

43 Drewry Avenue – Rezoning and Site Plan Control Applications – Final Report

Date:	May 2, 2011
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	08 215402 NNY 23 OZ and 10 279594 NNY 23 SA

SUMMARY

This application proposes to amend Zoning By-law No. 7625 to permit the construction of a 3-storey townhouse development within 2 building blocks containing a total of 45 stacked townhouses at 43 Drewry Avenue. The townhouses would have a height of 13.5 metres with 50 parking spaces provided within an underground garage accessed from a driveway off Drewry Avenue.

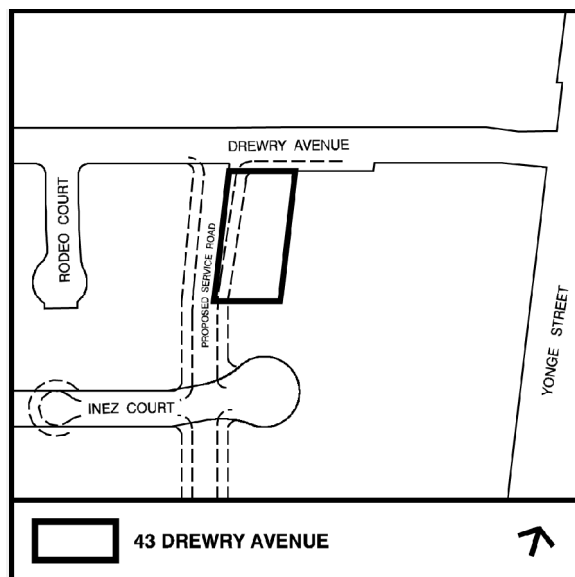
The proposed development is appropriate as it implements the North York Centre Secondary Plan by providing for multiple attached residential dwellings at a height and density that conform to the Secondary Plan.

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

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend former City of North York Zoning By-law No. 7625, for the lands at 43 Drewry Avenue substantially in accordance with the



draft Zoning By-law Amendment attached as Attachment No. 5.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council approve, in principle, the draft Site Plan Approval Conditions set out in Attachment 6.
4. City Council delegate back to the Chief Planner or his designate, the ability to issue final Site Plan Approval.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A previous rezoning application (File No. UDZ-95-16) was submitted for the subject property in 1995. At that time the site was rezoned from R4 to RM6(80), which permits only an apartment house dwelling having a maximum number of 55 dwelling units, a maximum gross floor area of 5,907 m², and a building height of 6-storeys and approximately 20 metres. A site plan application (File No. UDSP-95-035) was approved and a site plan agreement was registered on title to facilitate the development of the apartment house. A road widening along Drewry Avenue and land for the future Beecroft Road extension were conveyed to the City and secured as part of a Section 37 Agreement. The property was never developed with an apartment house and remains vacant today.

The current application was submitted on October 23, 2008. A preliminary report for the current application was considered by North York Community Council in January 2009 authorizing staff to conduct a community consultation meeting with notice given to an expanded area. The report can be accessed through the following link:

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17806.pdf>

ISSUE BACKGROUND

Proposal

This application proposes to amend Zoning By-law No. 7625 to permit the construction of a 3-storey townhouse development consisting of 2 building blocks containing a total of 45 stacked units and a total gross floor area of 4,563 m². Proposed are 18 one bedroom units and 27 two bedroom units. The units would front onto Drewry Avenue, the future Beecroft Road extension and eastwards on a private drive and interior landscaped courtyards. The townhouses would have a height of 13.5 metres with 50 parking spaces provided within a single level underground garage with vehicular access from a driveway off Drewry Avenue. There are 19 bicycle parking spaces proposed within the underground garage.

Additional site statistics are outlined on the Application Data Sheet (Attachment 4).

Site and Surrounding Area

The subject property fronts on the south side of Drewry Avenue and will also front onto the future Beecroft Road extension. The site is currently vacant and has a frontage of approximately 28 metres, a depth of 74 metres and an area of 2097 m².

Land uses surrounding the site are as follows:

North: Vacant land, a Catholic Children's Aid Society Building, a 3 storey office building, and a 3 storey retail and office building.

East: Directly to the east there is an existing 6 storey apartment building. Further east there is a 3 storey commercial plaza.

South: Single detached dwellings front on to Inez Court. There is a current rezoning application to permit a 23 storey apartment building at 18 -28 Inez Court and 51 Drewry Avenue.

West: A detached house which will be required for the construction of the future Beecroft Road extension. Further west there are recently developed townhouses fronting the future Beecroft Road extension and on Rodeo Court.

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 subject property is located within a *Mixed Use Areas* designation within the Official Plan. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

Development criteria in *Mixed Use Areas* includes: locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces; provide an attractive, comfortable and safe pedestrian environment; and locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences.

The site is also located within the North York Centre Secondary Plan and is designated as *Mixed-Use Areas 'H'*. This designation provides for residential uses, institutional uses that are not predominantly offices, as well as public parks and recreational uses. The Secondary Plan

permits a density of 2.0 FSI and a height limit of 18 metres or 6-storeys. The Secondary Plan contains a number of policies, including those related to built form, urban design, transportation, amenity and open space which were used in the evaluation of the development proposal.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

Zoning

The property is zoned RM6(80) which is a site specific zoning that permits a 6 storey, 55 unit residential apartment building with a maximum gross floor area of 5,907 m².

Site Plan Control

A Site Plan Control application was submitted in October 2010 and this report recommends approval in principle of the draft Site Plan Approval Conditions as set out in Attachment 6.

Reasons for Application

The RM6(80) zoning that applies to this site does not permit the proposed townhouse use. A rezoning application is required to allow the proposed use and to implement appropriate development standards.

Community Consultation

A community consultation meeting was held on February 17, 2009 and approximately 25 members of the public attended along with the applicant, Ward Councillor and City Planning.

The following issues were raised at the community consultation meeting:

- Impacts of additional traffic on the surrounding area and concerns regarding the adequacy of the proposed resident and visitor parking supply;
- Ensuring sufficient landscaping is provided and that the entire property is not covered by building and driveways;
- Desire for fencing and screening around the perimeter of property to ensure for privacy of abutting properties;
- Concerns about storm water on site and how it will be managed; and
- Desire for appropriate setbacks to property lines and separation distances between buildings on site and on adjacent properties.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS. The site is located within the North York Centre Secondary Plan which is a designated growth area. The proposal utilizes appropriate development standards that support an efficient use of land and existing infrastructure.

The proposal conforms to the Growth Plan for the Greater Golden Horseshoe. It accommodates redevelopment in an Urban Growth Centre and within a Built-Up Area, which optimizes the use of existing infrastructure to support growth in a compact and efficient form.

