

7 and 9 Tippet Road - Site Plan Application - Request for Direction Report

Date:	September 9, 2009
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 10 – York Centre
Reference Number:	08 196931 NNY 10 SA

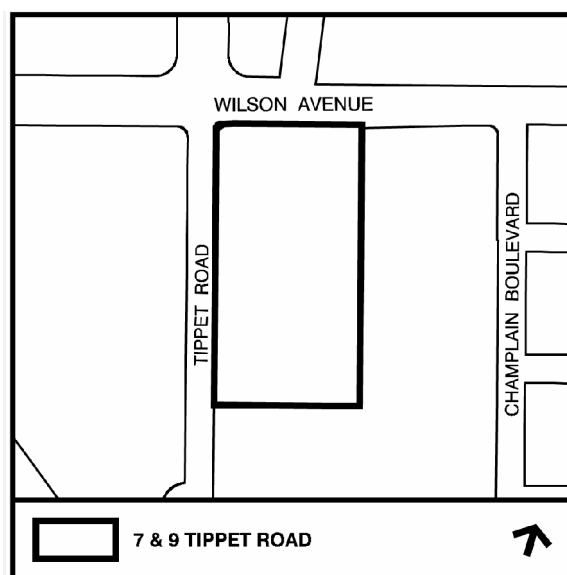
SUMMARY

This application was made on August 25, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act*, 2006.

This application proposes to develop a mixed use condominium apartment building on the north portion of the property fronting Wilson Avenue with commercial uses and live/work units on the ground floor and 503 residential units above. A total of 642 parking spaces are proposed for the mixed use building in a 3-storey underground parking structure. Two loading areas will be incorporated into the building itself.

The applicant has appealed the proposed Site Plan Control application to the Ontario Municipal Board, citing Council's lack of decision on the application within the time frame specified in the *Planning Act*. A hearing date on this appeal has been set for October 16, 2009.

The proposal represents an appropriate development of the subject site which implements a previous decision of the Municipal Board. This report seeks Council's support of the proposed Site Plan



Control application and recommends that staff attend the Ontario Municipal Board in support of the proposal, subject to the conditions outlined in the report.

RECOMMENDATIONS

The City Planning Division recommends that City Council:

1. support the Site Plan Control application substantially in accordance with the plans and conditions of approval outlined in Attachment No. 5, including the requirement that the Owner enter into an appropriate Site Plan Agreement to the satisfaction of the City Solicitor in consultation with the Chief Planner.
2. authorize the City Solicitor and appropriate City staff to attend the Ontario Municipal Board hearing in support of the position outlined in this report.
3. authorize the City Solicitor to request the Ontario Municipal Board to withhold its Order with respect to the Site Plan Control application until such time as the applicant has satisfied all of the site plan pre-approval conditions outlined in Attachment No. 5, including entering into an appropriate Site Plan Agreement to the satisfaction of the City Solicitor, in consultation with the Chief Planner.

Financial Impact

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

DECISION HISTORY

An application for an amendment to the Zoning By-law was made on October 16, 2006 for the 2.08 hectare site located at the southeast corner of Tippet Road and Wilson Avenue. The proposal sought to amend the zoning to permit a mixed use building on the north portion of the site fronting Wilson Avenue, having commercial uses and two-storey grade-related live/work units on the ground floor and 498 residential units above. The U-shaped building would have a height of 6-storeys along Wilson Avenue, a 9-storey wing to the east and a 12-storey portion along Tippet Road. The south portion of the site was proposed to be developed with a 5-storey office building. The two buildings would be separated by a common driveway from Tippet Road that serves as the drop-off/pick-up area for both buildings.

A final report recommending approval of the Zoning By-law Amendment was prepared for the North York Community Council Meeting of September 10, 2007. The staff recommendation was adopted with a modification that the applicant file with the City of Toronto, a written undertaking that construction of the office building be completed prior to completion of construction of the residential building. On September 27, 2007 City Council approved the request for amendment to the Zoning By-law with the amendment as proposed by North York Community Council.

On June 3, 2008 the applicant filed an appeal to the Ontario Municipal Board regarding the requirement that the commercial building had to be completed before the residential building. On October 8, 2008, the applicant appealed the subject Site Plan Control application.

A hearing took place on November 19, 2008 and on December 2, 2008 a decision and order of the Board was issued approving an “RM6(173)” zone on the north portion of the site and a “M2(74)” zone on the south portion of the site. The decision stated that the Ontario Municipal Board Member would remain seized with the site plan referral.

