

Attachment 6: Technical Services Memo



Frank Clarizio, P. Eng.
Manager, Development Engineering
North York District

Development Engineering
Technical Services Division
North York District
North York Civic Centre
5100 Yonge Street, 4th Floor
North York, Ontario M2N 5V7

Reply Attention:
Robert Fazio, P. Eng.
Senior Development Engineer
Tel. 416-395-6306, Fax. 416-395-6328
Email: rfazio2@toronto.ca

MEMORANDUM

TO: T. Keefe, Director
Community Planning, North York District

Attention: Cathie Ferguson

FROM: Frank Clarizio, P. Eng.
Manager, Development Engineering, North York District

DATE: September 3, 2009

SUBJECT: Site Plan Application No: 08 196931 NNY 10 SA
Your Circulation Memorandum Dated: August 5, 2009
Applicant: Peter Smith, Bousfields Inc
Location: 7 and 9 Tippet Road **Ward: 10**

APPLICATION DESCRIPTION

This is in reference to a Site Plan Application to permit the construction of a condominium building consisting of 503 residential units and 730 m² of retail. The development is divided into two phases. Phase 1 will comprise of 269 condominium units and 617 m² of retail while Phase 2 will comprise of 234 condominium units and 113 m² of retail. The submitted Traffic Impact Study Addendum assumes a retail component of 730 m² in both phases.

The subject site also includes an existing warehouse building (3,746 m² Gross Floor Area) operating immediately south of the proposed condominium development.

The following comments and conditions are provided based on the following submissions:

- Site Plan Phase 1 – Drawing A 1.01, dated August 5, 2008, prepared by Page + Steele Architects Planners, stamped as received by Planning on June 19, 2009;
- Ground Floor Plan – Drawing A 1.02, dated August 5, 2008, prepared by Page + Steele Architects Planners, stamped as received by Planning on June 19, 2009;
- Site Plan Phase 2 – Drawing A 1.11, dated August 5, 2008, prepared by Page + Steele Architects Planners, stamped as received by Planning on June 19, 2009;

- Ground Floor Plan – Drawing A 1.12, dated August 5, 2008, prepared by Page + Steele Architects Planners, stamped as received by Planning on June 19, 2009;
- Parking Floor Plan Phase 1 – Drawing A 2.01, dated August 5, 2008, prepared by Page + Steele Architects Planners, stamped as received by Planning on June 19, 2009;
- P2 Parking Floor Plan & Partial P3 Parking Floor Plan (Phase 1) – Drawing A 2.02, dated August 5, 2008, prepared by Page + Steele Architects Planners, stamped as received by Planning on June 19, 2009;
- P1 Parking Floor Plan (Phase 1 &2) – Drawing A 2.13, dated August 5, 2008, prepared by Page + Steele Architects Planners, stamped as received by Planning on June 19, 2009;
- P2 Parking Floor Plan (Phase 1 &2) – Drawing A 2.14, dated August 5, 2008, prepared by Page + Steele Architects Planners, stamped as received by Planning on June 19, 2009;
- P3 Parking Floor Plan (Phase 1 &2) – Drawing A 2.15, dated August 5, 2008, prepared by Page + Steele Architects Planners, stamped as received by Planning on June 19, 2009;
- Survey Reference – Drawing A 1.12, dated January 23, 2003, prepared by Bennett Young Limited, stamped as received by Planning on June 19, 2009;
- Landscape Masterplan – Drawing L1, Ultimate Landscape Masterplan Phase 1 and 2, dated September 2006, prepared by Nak Design Group, stamped as received by Planning on June 19, 2009;
- Grading Plan – Drawing L2 – Phase 1, dated September 2006, prepared by Nak Design Group, stamped as received by Planning on June 19, 2009;
- Functional Plan – Transportation Plan, At-grade Level, dated June 7, 2007, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2009;
- Site Access – Garbage Truck Inbound Paths, Drawing No. P1, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2009;
- Site Access – Garbage Truck Outbound Paths, Drawing No. P2, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2009;
- Loading Bay – Phase 1 - Garbage Truck Inbound Path, Drawing No. P5, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2009;
- Loading Bay – Phase 1 - Garbage Truck Inbound Path, Drawing No. P6, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2009;
- Drawing P3, Site Access Moving / Delivery Truck Inbound Path, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2008;
- Drawing P4, Site Access Moving / Delivery Truck -Outbound Path, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2008;
- Drawing P7-1, Loading Bay - Phase 1 Moving / Delivery Truck Inbound Path- 1, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2008;
- Drawing P7-2, Loading Bay - Phase 1 Moving / Delivery Truck Inbound Path- 2, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2008;
- Drawing P8, Loading Bay - Phase 1 Moving / Delivery Truck -Outbound Path, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2008;
- Drawing P9, Loading Bay - Phase 2 Moving / Delivery Truck Inbound Path, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2008;
- Drawing P10, Loading Bay - Phase 2 Moving / Delivery Truck Outbound Path, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2008;
- Drawing P11, Existing Warehouse Delivery Truck Inbound Path- 1, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2008;
- Drawing P12, Existing Warehouse Delivery Truck Outbound Path- 1, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2008;
- Drawing P13, Existing Warehouse Delivery Truck Outbound Path- 2, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2008;