Land Use

A variety of residential land uses are permitted within the *Mixed Use Areas* designation of the Official Plan and the *Mixed Use Area H* designation in the North York Centre Secondary Plan, including townhouses. The proposed 3-storey townhouse development is suitable at this location and it implements a residential use that is appropriate within the Secondary Plan area.

Density, Height and Massing

The North York Centre Secondary Plan permits a maximum density on this property of 2.0 times which is expressed as a ratio of gross floor area to net site area. Policy 10.4 of the North York Centre Secondary Plan allows conveyances of a portion of a lot for the purposes of widening or public roads to be used in the calculation of permitted gross floor area on the remainder of the lot based on the lot as it existed prior to the conveyance. The proposal complies with the maximum density permission of 2.0 the lot area prior to the conveyances and a clause has been included in the draft Zoning By-law limiting the gross floor area to a maximum of 4,800 m².

The proposed townhouses are divided in two blocks that would be 3-storeys and a maximum height of 13.5 metres. The proposal is within the height limit allowable within the North York Centre North Secondary Plan of 18 metres or 6-storeys.

The proposed development has been designed to have the majority of units fronting on existing and future streets with the two townhouse blocks massed to frame the edges of Drewry Avenue and the future Beecroft Road extension. Townhouse 'Block A' would be setback a minimum of 1.2 metres from Drewry Avenue and both townhouse 'Blocks A and B' would be setback a minimum of 1.6 metres from the future Beecroft Road extension. The buildings would have street related access and private landscaping within their front yards. The proposal addresses comments made at the Design Review Panel recommending improving the built form and site design to enhance the relationship of the proposed development relative to the existing and future context.

The remaining 20 interior units would face east and front the driveway or a private walkway. These units would have a 5.1 metre setback from the east property line and would be separated from the adjacent 6 storey apartment building to the east by approximately 12 metres. The buildings would be massed to provide sufficient setbacks, landscaping elements and frame the edges of the existing and potential future roads.

Landscaping, Pedestrian Walkways and Privacy

The proposed landscaping plan incorporates private landscaped areas adjacent to each front entrance of the townhouse units comprised of a variety of trees, shrubs and ornamental grasses. There are also 3 new street trees proposed within the Drewry Avenue public boulevard and approximately 10 new street trees within the proposed Beecroft Road extension.

There is an existing public sidewalk within the Drewry Avenue boulevard and a proposed sidewalk within the Beecroft Road extension boulevard that would connect to Drewry Avenue. Each of the townhouse units fronting Drewry Avenue and the future Beecroft Road extension

would have walkways connecting to the sidewalk. Additionally, private walkways are proposed between the two townhouse blocks, at the south end of 'Block B' and along the east side of the townhouse blocks that connect to the driveway entrance and ultimately to Drewry Avenue. Landscaping elements are included adjacent to these walkways. Also proposed along the property line adjacent to the walkways at the south and east ends of property is a 1.8 metre high wood privacy fence.

The proposed development incorporates both private and public landscaping elements along with pedestrian access through the development to public sidewalks and provides for sufficient privacy. The proposal addresses comments made at the Design Review Panel recommending developing a landscape strategy that outlines how the future context of the Beecroft Road extension is to be addressed and comments made at the community consultation meeting requesting sufficient landscaping and privacy fencing.

Traffic Impact, Parking and Access

The applicant submitted a study indicating that the adjacent street network can accommodate the forecasted volume of traffic generated from this development without significant impact on adjacent roadway levels of service and also the proposed parking supply of 50 spaces, which includes 5 visitor parking spaces, will be sufficient. The draft Zoning By-law includes minimum and maximum parking rates to ensure the site is developed with an appropriate parking supply. The proposal also includes 19 bicycle parking spaces that will be located within the underground parking garage. The proposed resident and visitor parking supply is appropriate and would address concerns raised at the community consultation meeting.

The original proposal contemplated vehicular access to the site through a 6.5 metre temporary driveway off Drewry Avenue until the Beecroft Road extension is constructed. The current proposal would provide permanent vehicular access to the site via a 6 metre wide driveway off Drewry Avenue. Vehicles would access the site along a driveway abutting the east end of the subject property and travel towards a ramp leading to a single level underground garage. The loading and garbage area is located within the building adjacent to the Drewry Avenue frontage. The site has been designed so that loading and garbage collection vehicles can enter the site in a forward motion using the same vehicular access point and manoeuvre loading/garbage vehicles around on-site and exit the property in a forward motion.

Transportation Services staff has reviewed the proposal and are satisfied that the traffic impact, parking area and access to the site are appropriate.

Service Road

The road widening required for the future Beecroft service road was conveyed to the City as part of the 1995 rezoning application. The proposed service road extension will travel adjacent to the western edge of the subject site and terminate at Drewry Avenue creating a T-intersection. The subject property would then have frontage on both Drewry Avenue and the new service road. The service road would be a public street with appropriate tree planting and a sidewalk within the boulevard. No vehicular access is proposed from the service road. Presently there is no timeframe as to when the service road would be constructed.

Servicing

The City has received and reviewed a stormwater management report, site servicing and grading plans. Technical Services staff have accepted the plans and report in principle, subject to a number of modifications to be made through the site plan review process. These items have been secured as draft Site Plan Approval Conditions (Attachment 6).

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The property which is the subject of this application is in an area with 0.43-0.79 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site has been identified as a parkland priority area through Alternative Parkland Dedication By-law 1420-2007.

The site is located within the North York Centre Secondary Plan and is subject to the parkland dedication requirement of 0.6 hectares of parkland per 560 units. The proposed net site area is 2,097m². The parkland dedication would therefore be equivalent to 0.048ha of parkland or 23% of the site. As such a 10% cap (210m²) in the parkland dedication would apply.

It should be noted that the parkland dedication requirements within the North York Centre are currently under review by the Parks Division in consultation with City Planning. If the parkland dedication requirements change prior to the issuance of building permits, the new approved rates shall apply.

Based on Park's review and using the rate that is currently applicable, if the development application is approved, Parks, Forestry and Recreation requests that the parkland dedication requirement be fulfilled through cash-in-lieu of a land dedication.

Heritage Preservation

The property was the site of the Village of Newtonbrook's fourth schoolhouse built in 1878 and demolished in 1997. Due to the significance of the property's history, City Planning's Heritage Preservation Services require the design, construction and installation of a heritage interpretive plaque on the property commemorating the community and schoolhouse. The details of the plaque's design, content and location will be reviewed and secured as a condition of Site Plan Approval.