The “RM6(173)” zone permits a residential building with a maximum of 503 units and includes ground floor commercial uses and live/work units. The “M2(74)” permits an office building with a maximum height of 6 storeys or 21.6 metres above established grade with ground floor commercial uses.

ISSUE BACKGROUND

The subject application was submitted on August 25, 2008 and was initially circulated for comment on October 7, 2008. The delay in circulation was due to the submitted plans not reflecting the requested Zoning By-law Amendment as the commercial building was not shown on the site plan and 50 of the required residential parking spaces were proposed on the south portion of the site, adjacent to the existing industrial building.

Throughout the processing of the Zoning Amendment application, it was understood that 50 of the required residential visitor parking spaces of the mixed-use building would be shared with the required non-residential parking spaces of the office building at the south end of the site and these shared parking spaces would be provided in the underground parking structure. This shared concept was premised on the basis that the office building would be constructed. When the Site Plan Control application was submitted, the office building component was not shown on the submitted plans.

All comments received on the submitted Site Plan submission were forwarded to the applicant’s planning consultant by January 12, 2009. Revised plans were received by the City on June 19, 2009 in response to the circulation comments. On July 23, 2009 the applicant submitted a letter to the Ontario Municipal Board requesting that the Board intervene in the processing of the Site Plan Control application due to potential delays caused by the municipal strike. A hearing date has been set for October 16, 2009.

Proposal

The submitted site plan proposes a U-shaped mixed-use building with commercial uses and grade-related live/work units on the ground floor and 503 residential units above with a height of 6-storeys along Wilson Avenue, a 9-storey wing to the east and a 12-storey portion along Tippet Road. This proposal implements the December 2, 2008 Ontario Municipal Board Decision approving the rezoning of the lands. It is proposed that the building be developed in two phases. A total of 642 parking spaces are provided in a 3-

storey underground parking structure located under the mixed use building. Two loading areas will be incorporated into the building itself. The project statistics are provided in the Application Data Sheet (Attachment 4).

Site and Surrounding Land Uses

The 2.08 hectare site is located at the southeast corner of Wilson Avenue and Tippet Road. The rectangular lot is relatively flat with a frontage of 104 metres on Wilson Avenue and a depth of 176 metres along Tippet Road. The site is developed with two one-storey warehouse buildings with surface parking surrounding them. Each building is approximately 3,700m² in size.

The area contains a mix of uses including residential, commercial, retail, office and light industrial as follows:

North: a 3-storey apartment building (2 Faywood Boulevard) and a 4-storey office building (530 Wilson Avenue) are located on the north side of Wilson Avenue.

South: One-storey industrial building known as the Tippet Centre (3 Tippet Road) currently occupied by the Toronto District School Board and used as its Library and Learning Resources Centre.

East: Immediately east at the southwest corner of Wilson Avenue and Champlain Boulevard (495 Wilson Avenue) is a 5-storey complex with apartment units (Champlain Apartments), a seniors' residence and supporting office uses. Also, to the east and south of the Champlain Apartments are two one-storey office buildings (18 and 20 Champlain Boulevard).

West: Several industrial/office and industrial buildings including two 2-storey office buildings at the southwest corner of Wilson Avenue and Tippet Road (545 & 555 Wilson Avenue). South of the office buildings is the entrance to the TTC South Commuter Parking Lot for the Wilson Subway Station. Two 1-storey office/industrial buildings are located south of the entrance to the Commuter Parking Lot (4 & 6 Tippet Road).

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.

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.

Official Plan

The north portion of the site is identified as *Avenues* while the south portion of the site is identified as *Employment Districts* on Map 2, Urban Structure of the Official Plan. Both identifications denote areas intended for growth within the City of Toronto with the mixed use *Avenues* emphasizing residential growth and the *Employment Districts* focussing on job intensification. Map 16 of the Official Plan designates the northern block as *Mixed Use Areas* and the southern block is designated as *Employment Areas*. Both the *Mixed Use Areas* and the *Employment Areas* designation represent areas intended for growth.

The *Mixed Use Areas* designation encourages a broad range of commercial, residential, institutional and open space uses and flexibility is provided for future redevelopment in these areas to accommodate increases in population and jobs along transit lines.

The *Employment Areas* designation reflects the broad objective of retaining *Employment Areas* as places of business and developing and intensifying job growth within these areas, especially those areas well served by transit.

The Official Plan contains a policy that encourages the inclusion of public art in all significant private sector developments across the City. The Percent for Public Art Program recommends that a minimum of one percent of the gross construction cost of each significant development be contributed to public art. The governing principle for the Percent for Public Art Program is that art is a public benefit to be enjoyed and experienced by residents and visitors throughout the city.

