395-6274

1. Submission of a revised ground floor level plan indicating the internal dimensions of the garage, to the satisfaction of the Director, Technical Services.
2. The owner must submit a grading drainage plan to the satisfaction of the Director, Technical Services.

CITY PLANNING – Giulio Cescato – (416) 395-7044

3. The Applicant must obtain approval from the Ontario Municipal Board for the proposed Minor Variance and Consent applications as approved by the Committee of Adjustment.

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4. Submission of a Tree Security Guarantee deposit of \$14,942.00 for tree Nos. 2w, 2e, and 1e.
5. Submission of a completed Permit application for Private Trees along with a permit fee of \$2,100.00 for removal and injury of seven (7) trees.

6. Submission of a completed permit application requesting removal of one (1) City Tree as well as a permit fee of \$300.00 for removal of Tree No. 4e.
7. Submission of a tree planting security deposit of \$1,749.00 for three (3) new City trees.
8. Submission of a revised Landscape Plan, or red-lined drawings, to identify the type of tree species along with their calliper size for trees proposed for the site.
9. Prior to removal of the subject City trees, the applicant will be required that the contracting tree company complete and submit the contracting agreement form to remove City tree No. 4e.

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. Any proposed access must be at least 1.0 metre from existing utilities. If required, the relocation of any public utilities (utility poles and their guy wires, etc.) would be at the cost of the developer and shall be subject to the approval of the applicable governing agencies;
3. All existing and redundant curb cuts must be closed and restored to the satisfaction of the Executive Director of Technical Services;
4. The proposed driveway on City property must be graded downward towards the roadway and have a 2% to 6% slope.
5. A minimum vertical clearance of 2.0 metres shall be provided within the garages;
6. All on-site driveway and parking areas must be surfaced and maintained with asphalt, concrete or interlocking stone;
7. 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.
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. Any encroachments within the City of Toronto Municipal Road Allowance 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.

CITY PLANNING – Giulio Cescato – (416) 395-7044

10. All site illumination shall be designed to prevent the spread of light onto adjacent lands.
11. Drainage shall be directed to ensure that no drainage problems are created on adjacent lands.
12. The municipal address of the building shall be well-illuminated, provided in a prominent location on the lands, and designed to be easily readable from adjacent streets.
13. All outdoor mechanical equipment (i.e. air conditioning units) shall be located at the sides of the property, between the new houses, in order to minimize impacts to adjoining lands.

ADVISORY OF OTHER CITY APPROVALS & REQUIREMENTS

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

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2. The applicant is required to obtain building location and access permits prior to construction of this project. Other permits associated with construction activities (such as hoarding, piling/shoring, etc.) may also be required. 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.
3. 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. For further information, please contact District Operations, Toronto Water, North York District at (416) 338-8888.
 - a. The owner is advised that separate water and sanitary service connections to City mains are required for any freehold residential units fronting onto a public road.
 - b. The owner is responsible to provide for the installation of the water, sanitary and storm service connections from the building to City services at the property line.
4. 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;
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6. The applicant is advised to contact Mr. Robert Sevigny, Municipal Numbering Supervisor, to obtain or verify new municipal addresses prior to submitting a building permit application. It should be noted that all addressed parcels and structures must have the correct municipal addresses posted. Please see <http://www.toronto.ca/mapping/numbers/index.htm> for details.

Attachment 8: Draft Notice of Approval Conditions, Parts 1 and 6

Notice of Approval Conditions

Site Plan Control Application No. 08 198606 NNY 23 SA

182 and 184 Norton Ave, Parts 1 and 6

PLAN 2633 PT LOT 99

Ward 23 - Willowdale

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It is the Owner's responsibility to work with the respective City divisions to satisfy the pre-approval conditions set out below. Please note that 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

TECHNICAL SERVICES – Dave Collins – (416) 395-6274

1. Submission of a revised ground floor level plan indicating the internal dimensions of the garage, to the satisfaction of the Director, Technical Services.
2. The owner must submit a grading drainage plan to the satisfaction of the Director, Technical Services.
3. The owner will convey to the City, at nominal cost, the following:
 - a. A 6.1 metre corner rounding at the intersection of Norton Avenue and Longmore Avenue.