Site Plan

Staff have reviewed the site plan control drawings and require some modifications to the plans prior to final site plan approval that include: incorporating planting material on the trellis over the parking garage; lighting details; improving the treatment of the wall on the south side of 'Block B'; and matters within this report discussed relating to servicing and heritage preservation.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. The Zoning by-law will secure performance measures for the following Tier 1 development features: providing minimum number of parking spaces and securing weather protected bicycle parking spaces below grade.

Other applicable TGS performance measures will be secured through the Site Plan Approval process, including: green roof, incorporating landscaped area with water efficient plants, planting native species and rain water harvesting for use in toilets and irrigation.

Development Charges

It is estimated that the development charges for this project will be \$506,000. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

John Andreevski, Senior Planner

Tel. No. 416-395-7097

Fax No. 416-395-7155

E-mail: jandree@toronto.ca

SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2A: Elevations Block A

Attachment 2B: Elevations Block B

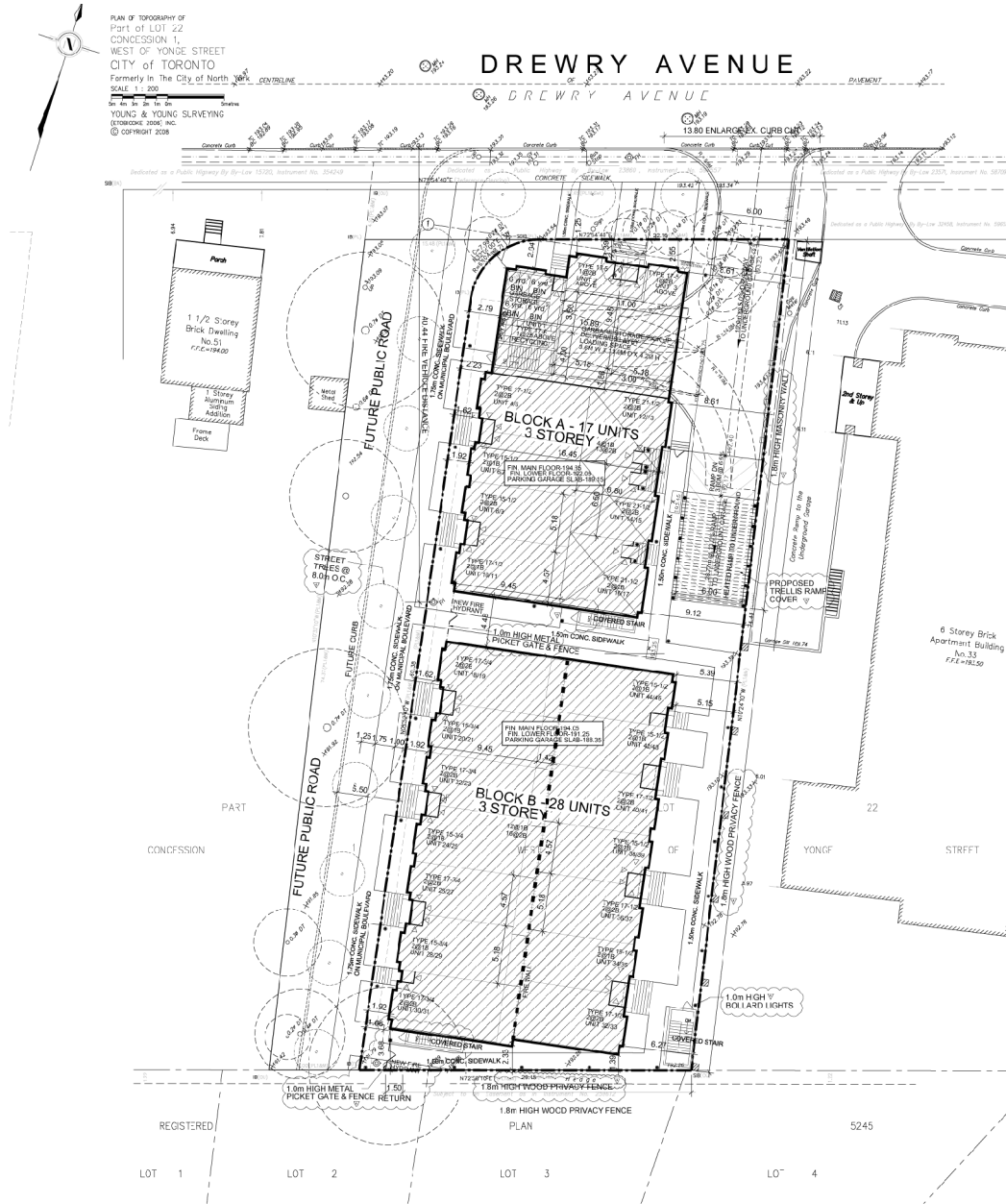
Attachment 3: Former City of North York Zoning By-law No. 7625

Attachment 4: Application Data Sheet

Attachment 5: Draft Zoning By-law Amendment for former City of North York Zoning By-law No. 7625