- Addendum to May 2007 Traffic Impact Study addendum, dated June 10, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2009;
- Functional Design – Transportation Plan At-Grade Level, revised June 18, 2009 by LEA Consulting Ltd., stamped as received by Planning on June 19, 2009;

The following items were provided as part of the *previous* submission:

- Site Servicing Plan - Drawing SS-1, dated August 24, 2008, prepared by MMM Group, stamped as received by Planning on August 25, 2008;
- Site Grading Plan - Drawing GR-1, dated August 22, 2008, prepared by MMM Group, stamped as received by Planning on August 25, 2008;
- Municipal Servicing and Stormwater Management Report for Malibu Investments Inc., prepared by MMM Group, dated August 2008.

TECHNICAL SERVICES REQUIREMENTS

A. REVISIONS AND ADDITIONAL INFORMATION REQUIRED FOR SITE PLAN, STUDIES AND DRAWINGS

The owner is required to amend the Site Plan Drawings and/or Studies and/or Drawings to address the following comments and resubmit for the review and acceptance by the Executive Director of Technical Services prior to issuance of Notice of Approval Conditions.

1. Site Plan Phase 2 – Drawing A 1.11, dated August 5, 2008, prepared by Page + Steele Architects Planners, stamped as received by Planning on June 19, 2009;
 Ground Floor Plan – Drawing A 1.12, dated August 5, 2008, prepared by Page + Steele Architects Planners, stamped as received by Planning on June 19, 2009;
 Parking Floor Plan Phase 1 – Drawing A 2.01, dated August 5, 2008, prepared by Page + Steele Architects Planners, stamped as received by Planning on June 19, 2009;
 P2 Parking Floor Plan & Partial P3 Parking Floor Plan (Phase 1) – Drawing A 2.02, dated August 5, 2008, prepared by Page + Steele Architects Planners, stamped as received by Planning on June 19, 2009;
 P1 Parking Floor Plan (Phase 1 &2) – Drawing A 2.13, dated August 5, 2008, prepared by Page + Steele Architects Planners, stamped as received by Planning on June 19, 2009;
 P2 Parking Floor Plan (Phase 1 &2) – Drawing A 2.14, dated August 5, 2008, prepared by Page + Steele Architects Planners, stamped as received by Planning on June 19, 2009;
 P3 Parking Floor Plan (Phase 1 &2) – Drawing A 2.15, dated August 5, 2008, prepared by Page + Steele Architects Planners, stamped as received by Planning on June 19, 2009;
 Survey Reference – Drawing A 1.12, dated January 23, 2003, prepared by Bennett Young Limited, stamped as received by Planning on June 19, 2009;
 Landscape Masterplan – Drawing L1, Ultimate Landscape Masterplan Phase 1 and 2, dated September 2006, prepared by Nak Design Group, stamped as received by Planning on June 19, 2009;
 Grading Plan – Drawing L2 – Phase 1, dated September 2006, prepared by Nak Design Group, stamped as received by Planning on June 19, 2009;
 Functional Plan – Transportation Plan, At-grade Level, dated June 7, 2007, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2009;
 Site Access – Garbage Truck Inbound Paths, Drawing No. P1, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2009;

Site Access – Garbage Truck Outbound Paths, Drawing No. P2, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2009;

Loading Bay – Phase 1 - Garbage Truck Inbound Path, Drawing No. P5, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2009;

Loading Bay – Phase 1 - Garbage Truck Inbound Path, Drawing No. P6, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2009.

Drawing P3, Site Access Moving / Delivery Truck Inbound Path, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2008;

Drawing P4, Site Access Moving / Delivery Truck -Outbound Path, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2008;

Drawing P7-1, Loading Bay - Phase 1 Moving / Delivery Truck Inbound Path- 1, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2008;

Drawing P7-2, Loading Bay - Phase 1 Moving / Delivery Truck Inbound Path- 2, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2008;

Drawing P8, Loading Bay - Phase 1 Moving / Delivery Truck -Outbound Path, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2008;

Drawing P9, Loading Bay - Phase 2 Moving / Delivery Truck Inbound Path, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2008;

Drawing P10, Loading Bay - Phase 2 Moving / Delivery Truck Outbound Path, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2008;

Drawing P11, Existing Warehouse Delivery Truck Inbound Path- 1, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2008;

Drawing P12, Existing Warehouse Delivery Truck Outbound Path- 1, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2008;

Drawing P13, Existing Warehouse Delivery Truck Outbound Path- 2, dated June 18, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2008;

Addendum to May 2007 Traffic Impact Study addendum, dated June 10, 2009, by LEA Consulting Ltd., stamped as received by Planning on June 19, 2009;

Functional Design – Transportation Plan At-Grade Level, revised June 18, 2009 by LEA Consulting Ltd., stamped as received by Planning on June 19, 2009;