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.

CITY PLANNING – Giulio Cescato – (416) 395-7044

4. The Applicant must obtain approval from the Ontario Municipal Board for the proposed Minor Variance and Consent applications as approved by the Committee of Adjustment.

URBAN FORESTRY – Bruce Gordon – (416) 395-6686

5. Submission of a Tree Security Guarantee deposit of \$14,942.00 for tree Nos. 2w, 2e, and 1e.
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7. Submission of a completed permit application requesting removal of one (1) City Tree as well as a permit fee of \$300.00 for removal of Tree No. 4e.
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9. Submission of a revised Landscape Plan, or red-lined drawings, to identify the type of tree species along with their calliper size for trees proposed for the site.
10. Prior to removal of the subject City trees, the applicant will be required that the contracting tree company complete and submit the contracting agreement form to remove City tree No. 4e.

B. POST APPROVAL CONDITIONS

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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. Any proposed access must be at least 1.0 metre from existing utilities. If required, the relocation of any public utilities (utility poles and their guy wires, etc.) would be at the cost of the developer and shall be subject to the approval of the applicable governing agencies;
3. All existing and redundant curb cuts must be closed and restored to the satisfaction of the Executive Director of Technical Services;
4. The proposed driveway on City property must be graded downward towards the roadway and have a 2% to 6% slope.
5. A minimum vertical clearance of 2.0 metres shall be provided within the garages;
6. All on-site driveway and parking areas must be surfaces and maintained with asphalt, concrete or interlocking stone;
7. 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.

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. Any encroachments within the City of Toronto Municipal Road Allowance 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.

CITY PLANNING – Giulio Cescato – (416) 395-7044

10. All site illumination shall be designed to prevent the spread of light onto adjacent lands.
11. Drainage shall be directed to ensure that no drainage problems are created on adjacent lands.
12. The municipal address of the building shall be well-illuminated, provided in a prominent location on the lands, and designed to be easily readable from adjacent streets.
13. All outdoor mechanical equipment (i.e. air conditioning units) shall be located at the sides of the property, between the new houses, in order to minimize impacts to adjoining lands.
14. The applicant shall construct a wrought iron fence along the rear property line and the property line adjacent to Norton Avenue to the satisfaction of the Director of Planning, North District.

ADVISORY OF OTHER CITY APPROVALS & REQUIREMENTS

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

1. 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;
2. The applicant is required to obtain building location and access permits prior to construction of this project. Other permits associated with construction activities (such as hoarding, piling/shoring, etc.) may also be required. 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.
3. 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. For further information, please contact District Operations, Toronto Water, North York District at (416) 338-8888.
 - a. The owner is advised that separate water and sanitary service connections to City mains are required for any freehold residential units fronting onto a public road.
 - b. The owner is responsible to provide for the installation of the water, sanitary and storm service connections from the building to City services at the property line.
4. The Owner will be required to provide the City with a Construction Management Plan outlining the following:
 - c. Dust/mud control on and offsite;
 - d. Location of truck loading points, trailer parking;
 - e. Location of temporary material storage areas;
 - f. Access/truck routing;
 - g. Provision of hoarding, temporary fencing & covered walkways;
 - h. Parking for construction trades;for any work within the public right-of-way. For further information, please contact the Right-of-Way Management Section.
5. 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.
6. The applicant is advised to contact Mr. Robert Sevigny, Municipal Numbering Supervisor, to obtain or verify new municipal addresses prior to submitting a building permit application. It should be noted that all addressed parcels and structures must have the correct municipal addresses posted. Please see <http://www.toronto.ca/mapping/numbers/index.htm> for details.