Attachment 6: Draft Site Plan Approval Conditions

Attachment 1: Site Plan



Site Plan

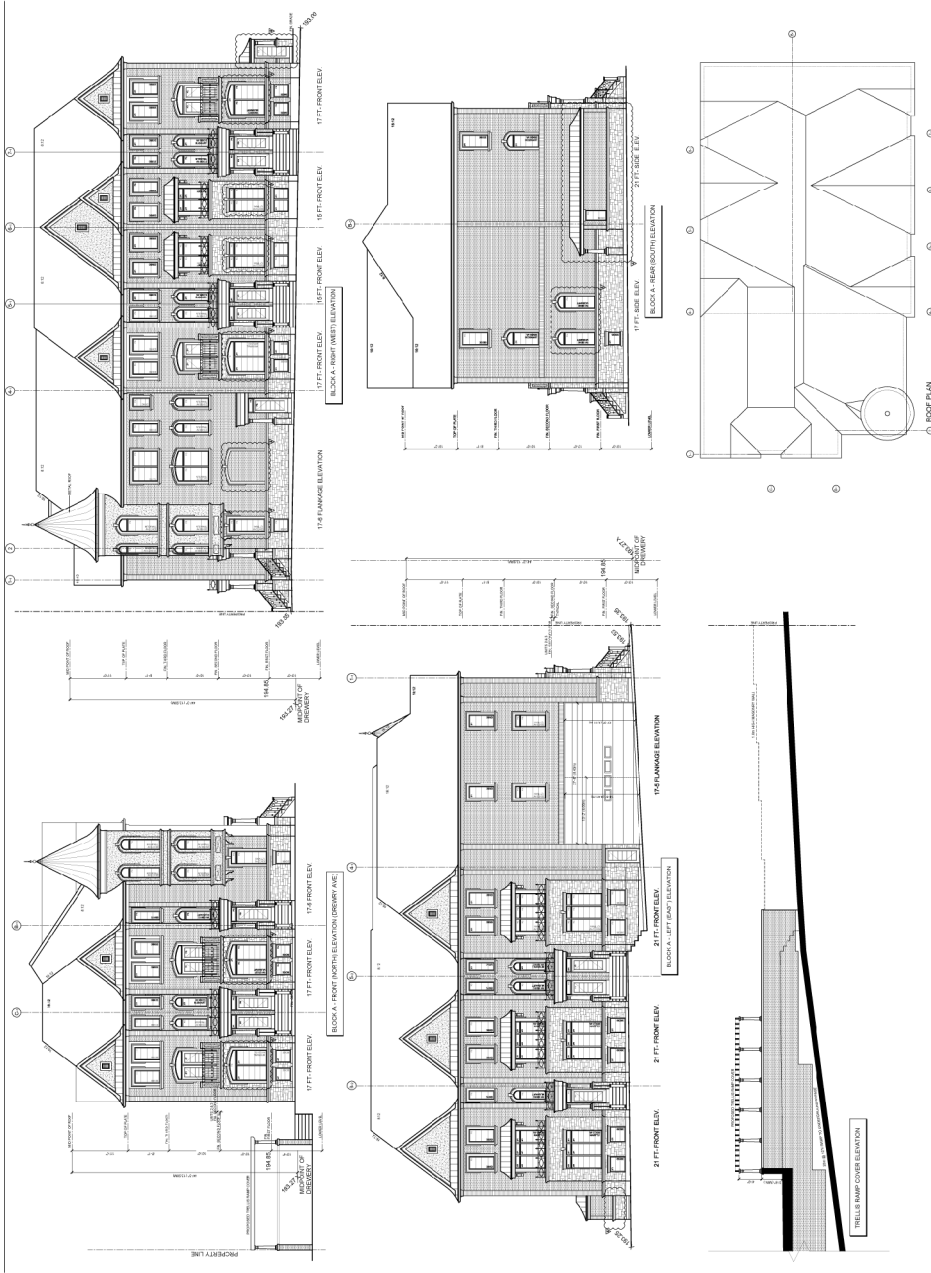
Applicant's Submitted Drawing

Not to Scale
 04/14/2011

43 Drewry Ave.

File # 08_215402

Attachment 2A: Elevations Block A



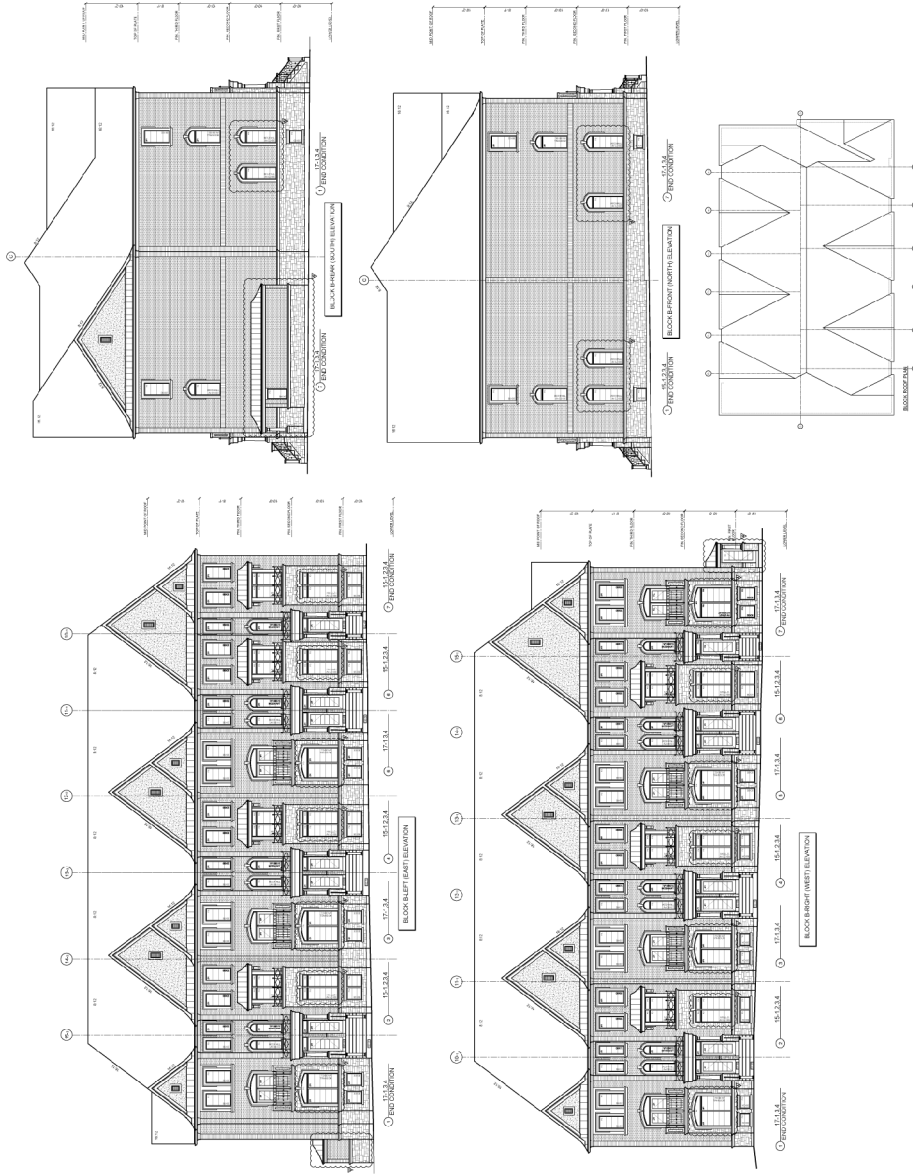
43 Drewry Ave.