Zoning

The north portion of the site is zoned "RM6(173)", an exception to the Multiple Family Detached Dwellings Sixth Density Zone. This zone permits an apartment house dwelling and a variety of commercial and institutional uses with a maximum permitted gross floor area of 42,000m², of which a minimum of 730m² of gross floor area shall be for non-residential uses at street level. A maximum of 503 residential units are permitted in the apartment building. The U-shaped building has a maximum permitted height of 6-storeys along Wilson Avenue, 9-storeys on the eastern wing and 12-storeys along Tippet Road.

Parking for the residential component is required at a rate of 1.2 spaces per unit for a total requirement of 603 spaces. Parking for the non-residential component will be provided as per Zoning By-law 7625. The applicant proposes that a total of 642 parking spaces will be provided for the mixed use building. The approved zoning by-law requires that all required parking spaces be provided within the "RM6(173)" zone until such time as a building of at least 11,000m² is constructed on the south portion of the site.

The south block is zoned “M2(74)”, an exception to the Industrial Zone Two, which permits a variety of commercial, institutional and industrial uses. The maximum permitted gross floor area is 11,500m².

Agency Circulation

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

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS. The development promotes intensification through a compact building form utilizing existing infrastructure. The development will provide for a range of unit sizes on an arterial road with bus service and within walking distance of the Wilson Subway Station, thus promoting additional ridership for the transit system. The development design will also promote an active pedestrian environment along Wilson Avenue.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Zoning

The north portion of the site is zoned “RM6(173)”, which permits the proposed development. However, the Building Division has not had an opportunity to complete its review of the revised submission and has yet to confirm the current proposal fully complies with the Zoning By-law. Should this review reveal any issues, they can be addressed with appropriate pre-approval conditions added to Attachment 5 and presented to the Ontario Municipal Board.

Technical Services

The Technical Services Division has finalized their review of the most recent circulation of the site plan submission. The memo from Technical Services dated September 3, 2009 indicates that a number of modifications are required to the various plans and studies submitted in support of the site plan application. The memo has been included as Attachment 6 to this report.

Open Space/Parkland

The Parks, Forestry and Recreation Division has reviewed the submitted site plan and notes that at the time the application was reviewed for the rezoning application, the Parkland Dedication Alternate Rate By-law was not in effect, and the applicable rate was 5 percent. As such, land conveyance was not requested based on the small amount of parkland that would be achieved. It is recommended that this development be subject to

a 5 percent cash-in-lieu of parkland dedication payment which will be payable at the time of building permit issuance.

City Planning

City Planning Division staff have reviewed the revised plans and material dated June 19, 2009 and note there are a number of outstanding issues, many conveyed to the applicant previously. These include a number of outstanding building design issues, insufficient landscaping information and considerable detail missing from the various plans which makes evaluation difficult. City Planning staff encourages the applicant to continue to refine the site plan submission. The noted deficiencies have been incorporated into the pre-approval conditions of Attachment 5.

Toronto Green Standard

The applicant has been encouraged to incorporate elements of the City's Green Development Standard into the design of the proposed development. To date the applicant has not indicated how the proposal will achieve the Green Development Standard as approved by Council. A comment in this regard has been incorporated into the pre-approval conditions of Attachment 5.

Section 37

A Section 37 Agreement is required by the Zoning By-law approved by the Ontario Municipal Board. The applicant has not yet executed the required Section 37 Agreement.

Public Art

The applicant has agreed to make a contribution of \$300,000 towards on-site public art and such a requirement will be incorporated into the Section 37 Agreement.

Recommendation

This report recommends that City Council support the applicant's proposed Site Plan Control Application for a mixed-use building with ground floor commercial uses and grade-related live/work units at 7 and 9 Tippet Road subject to the conditions outlined above. It is recommended the appropriate City staff be authorized to attend the Ontario Municipal Board hearing in support of the position outlined in this report.

CONTACT

Cathie Ferguson, Senior Planner
Tel. No. (416) 395-7117
Fax No. (416) 395-7155
E-mail: cfergus@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1a: Site Plan Phase 1

Attachment 1b: Site Plan Phase 2

Attachment 2a: North and South Elevations Phase 1

Attachment 2b: East and West Elevations Phase 1

Attachment 2c: North and South Elevations Phase 2

Attachment 2d: East and West Elevations Phase 2

Attachment 2e: East Elevation Courtyard Phase 1 and 2

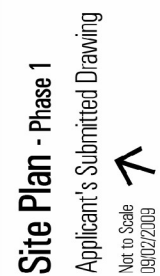
Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 5: Proposed Site Plan Control Approval Conditions