1.1 Transportation Services

- a) As per our previous comments, the widths for all internal circulation aisles must be clearly illustrated on revised plans, including the lanes adjacent to the elliptical island;
- b) The applicant shall revise the submitted functional plan revision date June 18, 2009, by LEA Consulting, in accordance with the drawing, revision date September 2, 2009, by Traffic Operations, the City of Toronto North District attached. The revised functional design shall also include the modifications to Wilson Heights Boulevard;
- c) The Consultant must obtain the current signal timings for the intersection of Tippet Road / Wilson Avenue as the timings used in the Addendum were obtained in 2006. The Consultant must use the cycle length as specified in the current timings. Transportation Services defers comment on the implementation period of the northbound right turn lane at Tippet Road / Wilson Avenue until a revised Addendum is received;
- d) The applicant is required to close all proposed driveway connections between 7 & 9 Tippet Road;
- e) The loading vehicle in Drawing No. P7-2 is travelling over the curb. The applicant is required to label all mountable curbs on all appropriate drawings;

- f) The proposed “Object Marker” sign (Wa-33L) located on the eastern end of the elliptical landscaped island must be changed to a Wa-133 “Object Marker” sign;
- g) The applicant must provide appropriate stone interlocking in the pick-up and drop-off area/lane and/or pavement markings to delineate it from the driving lane;
- h) The traffic signage plan must be clearly labelled so that the sign and pavement marking type can be identified;
- i) As per the amendment to Zoning By-law 7625, the minimum dimensions for a parking space, accessed by a one-way or two-way drive aisle having a width of 6.0 metres or more measured at the entrance to the parking space, shall be: 5.6 metres long, 2.6 metres wide, and 2.0 metres high, except that the minimum required width of a parking space shall be increased by 0.3 metres for each side of the parking space which is obstructed. For the purposes of this by-law, the side of a parking space is obstructed when any part of a fixed object is situated (a) within 0.3 metres of the side of the parking space, measured at right angles, and (b) more than 1.0 metres from the front or rear of the parking space. Aisles, including aisles used to access these parking spaces must be at least 6.0 metres wide. Two parking spaces (in Phase II) are labelled 2.599 metres wide in Drawing No. 2.13 & 2.14. This must be revised to 2.6 metres to meet Transportation requirements;
- j) The Survey Reference must have a different drawing number from the Ground Floor Plan Phase 1 drawing;
- k) For Drawing P11 – P13, the consultant must use the WB-20 truck template as tractor trailers are expected to access the loading area; and
- l) As per By-law 31770, the existing warehouse is required to provide a minimum of one disabled parking space. The disabled parking space must be at least 3.65 metres wide and be located close to the main entrance.

1.2 Fire Services

The site plan fails to address the following items with respect to Fire Access Route requirements of the Ontario Building Code:

- a) The fire access route location must be within 3 to 15 metres of the principle entrance.
- b) The fire access routes must have a centreline radius of not less than 12 metres.
- c) Dead-end portion: Turnaround facilities required when any dead-end portion of the fire access route is more than 90 metres.
- d) Hydrants must be located no more than 45 metres from a fire department Siamese connection.
- e) Hydrants must be located no more than 90 metres horizontally from all points along the perimeter of the building face required to face a street.
- f) As established by Toronto By-Law, Chapter 880, it is required that an approved fire access route be provided.
- g) Relocate CACF door to face lobby.

1.3 Solid Waste Services

Based on the preliminary ground floor plans A1.02, A2.01 and A2.13 - dated August 5, 2008, received by the Planning Division on June 19, 2009, the waste collection arrangement is not acceptable.

- i) Show and explicitly label each garbage/recycling bins (whichever is greater) in such a manner as to allow the collection of these bins in the loading area. All bins shown in the respective garbage room are to be labeled also.
- ii) The prepared plans pertaining to garbage/recycling collection indicate that a non residential component (retail) is proposed as part of this development. The applicant is to acknowledge that a private contractor must collect all solid waste from the non residential component. In addition, the plan is to show explicitly that a separate garbage room is provided at all times on the site for the non residential component. Current plans do not show a separate room for the garbage generated by the non residential component, which is unacceptable.
- iii) If the owner requests the city to collect trade waste from the commercial component of the live /work units, the owner will be required to make an application for garbage and recycling collection and enter into an agreement with the City, under the Yellow Bag Program, for such collection services. In the event the owner is not accepted, then a private contractor must collect all solid waste from the commercial component of the live /work units. Collection of wastes from the commercial sector of this site will be in accordance with Chapter 841, Solid Waste, of the City of Toronto Municipal Code.
- iv) Plans prepared pertaining to garbage/recycling collection at a 1:200 scale must explicitly include the following details:
 - Access route
 - Loading facilities
 - Garbage rooms/storage facilities
 - Recycling rooms/storage facilities
 - Size and number of garbage and recycling containers to be used
 - Label the type and number of chutes for garbage and /or recycling
 - Number of dwelling units in the development/total ground floor area/number of stories.

1.4 Technical Services

- a) All plans prepared by Page + Steeles, including parking floor plans, are to show the existing easement limits along the east limit of this development to ensure that landscape features and underground parking structure, including the garage ramp, are proposed outside the existing City easement. This easement is to remain clear of and unencumbered by buildings, structures (above or below ground), expensive landscaping and fill. Any encroachments within the easement are to be eliminated.
- b) All landscape plans prepared by Nak Design Group are to show the existing easement limits along the east limit of this development to ensure that

landscape features and underground parking structure, including the garage ramp, are proposed outside the existing City easement. This easement is to remain clear of and unencumbered by buildings, structures (above or below ground), expensive landscaping and fill. Any encroachments within the easement are to be eliminated.