Elevations
 Applicant's Submitted Drawing

Not to Scale
 04/14/2011

File # 08_215402

Attachment 2B: Elevations Block B



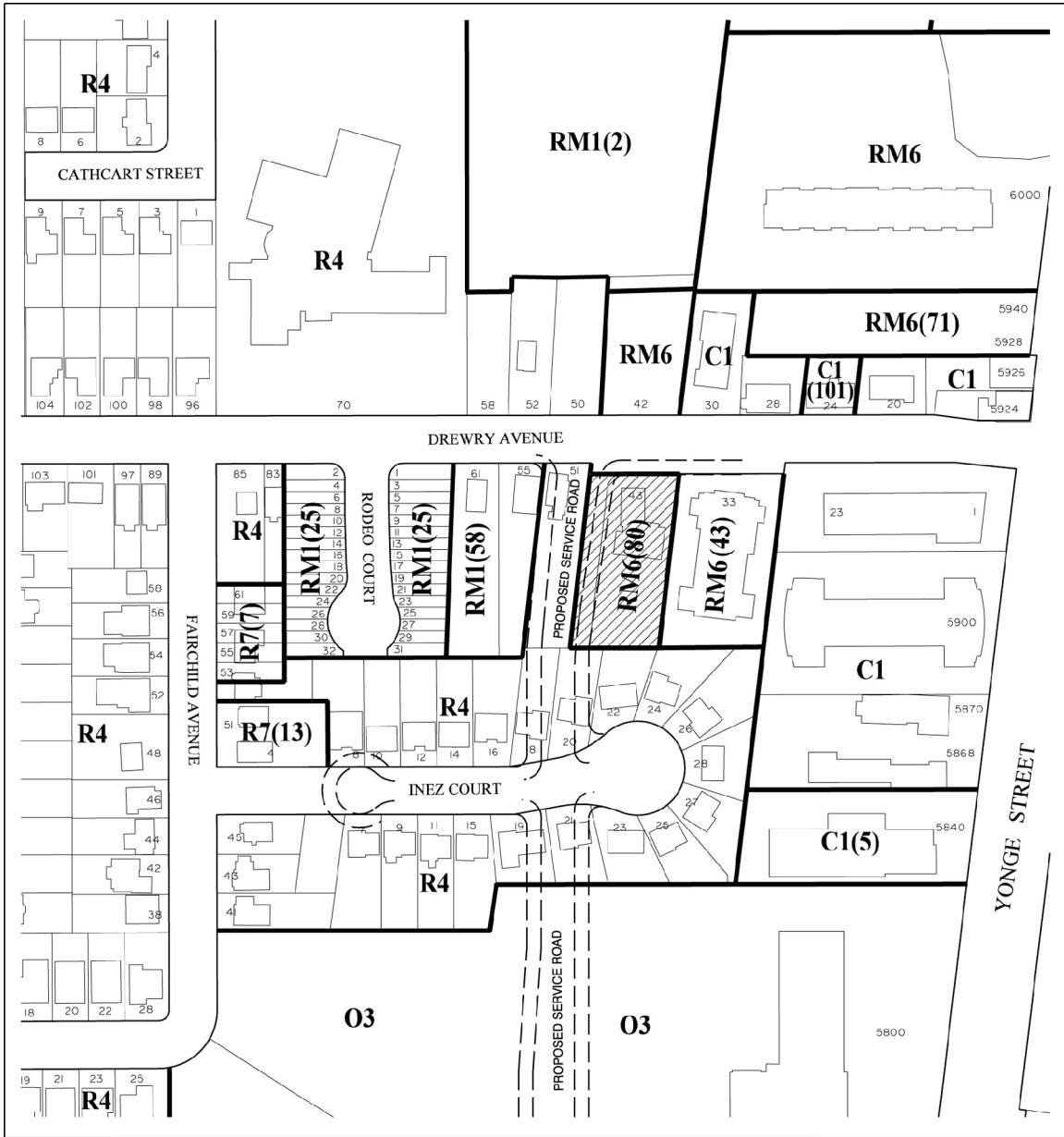
43 Drewry Ave.

Elevations
Applicant's Submitted Drawing

File # 08_215402

Not to Scale
04/14/2011

Attachment 3: Former City of North York Zoning By-law No. 7625



43 Drewry Avenue
08_215402

- R4 One-Family Detached Dwelling Fourth Density Zone
- R7 One-Family Detached Dwelling Seventh Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

- C1 General Commercial Zone
- O3 Semi-Public Open Space Zone



Not to Scale
Zoning By-law 7625
Extracted 12/12/2008

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	08 215402 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	October 23, 2008

Municipal Address: 43 DREWRY AVE

Location Description: CON 1 WY PT LOT 22 RP 64R15489 PART 3 **GRID N2301

Project Description: The proposal is for 45 three storey residential townhouses within 2 townhouse blocks. The townhouses would be approximately 13.5 metres in height and there would be a total of 50 vehicular parking spaces, of which 5 would be dedicated for visitors, provided within an underground garage. Access to the development would be from a driveway off of Drewry Avenue.

Applicant:	Agent:	Architect:	Owner:
ALAN SLOBODSKY			RIVERMILL HOMES (DREWRY) LTD.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	RM6(80)	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2943 (w/widenings) 2097 (w/o widenings)	Height:	Storeys:	3
Frontage (m):	28		Metres:	13.5
Depth (m):	74			
Total Ground Floor Area (sq. m):	1236			Total
Total Residential GFA (sq. m):	4800		Parking Spaces:	50
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	4800			
Lot Coverage Ratio (%):	58.94			
Floor Space Index:	1.63			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	4800	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	18	Office GFA (sq. m):	0	0
2 Bedroom:	27	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	45			

CONTACT:	PLANNER NAME:	John Andreevski, Senior Planner
	TELEPHONE:	416-395-7097

**Attachment 5: Draft Zoning By-law Amendment for
Former City of North York Zoning By-law No. 7625**

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on
~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend the former City of North York Zoning By-law No. 7625, as amended,
with respect to the lands municipally known as
43 Drewry Avenue**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules "B" and "C" of By-law No.7625 of the former City of North York are amended in accordance with Schedule "1" attached to this By-law.
2. Section 64.20 –A EXCEPTIONS TO RM6 ZONE (MULTIPLE-FAMILY DETACHED DWELLING SIXTH DENSITY ZONE) of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

64-20-A(203) RM6(203)

DEFINITIONS

(a) For the purposes of this exception, the following definitions will apply:

- i. **"Gross floor area"** means the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, including any areas used as balconies, but excluding:
 - (i) any part of the building used for mechanical floor area;
 - (ii) any space used for motor vehicle or bicycle parking contained in a parking garage; and
 - (iii) the floor area of unenclosed residential balconies.
- ii. **"Mechanical floor area"** means the floor area within a building that is used exclusively for the accommodation of mechanical equipment necessary to physically operate the building, such as heating and ventilation, air conditioning, electrical, plumbing, fire protection and elevator equipment and

floor area within a building used for storm water management, including rainwater harvesting.

