

6 Baytree Crescent – Site Plan Control Application – Final Report

Date:	April 23, 2015
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	13 200524 NNY 25 SA

SUMMARY

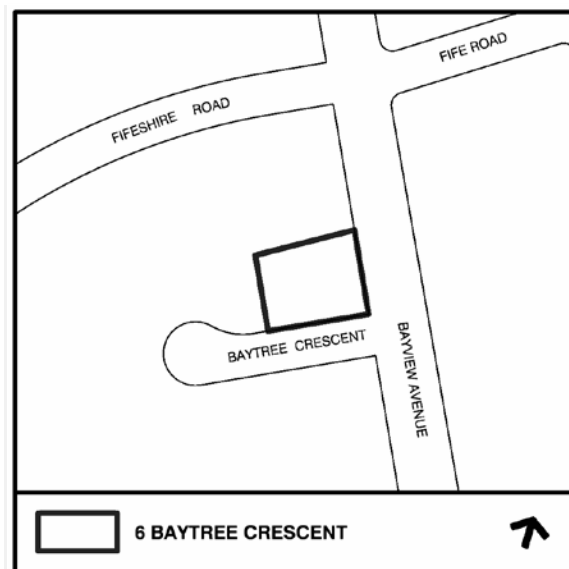
This application proposes five townhouse units and a single-detached dwelling at 6 Baytree Crescent. The existing single-detached dwelling would be demolished. Staff have been directed by the local ward councillor to report to Council on the Site Plan Control application pursuant to By-law 483-2000.

This report reviews and recommends approval in principle of the Site Plan Control application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve in principle, the conditions set out in Attachment No. 3 for five townhouse units and a detached dwelling for the lands at 6 Baytree Crescent.
2. City Council delegate back to the Chief Planner or her designate the authority to issue final Site Plan Approval and that final Site Plan Approval not be issued until the



amending Zoning By-law is in effect.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

An application for an Official Plan amendment and a zoning by-law amendment, related to this proposal, was received on March 20, 2012 (file no. 12 139054 NNY 25 OZ). Staff processed the application, a public meeting as required by the *Planning Act* was held and City Council approved the application at its meeting of October 8, 9, 10 and 11, 2013. City Council directed that, prior to introducing the bills for enactment, the applicant enter into a Site Plan Agreement under Section 41(16) of the *Planning Act* and Section 114 of the *City of Toronto Act*.

The Final Report is available at:

<http://www.toronto.ca/legdocs/mmis/2013/ny/bgrd/backgroundfile-61058.pdf>.

City Council's decision is available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.NY26.52>.

On September 10, 2013, the local ward councillor referred the Site Plan Control application to Council for a decision in accordance with By-law No. 483-2000.

ISSUE BACKGROUND

Proposal

This is an application for Site Plan Control for five three-storey townhouse units and a two-storey detached dwelling which would implement the zoning by-law amendment approved in principle by City Council.

The five townhouse units would front Bayview Avenue while the detached dwelling would face Baytree Crescent. The detached dwelling is proposed as a transition between the proposed townhouse units along Bayview Avenue and the existing low density detached dwelling residential area to the west of the subject site.

Site and Surrounding Area

The site is approximately 1,200 m² in size and is located on the northwest corner of Baytree Crescent and Bayview Avenue. Currently, the site is occupied by a single-detached dwelling facing Baytree Crescent. Baytree Crescent is a short cul-de-sac with a total of five lots.

Lots in the surrounding area are large with a minimum lot frontage requirement of twenty-four metres. Dwellings along Bayview Avenue are setback significantly from the

street and have large landscaped front yards. The residential built form of the area includes detached dwellings and townhouses which have parking provided via integral or attached garages.

The site is abutted to the west by a single detached dwelling. A synagogue abuts the site to the north. To the south of the site is Baytree Crescent and then a single detached dwelling. To the east of the site is Bayview Avenue and then single detached dwellings which face Bayview Avenue.