- c) All landscape plans and plans prepared by Page + Steeles are to be revised to show the following:
 - Proposed mountable curbs across proposed driveway entrances;
 - A proper sidewalk connections between the proposed sidewalks along the Wilson Avenue and Tippet Road frontages of this development and existing sidewalks on Wilson Avenue and Tippet Road. In addition plans need to show proper design of proposed street curb connecting to the existing street curb along Wilson Avenue;
 - Eliminate proposed trees within proposed sidewalks or street parking area;
 - The applicant is to ensure that all plans are plotted at the scales depicted in the respective title blocks.
- d) The Transportation Plan prepared by Lea Consulting is to be revised to show existing sidewalks at Wilson Avenue and Wilson Heights Boulevard, across this development to ensure proper pedestrian crossing at the intersection facing this development.

1.4 The applicant is required to submit prior to site plan approval a revised landscape plan prepared by Nak Design Group showing locations and dimensions of all existing and proposed development related underground and above ground utility services and structures within the City Right-of-Way.

- 2. Site Servicing Plan - Drawing SS-1, dated August 24, 2008, prepared by MMM Group, stamped as received by Planning on August 25, 2008, **which were provided as part of the previous submission;**
 Site Grading Plan - Drawing GR-1, dated August 22, 2008, prepared by MMM Group, stamped as received by Planning on August 25, 2008, **which were provided as part of the previous submission;**
 Municipal Servicing and Stormwater Management Report for Malibu Investments Inc., prepared by MMM Group, dated August 2008, **which were provided as part of the previous submission.**

The following comments are still outstanding as outlined in our previous memorandum to Community Planning, dated November 18, 2008:

2.1 Technical Services

- a) The Site Grading Plan GR-1 and Site Servicing Plan SS-1 do not show the correct Wilson Avenue and Tippet Road municipal rights-of-way as outlined the Minor Road Improvement Related to 9 Tippet Road Redevelopment Plan, prepared by the City of Toronto, dated October 18, 2007. All these plans are to be revised to depict the correct information for proper coordination.
- b) The Site Grading Plan GR-1 and Site Servicing Plan SS-1 are to label a proposed 1.7 metre wide concrete sidewalk across the entire Wilson Avenue

and Tippet Road frontages of the site to the standard location of 1.0 metre from the widened property line.

- c) The Site Grading Plan GR-1 and Site Servicing Plan SS-1 are to indicate that the engineering plans are prepared for the construction of the residential development only. The south portion of this development will be designed in the future under separate cover.
- d) The proposed storm and sanitary service are to be redesigned to provide inspection maintenance holes on both connections, located on the private site, to comply with City of Toronto Municipal Code – Chapter 681 (sewer by-law).
- e) The proposed water service shut off valve must be located within the City's road allowance at the property line on Tippet Road, outside the sidewalk location. Please ensure that a note is added on the plan to specify that the proposed connection is constructed as per City standard No. T-1105.02-1 or T-1105.02-2. The current water service connection design does not comply with City Standards.
- f) The control orifice pipe and control maintenance hole detail, including 100yr HGL and control maintenance hole top elevation, needs to be added on the Servicing Plan to show that the orifice pipe will be installed upstream of the control maintenance hole and oil grit separator. This requirement ensures that any maintenance and blockage issues within the orifice pipe remain with the applicant.
- g) The revised plans are to propose the installation of a stormwater pollution control device, such as oil grit separator (stormceptor or equivalent device), Grass swales, perforated pipes, infiltration/exfiltration and detention systems for stormwater quality management to adhere to the City's Wet Weather Flow Management Guidelines.
- h) General construction notes are to be revised to reflect City Standards. A copy of our general and construction notes have been attached for your use.
- i) A note is to be added on the engineering plans to ensure that the existing curbs at the proposed entrances are removed and replaced with a concrete curb and gutter as per City Standard T-600.05-1. This will ensure that the entrance will be constructed as per City Standard T-350.01.
- j) Any surface on-site ponding is to be depicted on the engineering plans, if any.
- k) The servicing plan needs to be amended to show existing entrances along the west side of Tippet Road right-of-way. In addition, sufficient information (inverts, slopes, etc.) needs to be shown for the existing sewer on Tippet Road. For further information related to our records of the Tippet Road right-of-way, please contact David Leah, Senior Print Clerk at 416-395-6244.
- l) A Site Grading Plan must be prepared to show clearly the grading design along all boulevards within the municipal rights-of-way to ensure that all municipal boulevards are designed with a 2.0% cross fall and any grade difference required to match the private lands into the municipal rights-of-way is to be accommodated within the private development as per the original subdivision drawings accepted by the City of Toronto. Any grade elevations within the private are to be accommodated with the assistance of retaining walls, steps and modification of building first floor elevations, if required. In completing this work, the consultant engineer is to clearly show on the engineering plans grade elevations at the bottom and top of curbs and along

the limit of Tippet Road and Wilson Avenue rights-of-way, including corresponding slope percentages.