- iii. **"Bicycle parking space"** shall mean an area used for the purpose of parking or storing a bicycle.
- iv. **"Landscaping"** means trees, plants, decorative stonework, retaining walls, walkways, or other landscape-architectural elements. Driveways and areas for loading, parking or storing vehicles are not Landscaping.

PERMITTED USES

(b) Notwithstanding **SECTION 20-A MULTIPLE-FAMILY DWELLINGS SIXTH DENSITY ZONE (RM6)** and section **64.20-A EXCEPTIONS TO RM6 ZONE (MULTIPLE-FAMILY DETACHED DWELLING SIXTH DENSITY ZONE)**, Exception Regulation **RM6(80)**, the following are the only permitted uses subject to the Exception Regulations below:

- i. **Multiple Attached Dwellings and accessory uses.**

EXCEPTION REGULATIONS

(c) Gross Floor Area

The maximum **gross floor area** permitted shall not exceed 4,800 m².

(d) Yard Setbacks

- i. The minimum **yard setbacks** to the **buildings** shall be as shown on Schedule "2".
- ii. Projections of accessory structures including below grade structures, vehicular ramps, stairs and stair enclosures, retaining walls, eaves/gutters, porches, balconies, decks, ventilation shafts, and access stairwells may encroach into the required yards.

(e) Parking

- i. A minimum of 1.0 vehicular **parking spaces** per **dwelling unit** and 0.1 spaces per **dwelling unit** for residential visitor parking;
- ii. A maximum of 1.4 vehicular **parking spaces** per **dwelling unit** and 0.1 spaces per **dwelling unit** for residential visitor parking;
- iii. A minimum of 19 **bicycle parking spaces** shall be provided; and
- iv. A minimum of one loading space shall be provided with a minimum vertical clearance of 6.1 m, a width of 4.0 m and a length of 13.0 m.

(f) Dwelling Units

- i. The maximum number of **multiple attached dwellings** shall be 45.

(g) Building Height

- i. The maximum **building** height shall not exceed 13.5 metres and a total of 3-storeys, measured vertically from the centerline of Drewry Avenue to the mid-point of the roof.

(h) Landscaping

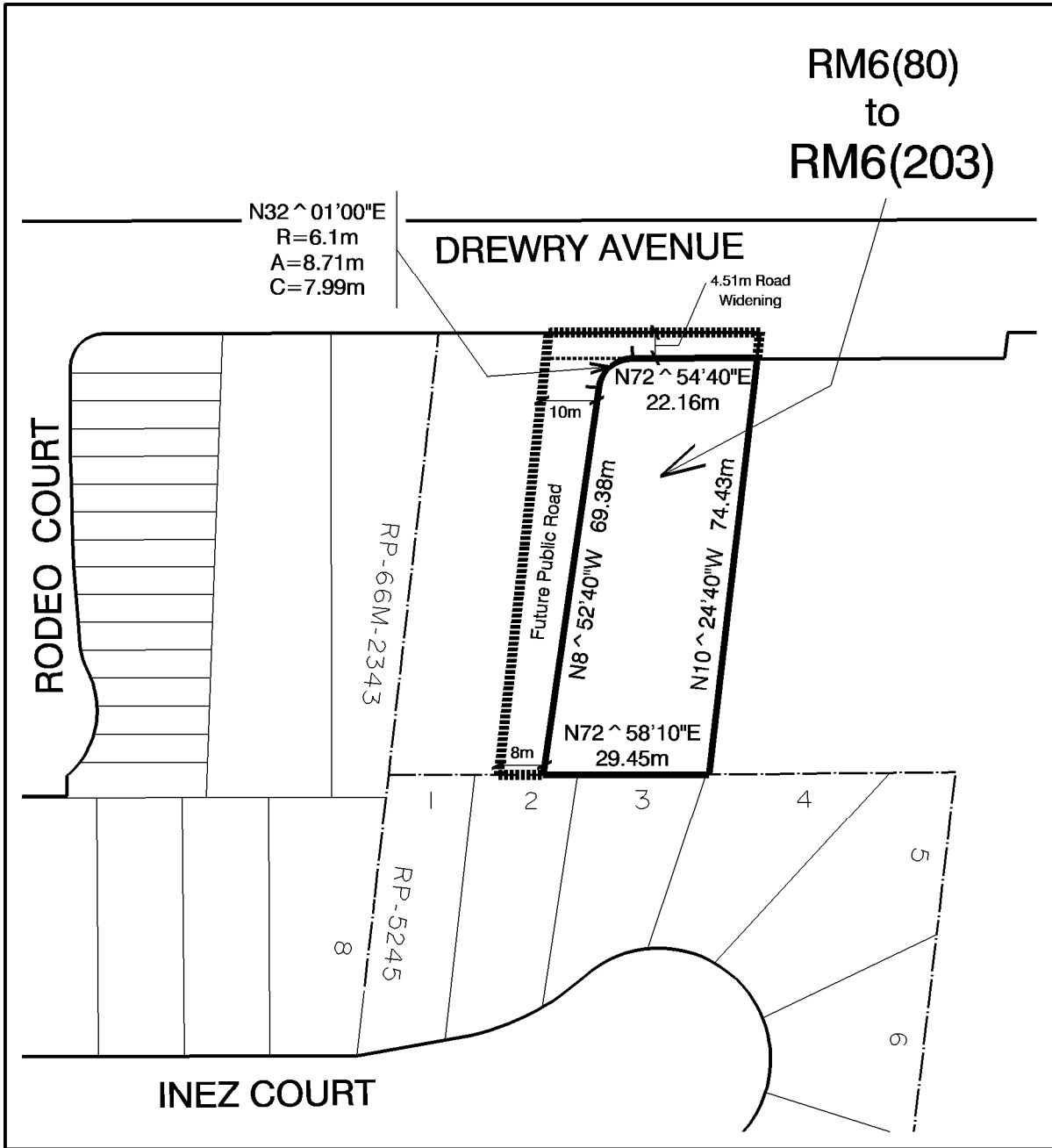
- i. A minimum landscaped area of 525 m² shall be provided.
 - (i) The provisions of **SECTION 15 GENERAL PROVISIONS FOR MULTIPLE-FAMILY DWELLING ZONES (RM)** and **SECTION 20-A MULTIPLE-FAMILY DWELLINGS SIXTH DENSITY ZONE (RM6)** shall not apply.
- 3.** Within the lands shown on Schedule "1" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROBERT FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



RM6(80)
to
RM6(203)