While the area is predominantly single-detached dwellings, there is a large townhouse development at the north-east corner of Bayview Avenue and York Mills Road and smaller townhouse developments at 2425 Bayview Avenue and 2500 Bayview Avenue as noted above.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 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 healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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 to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan designates the site as *Neighbourhoods* which are considered physically stable areas and are made up of low scale residential uses along with parks, schools and local institutions. Small-scale retail, service and offices uses are also permitted. Policy 4.1.5 states that development in this area is expected to “respect and reinforce” the existing physical character including size and configuration of lots, building typology, heights, massing and scale. Bayview Avenue is designated as a *major street* on Map 3 in the Official Plan.

Section 3.1.2 of the Plan deals with built form and how the physical form of the development can fit within the existing and/or planned context of the area. The policies within 3.1.2 deal with ensuring a harmonious fit within the area by directing things such as exterior design, ensuring massing frames the edges or streets and open spaces and that appropriate transition to existing buildings can be achieved.

Site Plan Control is provided for in Section 5.1.3 of the Plan and it identifies the entire City as a Site Plan Control Area. Site Plan Control will be used to implement the Official Plan and "achieve attractive, well-designed, functional, safe, environmentally sustainable and universally accessible development that fits with its existing and/or planned context".

Zoning

The site is currently zoned R2 by former City of North York Zoning By-law No. 7625. This zone permits single-detached dwellings as well as recreational and some institutional uses. Townhouses are not a permitted type of dwelling unit. The site is not subject to the new City of Toronto Zoning By-law 569-2013.

While City Council approved application 12 139054 NNY 25 OZ to amend the Official Plan and Zoning By-law, it directed staff to not introduce the necessary bills to Council until the applicant entered into a Site Plan Agreement under Section 41(16) of the *Planning Act* and Section 114 of the *City of Toronto Act*. As such, the current zoning permitting the proposal is not in force and effect until the applicant enters into a Site Plan Agreement with the City.

Infill Townhouse Guidelines

Infill Townhouse Guidelines were approved by City Council in 2003 to address the development impacts of infill townhouses with a focus on "protecting streetscapes and seamlessly integrating new development with existing housing patterns". The Guidelines consider matters such as open spaces, building location, built form and location of parking. They also consider the interaction between the infill development and the pedestrian environment. Staff used the Infill Townhouse Guidelines in the review of the application.

Bayview Townhouse Design Guidelines

At City Council's meeting of December 16, 17 and 18, 2013 staff was directed to undertake a study to review the appropriate development framework for lots which abut Bayview Avenue. The site specific zoning application for this proposal was approved prior to the commencement of the study. The study is ongoing but work done on the study was used as a reference in the Site Plan review process.

Community Consultation

A meeting to discuss Site Plan issues was held by the local ward councillor on April 11, 2013 which staff attended to discuss the proposal. Approximately 25 members of the public attended. Some residents were concerned with the ability of the City's infrastructure to handle additional development. Parking remained a concern as some residents felt that one visitor parking space was not sufficient and that it is likely the new

owners will have more than two cars. Some residents suggested that Baytree Crescent is not an appropriate location for this development, but may be appropriate in other locations. Residents were concerned about the possibility of “worse” development (“such as stacked townhouses”) coming into the area. The possibility of design guidelines for townhouses along this stretch of Bayview Avenue was raised.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application. Some comments have been included in the recommended conditions of approval or as conditions to be inserted into the Site Plan Agreement.

COMMENTS

As part of the Site Plan process, a number of issues were resolved with regards to the both the detached dwelling and townhouse portions of the proposal. A summary of the issues is outlined below.

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe. Both the PPS and the Growth Plan encourage intensification and redevelopment in urban areas. The proposed townhouse development promotes intensification through a compact urban form, along an arterial road. The development would make efficient use of land and resources, infrastructure and public service facilities.

The proposal is consistent with the PPS as required by Section 3 of the *Planning Act*. The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Built Form and Streetscape

In accordance with the site specific zoning, which has been approved but not yet enacted by City Council, the applicant has proposed 5 townhouse units and a detached dwelling. The townhouse units and detached dwelling have a scale and massing consistent with that approval.