- m) Servicing plan is to include the following title block for acceptance and signature by the manager of development engineering.

 TECHNICAL SERVICES DIVISION	
ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS. THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT.	
_____ Frank Clarizio, P. Eng., Manager, Development Engineering	DATE: _____

For further information or to obtain a digital copy of the title block, please send a request email to Robert Fazio, Senior Development Engineer, at rfazio2@toronto.ca.

Regardless of size for all development sites, temporary erosion and sediment control for construction must be provided on-site.

All erosion and sediment control BMPs shall be designed, constructed and maintained in all development sites in accordance with the GTA CA's Erosion & Sediment Control Guidelines for Urban Construction (2006) and/or other City of Toronto requirements on a site-by-site basis.

- n) The following changes are required in the stormwater management report:
- Page 4 of the report, Section 2.1 Design Parameters This section makes reference to 1.5 ppu and 2.5 ppu for one and two bedroom units respectively... The consultant is to revise the report and water analysis to reflect the findings that were discussed and agreed to during the zoning process review (refer to the Municipal Servicing Report dated June 2007).
 - Page 4 of the report, Section 2.1 Design Parameters As discussed previously, the last paragraph of this section is to be deleted 'MMM has undertaken..... 200 litres/person/day.
 - Page 4 of the report, Section 2.2 Domestic Water Demands..... Table 2.2 to be revised to reflect changes requested in the first bullet of this section.
 - Page 5 of the report, Section 2.3 Proposed Water Connections..... The proposed water connections proposed in this section do not comply with City Standards No. T-1105.02-1 or T-1105.02-2. The consultant engineer is to make the necessary changes to this section and the connection design in Figure 2.1 for compliance.
 - Figure 2.1 show the locations of existing hydrants along Wilson Avenue and Tippet Road, which do not necessarily match our records. For further information related to our records of the Wilson Avenue and Tippet Road rights-of-way, please contact David Leah, Senior Print Clerk at 416-395-6244.
 - Pages 7 and 8 of the report, Section 3.2 Proposed Sanitary Flows/3.3 Net Increase Redevelopment.....These two sections make reference to 1.5 ppu and 2.5 ppu

for one and two bedroom units respectively... The consultant is to revise the report and sanitary analysis to reflect the findings that were discussed and agreed to during the zoning process review (refer to the Municipal Servicing Report dated June 2007).

- Table 3.6 discusses issues related to MH 310 and MH 312, whereas the Municipal Servicing Report dated June 2007 made reference to MH 429 as well. The consultant engineer is to provide a rationale for not including MH 429.
- Pages 11 of the report, Section 3.4.4 Impact of 7 & 9 Tippet Road.... The consultant engineer is to make the necessary revisions as a result of above mentioned changes.
- Pages 21 of the report, Section 4.4.2 Required Storage This section of the report indicates a volume of 118.4 m³ of roof top storage, whereas, Appendix C specifies 165.9 m³. All discrepancies are to be eliminated.
- Pages 22 of the report, Section 4.5 Stormwater Quality Controls.... This section of the report indicates that oil/grit separators (OGS) will be provided for this development with a 80% TSS removal. In addition, for OGS devices, operating alone at their original design capacities, the City of Toronto recognizes these devices capable of providing 50% TSS removal as per City's Wet Weather Flow Management Guidelines. The consultant engineer is to discuss and propose other water quality techniques in addition to the proposed stormceptor devices to achieve the 80% TSS removal. In addition, the consultant is to show location of these devices on the engineering plans.
- Pages 23 of the report, Section 4.6 On-site Retention of 5mm Storm..... This section of the report makes certain assumption with respect to water absorption. All soil and infiltration recommendations provided in the submitted Stormwater Management report for this development are to be supported by a Professional Geotechnical Engineer. In addition, we have a concern related to the fact that any landscape area proposed for this development will be located on top of underground parking garage and its ability to provide any water balance.
- The consultant engineer is to clarify in this report and engineering plans that the intent of these documents is to seek approval for the north building only. The engineering approval for the south building will be submitted in the future under separate cover.

o) The following two statements are to be included in the stormwater management report:

- There may be runoff from rain storms that exceeds the capacity of the City's storm service connections. Therefore, the owner shall be responsible to provide flood protection or a safe overland flow route for the proposed development without causing damage to the proposed and adjacent public and private properties.
- 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.

3. The applicant shall 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.

B. PRELIMINARY NOTICE OF APPROVAL CONDITIONS

The following preliminary notice of approval conditions are provided for the owner's information only and are subject to change. Providing the following preliminary conditions does not constitute permission to grant any building permit(s).