N32°01'00"E
R=6.1m
A=8.71m
C=7.99m

DREWRY AVENUE

4.51m Road
Widening

RODEO COURT

RP-66M-2343

N72°54'40"E
22.16m

N8°52'40"W
69.38m

N10°24'40"W
74.43m

N72°58'10"E
29.45m

Future Public Road

8m

RP-5245

INEZ COURT

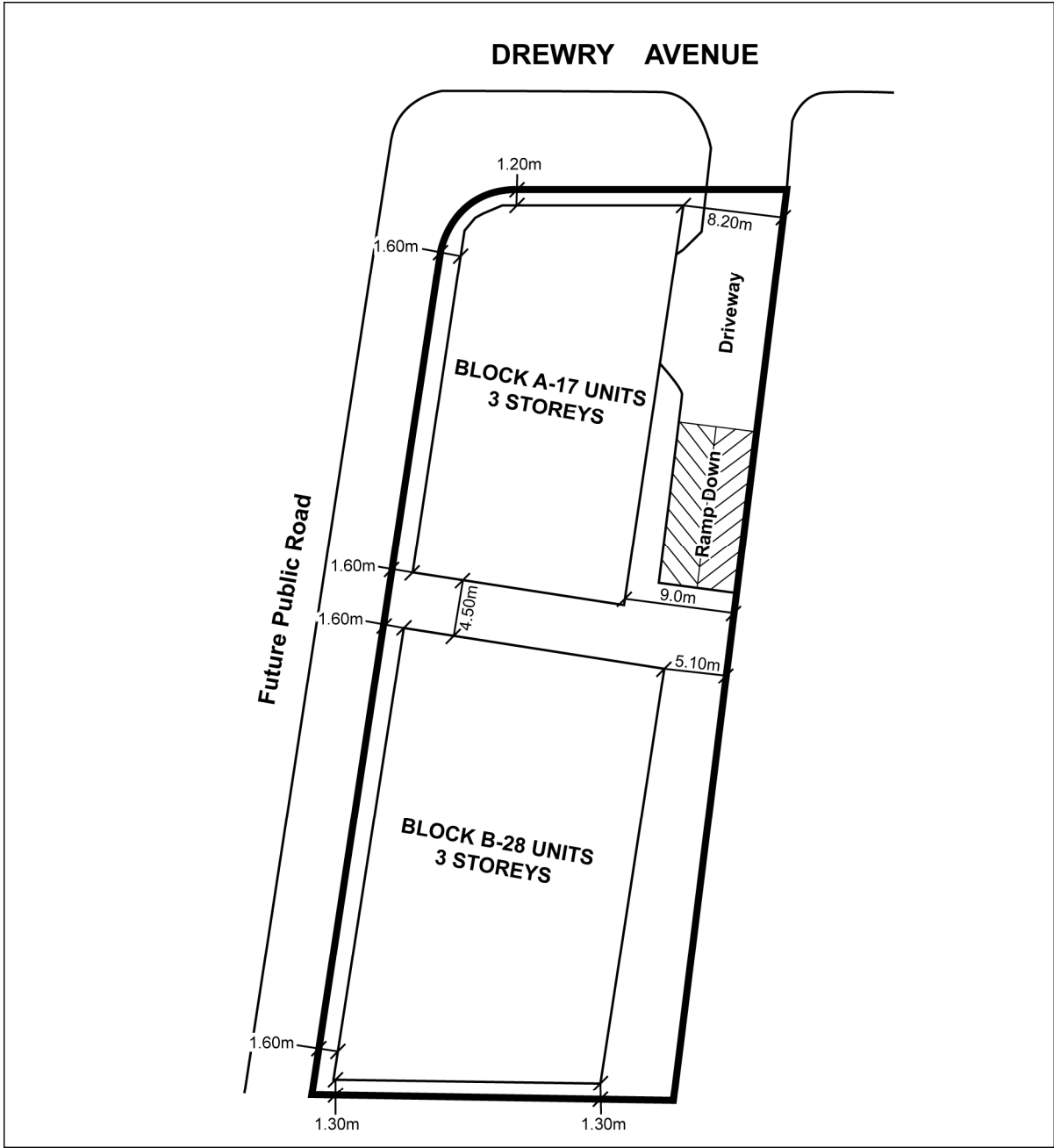


Schedule 1

Part of Lot 22, Concession 1, West of Yonge Street, City of North York
R. Avis Surveying Inc. - Project No. 1034-1
Date: 04/19/2011
Approved by: J.A.

File # 08_215402





Attachment 6: Draft Site Plan Approval Conditions

Plan Number	Plan Title	Author / Date
None	Site Plan, Statistics	SRN Architects Inc., date stamped February 22, 2011.
A1	Parking Level Plan Building Section	SRN Architects Inc., date stamped February 22, 2011.
A3	Block A Block Plans	SRN Architects Inc., date stamped February 22, 2001.
A4	Block A Block Elevations	SRN Architects Inc., date stamped February 22, 2011.
A6	Block B Block Elevations	SRN Architects Inc., date stamped February 22, 2011.
L.1	Landscape Plan	Stantec Consulting Inc., date stamped February 22, 2011.
G01	Grading, Servicing & Stormwater Management Plan	SPNR Consultants Limited, date stamped February 22, 2011

DRAFT PRE-APPROVAL CONDITIONS

LEGAL

1. Enter into a Site Plan Agreement with the City of Toronto

CITY PLANNING

2. Revise the plans and drawings as follows:
 - a. Block B Block Elevations (A6) to provide more windows and improved treatment for the south wall of Block B.
 - b. Site Plan and Landscape Plan L.1 to provide a detail/elevation of southeast corner stair area. Detail should include glazing and illumination information.
 - c. Site Plan to remove fire hydrant located in the middle of the walkway in between the two blocks.
 - d. Site Plan to include a detail indicating where the transformer is to be located.
 - e. Site Plan and Landscaping Plan L.1 to illustrate the retaining wall along the east property line extending to the Drewry property line in order to screen the garbage area.

- f. Landscaping Plan L.1 to identify trees as being 70mm instead of 60mm.
 - g. Landscaping Plan L.1 to include lighting details on plan.
 - h. Landscaping Plan L.1 to include planting material incorporated as part of trellis covering ramp leading to underground garage.
3. Provide an archaeological monitoring and mitigation strategy to the satisfaction of the Manager, Heritage Preservation Services.
 4. Submit a plan, to the satisfaction of the Manager, Heritage Preservation Services, outlining how the history of the Village of Newtonbrook schoolhouse SS. No. 5 will be interpreted and commemorated within the development proposal. The Plan will provide details on the design, content, fabrication and installation location and schedule of a heritage interpretive plaque commemorating the schoolhouse and the community.
 5. Submit a landscaping cost estimate for the proposed landscaping and financial securities to secure the cost of the landscaping.