While all townhouse units front onto Bayview Avenue, the corner unit has been designed so that its entrance is off of Baytree Crescent. This allows the corner to be appropriately designed so as to not have a blank wall. Entrances for the two central townhouse units have been paired to allow for a maximum amount of landscaped area for plantings. All of the walkways lead to new public sidewalks which are discussed below.

Through the Site Plan process, staff have secured new public sidewalks along both the Bayview Avenue frontage and the Baytree Crescent frontage. The Bayview Avenue

sidewalk, located 1 metre from the property line, would be 2.1 metres wide and run the length of the frontage. The public sidewalk along the Baytree Crescent frontage would be 1.7 metres wide and run along the townhouse portion of the frontage. Baytree Crescent currently has no sidewalks and through the community meetings it was noted that this was something residents liked. In order to maintain this character the sidewalk was not continued to the detached dwelling portion of the development.

The Infill Townhouse Guidelines identifies the perception of excessive height as a matter that needs to be carefully designed. The guidelines provide that the first floor should be raised approximately 3 to 5 steps above the grade of the sidewalk. Through the Site Plan process, staff have secured that on Bayview there are no more than 5 steps and that they are broken up into small flights to minimize their impact.

Through the Site Plan process, staff worked with the applicant to ensure the development would add to the streetscape through the design of the units. Staff have secured high quality materials including stone and brick. To minimize the impacts servicing has on the public street, gas and hydro metres for the townhouses have been secured in the rear of the units rather than on the Bayview Avenue and Baytree Crescent frontages.

Transportation and Parking

Section 2.2 of the Official Plan indicates that efforts should be made to maintain and develop the City's transportation network. As part of the proposal, Transportation has secured a 6 metre radius corner rounding for the northwest corner of Bayview Avenue and Baytree Crescent. This will ensure appropriate, safe sightlines for vehicles making turns at this corner. Conveyance of this land will be achieved prior to final Site Plan approval.

As part of the zoning by-law amendment application, a visitor parking space is required on the site. The location of the space, at the north end of the common driveway, has been secured through the Site Plan process. The space will be screened with vegetation secured on the Landscape Plan.

Landscaping

Bayview Avenue and Baytree Crescent are both characterized by large landscaped yards with significant vegetation. Planting along property lines is often used to create a privacy buffer between properties. In the original submission the applicant proposed only a fence between the proposed detached dwelling and the abutting lot (8 Baytree Crescent). At the time Council approved the site specific zoning, Council directed staff to maintain as many of the existing trees along the westerly property line. A tree protection zone will be established to protect the trees both in front of and behind the proposed dwelling. Existing trees along the side wall would be removed and replaced by a row of Eastern White Cedars a minimum of 2.5 metres in height for the length of the proposed detached dwelling. To the rear of the dwelling is a row of existing trees which are to be protected by a tree protection zone during construction. In addition to the original proposed

landscaping the front yard of the detached dwelling will now also consist of approximately 6 Redbark Dogwood.

Similarly to the detached dwelling lot, the amount of landscape planting on the townhouse portion of the site has been increased through the Site Plan process. Hills Yews and Little Lime Hydrangeas now line the entire property line as a decorative landscape feature. Eastern White Cedars also line the property line to the north to create a visual barrier between the townhouses and the adjacent synagogue.

All of the proposed planting will be secured through the approved drawings and in the Site Plan Agreement. The applicant shall also submit a Letter of Credit to City Planning to ensure that the landscaping is properly planted and survives for at least one growing season.

Rooftop Patios

Residents had concerns with the privacy and overlook impacts the proposed rooftop patios of the townhouse units may have on the enjoyment of their property. Originally the applicant had proposed a planter box along the rear of the rooftop patios. Through discussion with staff, details of the planters were secured to ensure minimal overlook and privacy impacts. The planters will be a minimum of 1 metre tall and provide a setback of the patio from the edge of the roof of approximately 1.8 metres. Plantings approximately 0.45 metres tall will be placed in the planters. This creates a setback of the patio from the edge of the building and a vegetated screen to reduce overlook impacts.