1. Widening of Highways that abut on the Land

- 1.1 Prepare all documents and convey to the City, at nominal cost, a 6.1m radius corner rounding at the corner of Wilson Avenue and Tippet Road, a 3.0 metre widening along the entire Wilson Avenue frontage and a required municipal right-of-way widening to satisfy the traffic requirements for this development and maintain at the same time a uniform 5.0 metre boulevard along the Tippet Road frontage of this development in fee simple, 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 dedicated as a public highway, all to the satisfaction of the Executive Director of Technical Services and the City Solicitor.
- 1.2 Submit a draft Reference Plan of Survey to the Executive Director of Technical Services, for review and approval, prior to depositing it in the Land Registry Office. The plan should:
 - a) be in metric units and integrated with the Ontario Co-ordinate System (3° MTM, Zone 10, NAD 27, 1974 Adjustment);
 - b) delineate by separate PARTS the lands to be conveyed to the City, the remainder of the site and any appurtenant rights-of-way and easements; and
 - c) show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan;
- 1.3 Pay all costs for registration and preparation of reference plan(s).
- 1.4 Retain a Qualified Person to conduct environmental site assessments for the lands to be conveyed to the City.
- 1.5 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.
- 1.6 Pay all costs associated with the City retaining a third-party peer reviewer including a 7% administrative cost to the City, and submit certified cheques payable to the City of Toronto in the amounts 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 and associated administrative costs to the City.

- 1.7 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.
- 1.8 File the Record of Site Condition (RSC) on the Ontario's Environmental Site Registry and submit the Ministry of the Environment's Letter of Acknowledgement of Filing of the Record of Site Condition (RSC) confirming that the RSC has been prepared and filed in accordance with O. Reg. 153/04, and that the MOE will not audit the RSC at this time or that the RSC has passed an MOE audit, to the Executive Director, Technical Services.

2. Facilities to Provide Access to and from the Land

- 2.1 The submitted functional plan must be accepted by Technical Services prior the final site plan approval;
- 2.2 Prior to site plan approval, the applicant must submit a financial guarantee in the form of an irrevocable letter of credit or certified cheque of the amount of \$25,000 to the City of Toronto, as required by the TTC to equip transit signal priority at the Wilson Avenue / Tippet Road intersection, and potentially to introduce a protected southbound left turn phase as recommended in the traffic study;
- 2.3 The applicant is required to submit an updated cost estimate reflecting the ultimately approved road improvements on Tippet Road and any associated road improvements, including utility relocation, at the Tippet Road / Wilson Avenue intersection, which will form the basis for a financial guarantee to be submitted to the City, This cost estimate is to also include the road improvements on Tippet Road, Wilson Heights Boulevard and Wilson Avenue.
- 2.4 Provide the City of Toronto, prior to site plan approval, with a financial guarantee in the form of an irrevocable letter of credit or certified cheque, to secure the required road and intersection improvements, with any associated civil work and necessary utility relocations. Furthermore, the applicant is to provide the City with a certified cheque in the amount of 5% of the above required construction works to pay for the Engineering review fee.

- 2.5 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.

3. Off-street Vehicular Loading and Parking Facilities and Access/Driveways

No Notice of Approval Condition

4. Walkway and Walkway Ramps

- 4.1 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 sidewalk across the entire Tipper Road frontage of the site to the standard location of 1.0 metre from the widened property line. The cost of this work is estimated to be \$41,000.00.
- b) Relocation of a 1.7 metre wide sidewalk across the entire Wilson Avenue frontage of the site to the standard location of 1.0 metre from the widened property line. The cost of this work is estimated to be \$27,000.00.
- c) \$3,570.00 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.

5. Facilities for the Landscaping of the Lands or the Protection of Adjoining Lands

- 5.1 Any landscaping within the Tippet Road and Wilson Avenue boulevards must be approved by the Transportation Services Division prior to site plan approval.

6. Facilities for the Storage of Garbage and Other Waste Material

No Notice of Approval Condition.

7. Easements Conveyed to City of Toronto

No Notice of Approval Condition.

8. Grading and Provision for the Disposal of Storm, Surface and Wastewater from the Land

No Notice of Approval Condition.

9. Other Conditions

No Notice of Approval Condition.

C. SITE PLAN AGREEMENT CONDITIONS

The following preliminary conditions for the site plan agreement are provided for the owner's information only and are subject to change. Providing the following preliminary items does not constitute approval of the site plan.

1. Widening of Highways that abut on the Land

1.1 Convey to the City, at nominal cost, the following:

- a) A 6.1m radius corner rounding at the corner of Wilson Avenue and Tippet Road.
- b) A 3.0 metre widening along the entire Wilson Avenue frontage.
- c) Required municipal right-of-way widening to satisfy the traffic requirements for this development and maintain at the same time a uniform 5.0 metre boulevard along the Tippet Road frontage of this development.

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. Facilities to Provide Access to and from the Land

- 2.1 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.

3. Off-street Vehicular Loading and Parking Facilities and Access/Driveways

- 3.1 Provide and maintain off-street vehicular loading and parking facilities and access driveways in accordance with the approved plans and drawings, to the satisfaction of the Executive Director, Technical Services;
- 3.2 All on-site driveways and parking areas must be surfaced and maintained with asphalt, concrete, or interlocking stone;
- 3.3 Only residential, retail and warehouse uses shall be permitted;
- 3.4 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, to the satisfaction of the Executive Director, Technical Services; and

- 3.5 All loading vehicles accessing the existing warehouse must enter and exit through the 9 Tippet Road access.