Attachment 6: Memo from Technical Services dated September 3, 2009

Staff report for action – Request for Direction – 7 and 9 Tippet Road



Not to Scale
09/02/2009

Staff report for action – Request for Direction – 7 and 9 Tippet Road



File # 06_196931

11



Staff report for action – Request for Direction – 7 and 9 Tippet Road



Attachment 2c: North and South Elevations Phase 2



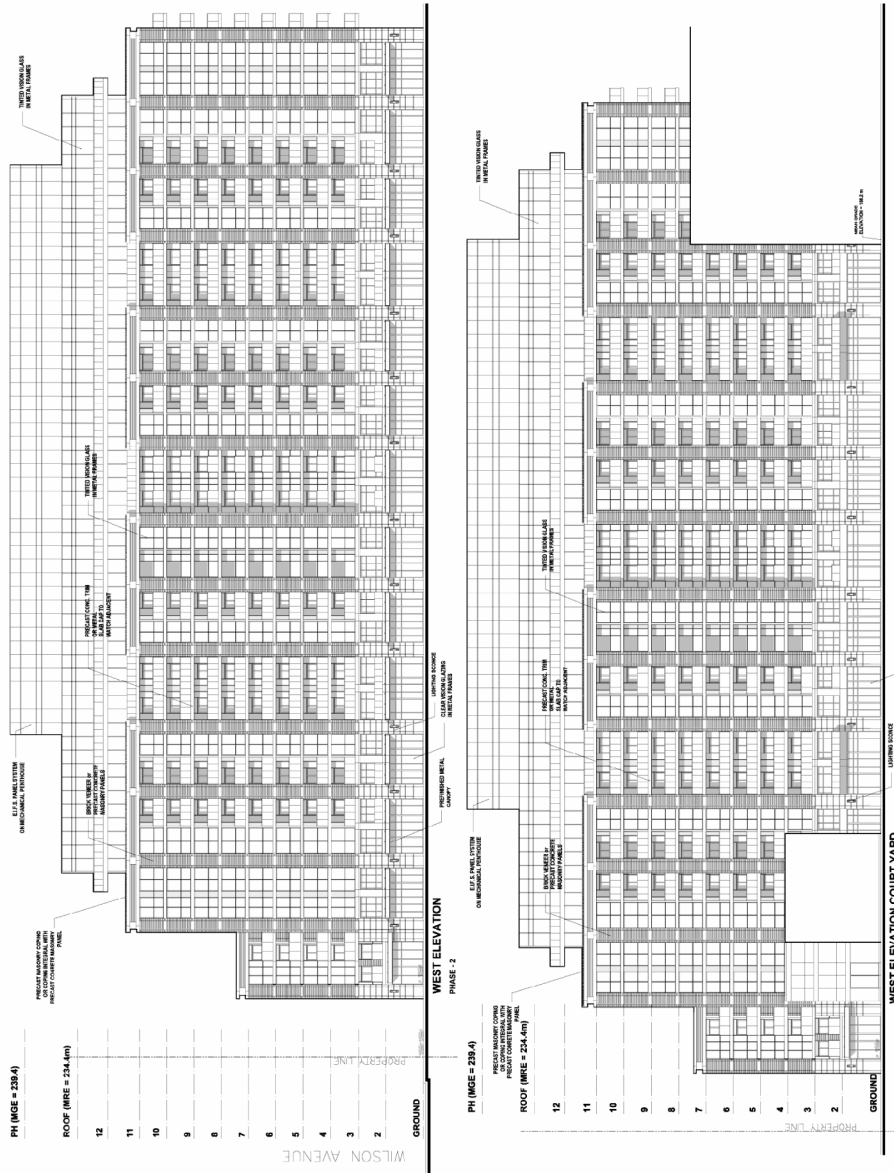
7 & 9 Tippet Road

Elevations - Phase 2
Applicant's Submitted Drawing

Not to Scale
09/02/2009

File # 06_196931

Attachment 2d: East and West Elevations Phase 2



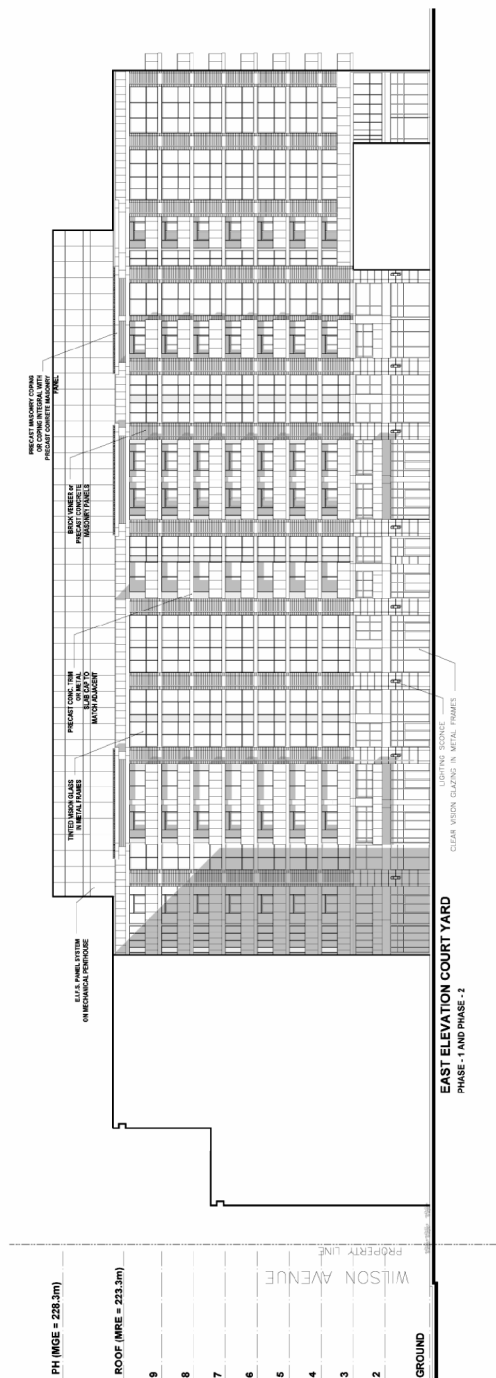
7 & 9 Tippet Road

Elevations - Phase 2
Applicant's Submitted Drawing

File # 06_196931

Not to Scale
09/02/2009

Attachment 2e: East Elevation Courtyard Phase 1 and 2



7 & 9 Tippet Road

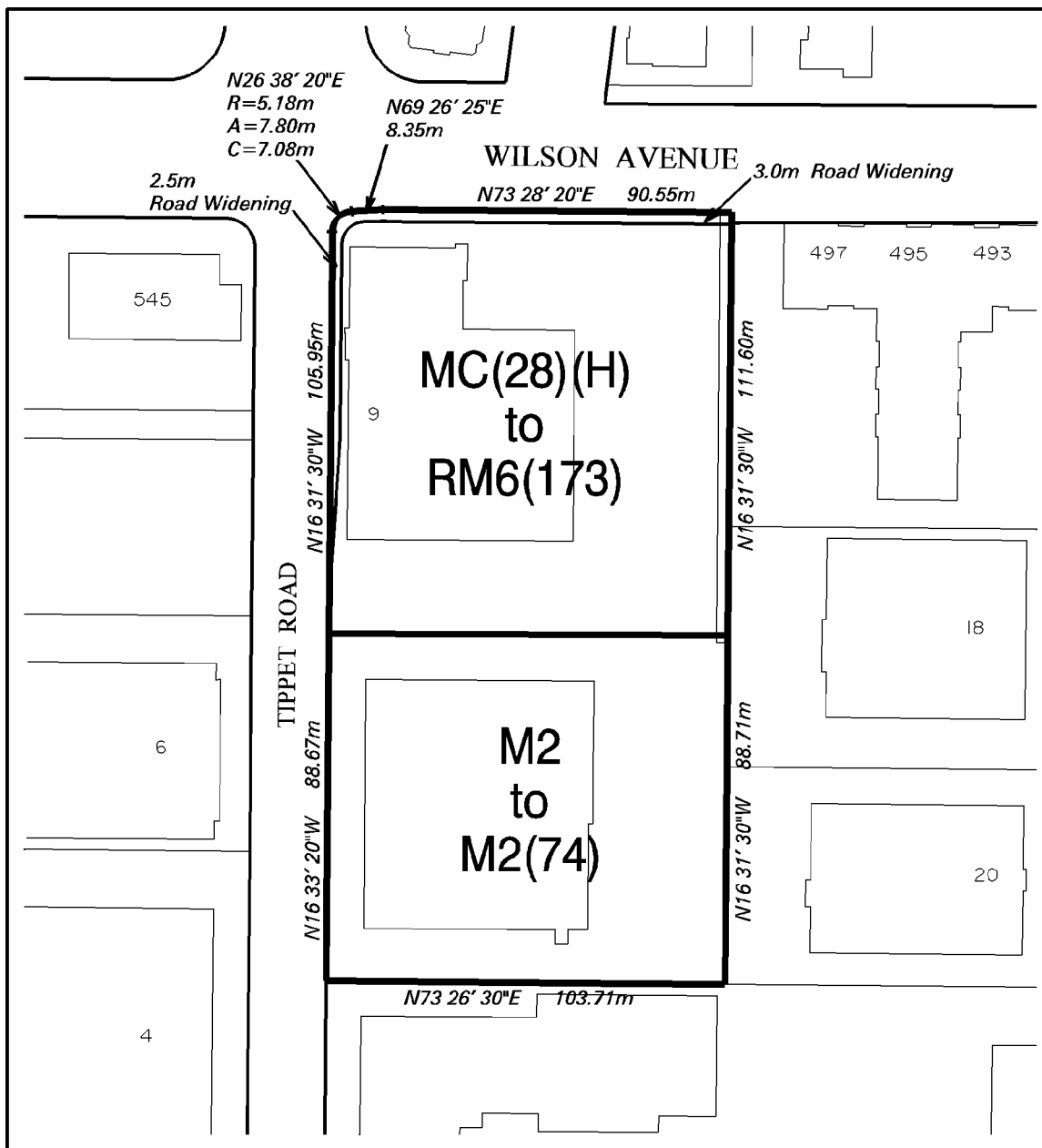
Elevation - Phase 1 & 2

Applicant's Submitted Drawing

Not to Scale
09/02/2009

File # 06 196931

Attachment 3: Zoning



Schedule 1

Part of Block A, Plan 2466

File # 06_184089

Date: 04/22/2008
 Approved by: C.F.



Attachment 4: Application Data Sheet

Application Type	Site Plan Approval	Application Number:	08 196931 NNY 10 SA
Details		Application Date:	August 25, 2008
Municipal Address:	9 TIPPET RD		
Location Description:	PLAN 2466 PT BLK A **GRID N1006		