URBAN FORESTRY

6. Submission of a payment in the amount of **\$1,368.00** for the Amenity Value of the 4 City owned trees to be removed within the Drewry Avenue boulevard.
7. Submission of a permit application for the removal of 4 City trees along with a permit fee of \$1,200.00.
8. Submission of a Tree Planting Security deposit of \$7,579.00 for the 13 new City trees.
9. Submission of a revised Landscape Plan to substitute Acer Platanoides (Norway maple tree) with Acer X Freemanii (Autumn Blaze maple).

TECHNICAL SERVICES

10. Revise the plans and drawings as follows:
 - a. Revise the Site Plan illustrating that for buildings without interior access between separate units, the distance from the fire vehicle to one entrance of each unit of the building shall be no more than 45 metres.
 - b. Revise Site Plan in accordance with By-Law No. 235-2001, Waste Collection, Residential Properties, of the City of Toronto Municipal Code, and meet the guidelines of the “City of Toronto Requirements for Garbage and Recycling Collection for new Developments and Redevelopments”.

- c. Revise the Site Plan to show the location of the Garbage Room and Compaction Unit as the garbage generated from the development must be mechanically compacted.
 - d. Revise the Site Plan to indicate which waste diversion system for multiple household residential buildings will be used with one of the methods outlined below.
 - i) No chute provided that there is a central solid waste collection and waste diversion facility on the ground floor and subject to the approval by the Executive Director of Technical Services;
 - ii) Single chute with a tri-sorter;
 - iii) Two separate chutes with the capability of adding a dual sorter if and when the organic waste collection (green bin) program is implemented;
 - iv) Three separate chutes with one closed off until organic waste collection program is implemented; and
 - v) Collection capabilities on each floor provided all applicable regulations governing storage of waste and recyclables and the design of such storage are met.
 - e. Revise the loading space/pad in accordance with Technical Services memorandum dated April 13, 2011.
 - f. Prepare and submit the Service Roadway design grades from Drewry Avenue to Inez Court for review and acceptance by the Executive Director of Technical Services.
 - g. Revise drawing A1 Parking Level Plan Building Section to illustrate property line in proper location.
 - h. Submit plan with details of stormwater tanks and elevations.
 - i. Revise Grading, Servicing & Stormwater Management Plan (G01) in accordance with Technical Services memorandum dated April 13, 2011.
11. Revise Stormwater Management Report date stamped February 22, 2011 in accordance with Technical Services memorandum dated April 13, 2011.

ENERGY EFFICIENCY OFFICE

- 12. Submit proof of registration for the Energy Guide Rating System or the ENERGY STAR for New Homes program from an Authorized Service Provider for Natural

Resources Canada (NRCan), to the satisfaction of the Executive Director, Facilities Management Division.

CANADA POST

13. The owner shall include in all offers of purchase and sale a statement that advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
14. The owner will consult with Canada Post Corporation to determine suitable location for the placement of the Community Mailbox and to indicate the location on the appropriate servicing plans. Community Mailboxes are to be located on concrete pads.
15. The owner agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations.

DRAFT POST-APPROVAL CONDITIONS

CITY PLANNING

1. Prior to the issuance of any above grade permits for this application, submit a copy of all archaeological assessment report(s) to the Heritage Preservation Services Unit in both hard copy format and as an Acrobat PDF file on compact disk.
2. Prior to the issuance of any above grade permits for this application, ensure that the City's Planning Division (Heritage Preservation Services Unit) and the Ministry of Tourism and Culture (Heritage Operations Unit) have provided confirmation in writing that all archaeological licensing and technical review requirements have been satisfied.

URBAN FORESTRY

3. The owner shall plant thirteen (13) new trees within the City road allowance as shown on the Landscape Plan (TS-1) prepared by Landscape Plan L.1 prepared by Stantec- Consulting Ltd, date stamped as received by City Planning on February 22, 2011, to the satisfaction of the General Manager of Parks, Forestry and Recreation and in accordance with Detail No. 101 for Balled and Burlapped Trees in Turf Areas, dated June 2002. The owner shall ensure a clearance of 1.2 metres from the edge of a tree's root ball to the edge of the underground utility(s). For clearance less than 1.2 metres but greater than or equal to 0.6 metres, a root deflector must be installed in the tree pit between the tree's root ball and the utility(s).

4. The owner has provided a financial security to guarantee the street tree planting and maintenance. The tree planting financial security shall be held by the City of Toronto for the duration of the 2 year renewable maintenance period.
5. The owner will be responsible for providing a two-year renewable guarantee for all new trees planted within the road allowance. The Supervisor of Tree Protection & Plan Review must be notified in writing of the planting date prior to planting. This date is used to establish the anniversary date of the required two-year renewable guarantee. The applicant must maintain the subject trees in good condition; these trees will be inspected during and prior to the end of the renewable guarantee period. If the trees are in good condition at the end of the renewable guarantee period, the City will assume maintenance and ownership of the trees. If during or at the end of the renewable guarantee period the trees are not in good condition, require maintenance or require replacement, the applicant will be responsible for rectifying the problem as determined by and to the satisfaction of the General Manager of Parks, Forestry & Recreation. The owner will be required to provide an additional two-year renewable guarantee period for any trees requiring replacement.
6. The owner agrees to erect and maintain protective hoarding as shown on the approved Landscape Plan L.1 prior to construction and that it is maintained until the development is completed.

TECHNICAL SERVICES

7. The owner shall remove all existing accesses, curb cuts, traffic control sign(s) along the development site frontage that are no longer required and reinstate the curb, gutter and boulevard within the City's right-of-way, in accordance with City standards and to the satisfaction of the Executive Director, Technical Services.
8. The owner shall 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.
9. The owner shall surface and maintained with asphalt, concrete, or interlocking stone all on-site driveways and parking areas.
10. The owner shall 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.
11. The owner shall be responsible for the maintenance of the boulevard on the City Right-of-Way fronting and/or flanking the subject site.
12. The owner acknowledges that anything other than concrete sidewalks, trees and sod that they locate within the untraveled portion of the adjoining public highway(s) are

encroachments that must be installed, planted and maintained at the owner's expense, specifically:

- a. All landscape/streetscape features illustrated on the Owners approved landscaping plan; and,
- b. Plant irrigation systems.

13. The Owner acknowledges that these encroachments shall be permitted by the City of Toronto pursuant to the following terms:

- a. 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;
- b. 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;
- c. 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;
- d. 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;
- e. 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 General Manager of Transportation Services Division 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;

- f. 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
- g. 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.