Toronto and Region Conservation Authority

The application was circulated to the Toronto and Region Conservation Authority (TRCA) as part of the review of the application. TRCA staff indicated that the development is extensively setback from the crest of the slope and “will not impact any significant natural features”. TRCA does not object to the application and indicates that no TRCA permit is required to complete the proposal.

Ravine and Natural Feature Protection

The northwest quadrant of the site is subject to the provisions of City of Toronto Municipal Code Chapter 658 – Ravine and Natural Feature Protection. As part of the proposal the applicant is proposing to remove 31 trees protected under the Municipal Code. Based on Ravine and Natural Feature Protection standards, the required compensation for tree removal and loss of protected area is 82 native trees, to be planted within the protected portion of the property.

There is no proposed native tree planting within the protected area after development, Ravine and Natural Feature Protection requires that the applicant compensate for the loss of protected trees and area by providing a cash-in-lieu payment. These funds, secured as a pre-approval condition, will be used for an Urban Forestry tree planting/naturalisation

programme, including maintenance, on publicly owned lands, in a location to be determined in the future by Ravine and Natural Feature Protection.

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.

Tier 1 TGS performance measures not previously secured through the Zoning By-law Amendment Approval process will be secured through the Site Plan Approval process. This includes things such as landscape planting, planting materials and hard surface treatment.

CONTACT

Guy Matthew, Planner
Tel. No. (416) 395-7102
Fax No. (416) 395-7155
E-mail: gmatthe2@toronto.ca

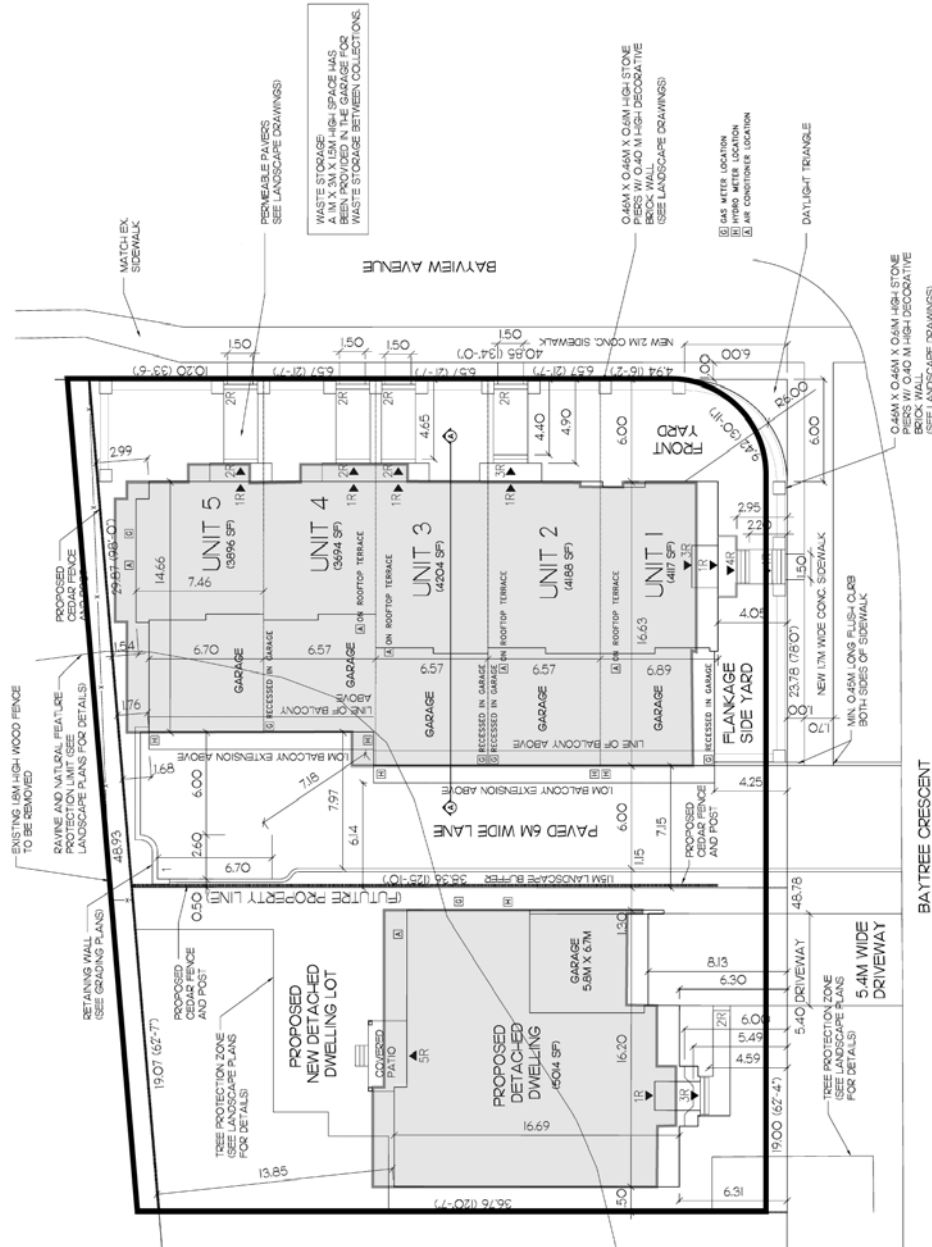
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Conditions of Site Plan Approval
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