4. Facilities for the Landscaping of the Lands or the Protection of Adjoining Lands

- 4.1 The owner acknowledges that anything other than concrete sidewalks, trees and sod that they locate within the untravelled portion of the adjoining public highway(s) are encroachments that must be installed, planted and maintained at the owner's expense, specifically:
- All landscape/streetscape features illustrated on the applicant's approved landscaping plan; and,
 - Plant irrigation systems.
- 4.2 These encroachments shall be permitted by the City of Toronto pursuant to the following terms:
- The property owner accepts this boulevard area in its current condition as of the date of the agreement, and shall not call upon the City to do or pay for any work or supply any equipment to make the boulevard more suitable for the uses specified herein;
 - All encroachments within the boulevard areas of the adjoining public highways shall be constructed and maintained according to the approved site and landscaping/streetscaping plan(s) approved by this Division, and the Executive Directors of Technical Services and City Planning;
 - To provide unobstructed driver sight lines, the owner shall ensure that all vegetation, street furniture, retaining walls and fences located within 4.5 m of the travelled portion of the adjoining public highway do not exceed a maximum height of 0.85 m measured from the travelled surface of the adjoining highway. The owner shall maintain all trees located within 4.5 m of the travelled portion of the adjoining highway with a minimum clearance of 2.5 m measured between the bottom of the tree canopy and the travelled portion of the street;
 - The owner agrees that they will, at their expense, maintain the encroachments in a state of good repair, free of graffiti, posters, litter, snow and ice, and that vegetation will be maintained in a healthy and vigorous state of growth. The owner shall not make any additions or modifications to the encroachments beyond what is allowed pursuant to the terms of this site plan agreement. The owner further acknowledges that should they neglect to maintain the encroachment(s), then the City, after providing 24 hours notice, shall, at the owner's expense, perform the required maintenance and remove graffiti, posters, litter, snow and ice, and the City may recover its costs in a like manner as municipal taxes;
 - The owner agrees that if the City should at any time undertake any widening or other alteration to the adjoining public highway(s) necessitating the removal of any encroachment(s), the City shall not be liable to pay any compensation whatsoever for such removal, nor shall it restore any encroachment that it removes. The encroachments permitted by this agreement shall be removed by the owner, at their expense, within 14 days of receiving written notice from the Executive Director of Technical Services or his/her designate. In default of the removal not occurring as requested, the

City may carry out the removal, at the owner's expense, and may recover its costs in a like manner as municipal taxes;

- The owners acknowledges that there may exist municipal and/or utility services within, upon or under the boulevard, and acknowledges that the City or the utility responsible for such service(s) may need to undertake repairs or carry out maintenance on such service(s) or to replace such service(s) or to install new service(s). The owner agrees that the City or utility shall have the right to remove the encroachments for the purpose of carrying out such installation, replacement, repair or maintenance. Prior to removing the encroachment, the City shall give 48 hours notice of its intention to remove the encroachment for maintenance purposes, except in the case of emergency, in which case no notice shall be required. On completing the installation, replacement, repairs or maintenance, the owner, at their sole expense, shall proceed immediately to restore the encroachments to the condition it was in prior to the commencement of such installation, replacement, repairs or maintenance. Under no circumstances, shall the City be required to so restore the lands, or to compensate the owner for the cost of doing so; and
- The owner agrees to defend, save and keep harmless and fully indemnify the City, its officers, employees, agents and other representatives, from and against all actions, claims, suits or damages whatsoever that may be brought or made against the City as a result of the owner's use of the boulevard area of the adjoining public highways.

5. Facilities for the Storage of Garbage and Other Waste Material

- 5.1 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.
- 5.2 Advise all owners and tenants/future purchasers of the retail units that refuse and recyclable materials generated by this building must be collected by a private refuse collection firm.
- 5.3 Provide and maintain (*system will be selected once the solid waste plan is approved*) for multiple household residential buildings.

6. Grading and Provision for the Disposal of Storm, Surface and Wastewater from the Land

- 6.1 Construct and maintain stormwater management measures/facilities and site grading as recommended in the accepted Stormwater Management Report entitled Municipal Servicing and Stormwater Management Report for Malibu Investments Inc. prepared by MMM Group, and dated (*date will be provided once the report is approved*), and Grading Plan, Plan No. GR-1, prepared by MMM Group, and dated (*date will be provided once the report is approved*);
- 6.2 Construct and maintain site servicing as indicated on the accepted Site Servicing. Drawing No. SS-1, prepared by MMM Group, and dated (*date will be provided once the plan is approved*);

- 6.3 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.
- 6.4 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.
- 6.5 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.
- 6.6 Existing drainage patterns on adjacent properties shall not be altered and stormwater runoff from the subject development shall not be directed to drain onto adjacent properties.

7. Existing City Easement

- 7.1 The subject site includes an existing City easement. Proposed buildings and/or structures in this development must not encroach into this easement, either above or below ground.

D. ADVISORY OF OTHER CITY APPROVALS & REQUIREMENTS

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

1. Right-of-Way Permit

- 1.1 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. Encroachments

- 2.1 Any encroachments within Municipal Road Allowances will not be permitted unless they are explicitly approved by the Right-of-Way Management section of Transportation Services. The applicant is required to contact the section through the permit approval process to obtain the exact particulars of these requirements. For further information, please contact the Right-of-Way Management Section, North York District at (416) 395-7112.