Project Description:	The site plan control application has been requested to permit a 503 unit residential building on the north portion of the site, the height ranging from 6-storey along Wilson Avenue, 9-storey wings to the south and perpendicular to Wilson Avenue and a 12-storey portion along Tippet Road. To be developed in two phases.		
Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC. PETER SMITH			Tippet Development Inc.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	RM6(173)	Historical Status:	
Height Limit (m):	21.6m	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	11077	Height:	Storeys:	12
Frontage (m):	91		Metres:	48.2
Depth (m):	108			
Total Ground Floor Area (sq. m):	4550			Total
Total Residential GFA (sq. m):	40479		Parking Spaces:	642
Total Non-Residential GFA (sq. m):	730		Loading Docks	2
Total GFA (sq. m):	41209			
Lot Coverage Ratio (%):	41.1			
Floor Space Index:	3.72			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	40479	0
Bachelor:	19	Retail GFA (sq. m):	730	0
1 Bedroom:	346	Office GFA (sq. m):	0	0
2 Bedroom:	138	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	503			

Attachment 5: Proposed Site Plan Control Approval Conditions

The City Planning Division, North York District, has completed the review of the application for a proposed mixed-use building at 7 and 9 Tippet Road as outlined in the flowing plans and drawings:

Plan Number and Title	Revision Date	Date Stamped Received by City Planning	Prepared By
A 1.01 Site Plan Phase 1	June 10, 2009	June 19, 2009	Page + Steele Architects Planners
P1 Parking Floor Plan Phase 1	June 10, 2009	June 19, 2009	Page + Steele Architects Planners
P2 Parking Floor Plan and Partial P3 Parking Floor Plan (Phase1)	June 10, 2009	June 19, 2009	Page + Steele Architects Planners
Site Plan Phase 2	June 10, 2009	June 19, 2009	Page + Steele Architects Planners
P1 Parking Floor Plan (Phase 1 & 2)	June 10, 2009	June 19, 2009	Page + Steele Architects Planners
P2 Parking Floor Plan (Phase 1 & 2)	June 10, 2009	June 19, 2009	Page + Steele Architects Planners
P3 Parking Floor Plan (Phase 1 & 2)	June 2, 2009	June 19, 2009	Page + Steele Architects Planners
North and South Elevations Phase 1	June 2, 2009	June 19, 2009	Page + Steele Architects Planners
East and West Elevations Phase 1	June 2, 2009	June 19, 2009	Page + Steele Architects Planners
East Elevation Courtyard Phase 1 & 2	June 2, 2009	June 19, 2009	Page + Steele Architects Planners
North and South Elevations Phase 2	June 2, 2009	June 19, 2009	Page + Steele Architects Planners
West Elevation and West Courtyard Elevations Phase 2	June 2, 2009	June 19, 2009	Page + Steele Architects Planners
Ultimate Landscape Plan Phase 1	June 11, 2009	June 19, 2009	NAK Design Group
Landscape Master Plan Phase 1	June 11, 2009	June 19, 2009	NAK Design Group
Planting Plan Phase 1	June 11, 2009	June 19, 2009	NAK Design Group
LD1 Details	June 11, 2009	June 19, 2009	NAK Design Group
LD2 Details	June 11, 2009	June 19, 2009	NAK Design Group