3. Site Servicing Connections

- 3.1 The consultant engineer is to make provision for separate service connections for each building unit. The City of Toronto Water Supply By-law 851 requires the installation of one water service connection for each building, which has a unique

municipal address and is in contact with the ground and possesses a footprint on the surface of the ground.

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.

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.

The owner is required to make application to the Toronto Water Services Division, after site plan approval and pay for the installation of City service connections from the future property line to the City mains. These shall include one water and one sanitary service connection for each building, 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

4.1 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

5.1 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. Toronto Hydro Approval

- 6.1 The applicant must obtain approval from Toronto Hydro Street Lighting Incorporated before removing and/or relocating any utility with attached municipal street lighting.

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

- 7.1 The owner shall sign and adhere to "Terms and Conditions for Undertaking Work on City of Toronto Public Right of Way" document. In addition, the consultant engineer is to obtain the necessary applicable authorities approvals in conjunction with the City of Toronto for any aboveground and underground works proposed along Wilson Avenue and Tippet Road rights-of-way.
- 7.2 The owner is required to provide all financial security for all work within the City's right of way.
- 7.3 The owner is required to pay an engineering review fee of 5% of the estimated construction cost of the required work.

F. BACKGROUND

1. TRAFFIC ASSESSMENT

- 1.1 An Addendum to May 2007 Traffic Impact Study addendum, dated June 10, 2009, prepared by LEA Consulting Limited was reviewed as part of the previous (rezoning) submission for this application.

The applicant's transportation consultant must reassess the Tippet Road / Wilson Avenue intersection under current signal timings, obtained from the City of Toronto – Traffic Signal Control Section. The Consultant must use the cycle length as specified in the current signal timings. The Consultant must attach a copy of the current signal timings in the Appendix of the revised Addendum.

2. ROADWAYS

- 2.1 A land conveyance to the extent of 3.0 metres is required along the Wilson Avenue frontage of the site to satisfy the requirement of 36 metres right-of-way in the new Official Plan. Potential right-of-way widening on a portion of the Tippet Road frontage is required.

3. BOULEVARDS / STREETSCAPING

- 3.1 The applicant must restore those sections of municipal boulevard where they propose to close existing driveway(s), replacing the access point(s) with appropriate landscaping and continuous poured raised concrete curb.

The applicant must ensure that any streetscape designs proposed within municipal right-of-way comply with the requirements of this Division. We emphasise that anything other than municipal sidewalks, street trees and sod are encroachments that

the property owner must recognise in either a site plan or encroachment agreement that is registered on-title to the property. The property owner is responsible for designing, constructing and maintaining these encroachments.

4. DRIVEWAY ACCESS / SITE CIRCULATION

- 4.1 One (1) driveway access is proposed on Tippet Road leading to the subject residential development. Another southerly access is the reconfigured entrance for the existing industrial building, which is to be retained for the time being.

All loading vehicles accessing the existing warehouse must enter and exit via the southerly access off Tippet Road.

5. PARKING

- 5.1 The Wilson Avenue Study has suggested a parking ratio of 1.25 spaces per dwelling unit along the Wilson Avenue corridor, of which 0.25 spaces per unit are for visitors. The submitted TIS details the development to be within 500 metres of the closest subway entrance (Wilson subway stop) and, in consultation with Transportation Planning, the proposed parking rate of 1.2 parking spaces per unit has been deemed acceptable. Parking supplies for the proposed retail shall be provided in accordance with the By-law 7625 requirements.

In a summary, on-site parking supply must satisfy the following minimum requirements:

- 1.2 parking spaces per residential dwelling unit, of which 0.2 spaces per unit must be reserved for residential visitors; and
- One (1) parking space per 28m² of GFA for a retail store.

In the current submission, only a residential and retail component has been provided. Based upon the above, the following are the residential and retail parking requirements (based upon the site statistics on the cover sheet of the current submission):

	Parking Rate	Parking Required	Parking Provided (as per site statistics)
Residential (503 units)	1.0 spaces per unit	503	513
Residential Visitor (503 units)	0.2 spaces per unit	100	103
Retail (730 m²)	1 space per 28m ²	26	26
Total Parking		629	642

The proposed parking satisfies City's requirements.

6. LOADING

- 6.1 As per Zoning By-law 7625, at least one (1) loading space is required for a residential building with more than 30 dwelling units. For a commercial development with GFA between 2,350.0 m² and 7,500.0 m², at least two (2) loading space is required.

The above By-law requires at least two (2) loading spaces for the proposed residential/retail building, one for the residential component, and another for the ground floor retail component while the existing warehouse is required to provide a minimum of two (2) loading spaces. The number of loading space requirement has been satisfied for the residential / retail and warehouse building.

Frank Clarizio, P. Eng.
Manager, Development Engineering
North York District

RF/

Attachment (Tippet Road – Minor Road Improvement Plan, dated 09/02/09 to be distributed to the applicant)

Copy to: M. Currie, Director, Transportation Services, North York District