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 (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. 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

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

TECHNICAL SERVICES – Robert Fazio, Senior Development Engineer, 416-395-6306

2. That any pre-approval conditions of the Technical Services Division as outlined in the memo dated September 3, 2009 (Attachment 6) be addressed to the satisfaction of the Manager of Development Engineering.

BUILDING DIVISION, Larry Jewell, 416-395-7530

3. That any pre-approval conditions of the Building Division be addressed to the satisfaction of the Chief Building Official.

CITY PLANNING, Catherine Ferguson, Senior Planner, 416-395-7117

4. All proposed building entrances must be illustrated on the site plans.
5. Direct access is to be provided from the public sidewalks on Wilson Avenue and Tippet Road to the individual commercial units and the live/work units.
6. The drawings must appropriately illustrate how the units on the ground floor in the north wing facing the courtyard will gain access.

7. An architecturally well-defined main entrance to the residential building needs to be developed for the entrance facing the courtyard.
8. An entrance feature of prominence that will be recognizable from the street must be provided at the breezeway entrance on Wilson Avenue. This is to be complimented by an attractive and legible connection through the courtyard to a prominent entrance feature from the lobby.
9. The driveway is to be reduced to a maximum width of 6 metres to minimize the amount of paving within the site.
10. The curb radii, at the driveway entrance, is to be reduced as much as possible to minimize disruption to the pedestrian environment along Tippet Road.
11. The parking area to the south of the central drive and west of the commercial building entrance is to be reduced to provide for more landscape area at the street edge, eliminating the need for a screen wall (safety issues) and better enhance the building entrance. The four westernmost parking spaces in this area are to be eliminated as well as the first two spaces west of the building entrance.
12. The proposed bicycle parking located closer to the main entrance or another location to enable clear, unobstructed opportunities for overlook and casual surveillance by the public, residents and building management and staff.
13. Vestibules to elevators and stairs in the underground parking garage must be treated with as much glazing as possible to improve visibility and casual surveillance so that user safety is enhanced.
14. The air intakes and exhausts must be clearly shown and labelled on the site plan and landscape plans. Transformers and other above ground utilities must also be shown on these plans. In all instances, air intakes and exhausts, transformers and other above-ground utilities are not to be located in yards visible to either Wilson Avenue or Tippet Road.
15. Further information is required regarding the breezeway between Wilson Avenue and the courtyard including the width and height of the breezeway, the proposed materials of the walls, floor and roof, and the configuration of the roof.
16. The entrances to the building (both main entrances and entrances to individual units) must be at the same grade as the public sidewalk grade in front of the building along Wilson Avenue and Tippet Road. To achieve this, the building may need to be stepped. Retaining walls are not acceptable along the street edge.

17. The live/work units must be accessed directly from the public street that they face (Wilson Avenue or Tippet Road). This information must be shown and labelled on the elevation drawings and on the site plan drawings.
18. A continuous weather protection canopy must be provided along the Wilson Avenue frontage in the first phase and along Wilson Avenue and Tippet Road in the second phase. The canopies along the street edge must be wide enough to provide actual weather protection and not be just decorative. The pre-finished metal canopy currently proposed is too shallow to achieve this objective. The depth of the canopy must be clearly identified on the various plans including the site plan, landscape plans, and elevations.
19. The front door on the east wing of the building appears to face a shared side-yard with the neighbouring property. The neighbours service area and parking is located in this area and separated from the subject site by a fence. Secondary entrances to individual units would be acceptable in this location. The relocation of the main door to the courtyard must be considered.
20. The site plan must clearly illustrate all pedestrian linkages with the nearby Wilson Subway Station.
21. Insufficient tree planting and soft landscaping is proposed along the Wilson Avenue frontage. The Landscape Plans must indicate all furniture, retaining walls, steps, planters, shrub planting, and decorative paving to enliven the public space along Wilson Avenue.
22. The Landscape Plans must clearly indicate the existing situation and proposed streetscape design and proposed private yard landscape treatment in conjunction with the streetscape design. The various plans need to illustrate an attractive and interesting pedestrian environment along the street to compliment this mixed-use development.
23. The location and grade of all building entrances must be indicated on both the Site Plan and the Elevation Plans.
24. All proposed retaining walls must be shown with full details on the various plans.
25. Information regarding the minimum depth of soil over slab is required to determine whether it is sufficient for the proposed landscape scheme. The minimum depth for tree planting must be increased from 0.9m as shown on the detail sheet to 1.2m. This information must be reflected in the Section drawings.
26. A structural engineer will be required to certify that the underground parking structure is able to support the soil and landscape materials proposed.

27. Further information and detail regarding the trees to be planted on slab is required. There does not appear to be sufficient planting medium provided for these trees. Larger open planting beds be provided to ensure that the trees thrive.

28. The following Landscape Details are required:

- Fences
- Screens
- Retaining Walls
- Curving Retaining Walls
- Playground (mfg. model no.)
- Site Furniture (mfg. model no.)
- Lighting (Mfg. model no.)
- Irrigation
- Planters
- Landscape structures: trellis, arbour, obelisks
- Bollards
- Decorative pavement
- Trees in pavement on slab
- Trees in pavement along Wilson Avenue frontage
- Continuous tree pits or other means to ensure sufficient planting medium

27. The Landscape Plans must be fully labelled.

29. The applicant must provide detailed utility information in conjunction with the Street Tree Planting Scheme to ensure that there are no conflicts between proposed street trees and utilities.

30. The street trees along Wilson Avenue do not appear to have sufficient planting medium to survive or thrive – larger planting beds or continuous trees pits should be incorporated into the design. Consideration should be given to the use of structural soil to ensure that these trees have sufficient soil/planting medium.

31. Consideration should be given to the removal of overhead wires along the building frontages along Wilson Avenue and Tippet Road at the Owners expense.

32. The Landscape Plans must address the grade along Wilson Avenue frontage in relation to the retail entrances and the proposed landscaping must be dealt with in the landscape design.

33. Planting and/or screening landscape structures for the private rooftop amenity area terraces are required.

34. A detailed landscape plan for the rooftop garden must be provided.

35. Consideration must be given to the provision of a children's play area on this site to accommodate families.
36. Further information needs to be provided on how the "parkade exhaust integrated with island landscape feature" will be achieved. Details are required in this regard.
37. The applicant is advised that all landscaping on this site will require automatic irrigation.
38. The applicant is encouraged to achieve the City of Toronto Council-endorsed Green Development Standard to the greatest extent possible.
39. The applicant shall submit to the Chief Financial Officer and Treasurer as a deposit a Letter of Credit or Certified Cheque for 75% of the value of the on-site landscaping, including but not limited to any plantings, fencing, decorative paving, retaining walls, terraces and /or other landscape features.
40. 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 the submission of the Letter of Credit to the City, and which shall provide for automatic renewal rights at the end of term, to complete all outstanding work required by these conditions. The deposit shall be returned to the Owner at such time as the Director, Community Planning, North York District is satisfied that the property has been developed in accordance with the approved drawings the conditions of approval.
41. The applicant is to enter into an agreement with the City to secure the contributions to be provided pursuant to Section 37 of the *Planning Act* to the satisfaction of the City Solicitor.

URBAN FORESTRY, Harold Moffatt, 416-395-6134

42. The requirements of the Urban Forestry Division must be addressed to the satisfaction of the General Manager, Parks, Forestry and Recreation.

PARKS, DESIGN AND DEVELOPMENT, Rosanne Clement, Parks and Recreation Planner, 416-395-6670

43. The Development is subject to a 5% cash-in-lieu of parkland dedication. The actual amount for the cash-in-lieu will be determined at the time of issuance of the building permit by the Facilities and Real Estate Division. The applicant is to notify Parks, Forestry and Recreation at the time of building permit application in order to commence the appraisal process.

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. That any post-approval conditions of the Technical Services Division be addressed to the satisfaction of the Manager of Development Engineering, including but not limited to the requirements outlined in the memo dated September 3, 2009 included as Attachment 6.

CITY PLANNING

2. 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.

C. SITE SPECIFIC CONDITIONS

TORONTO HYDRO, Bo Chen, Policy & Standards, 416-542-3100, ex. 32040

1. That any requirements of Toronto Hydro be addressed to the satisfaction of Toronto Hydro. The memo/checklist dated October 30, 2008 can be referenced for further information.

BELL, John La Chapelle, Manager, Development & Municipal Services, Ontario, 416-296-6599

2. 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. If the Developer elects not to pay for such 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).

3. The Owner shall agree in the Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities of such facilities or easements.
4. 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.
5. An easement might be required.

Attachment 6: Memo from Technical Services dated September 3, 2009