6 Baytree Cres.

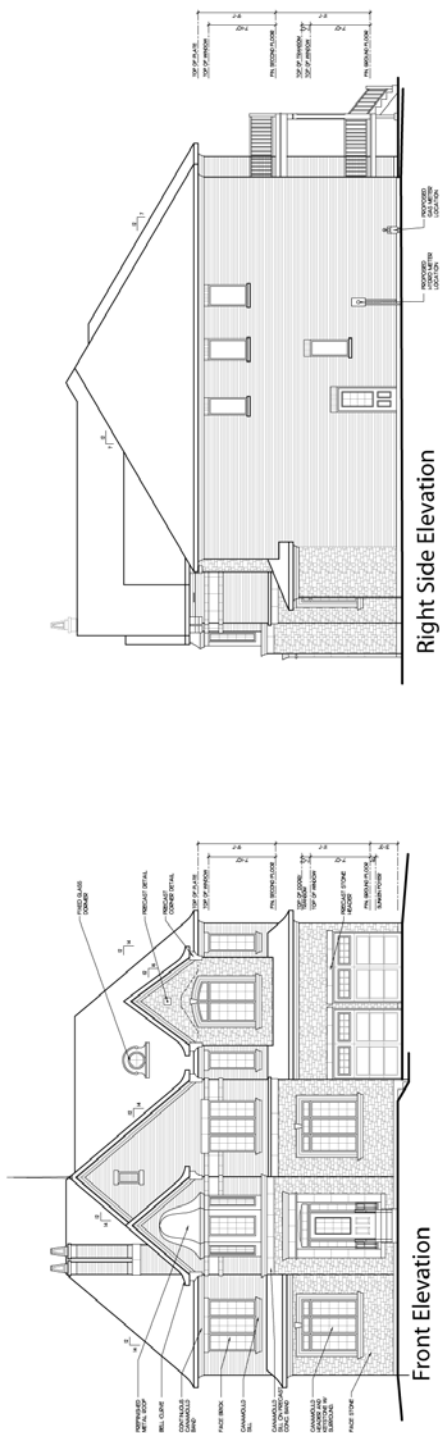
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Site Plan

Applicant's Submitted Drawing

Not to Scale
04/08/2015

Attachment 2: Elevations



Right Side Elevation

Rear Elevation

6 Baytree Cres.

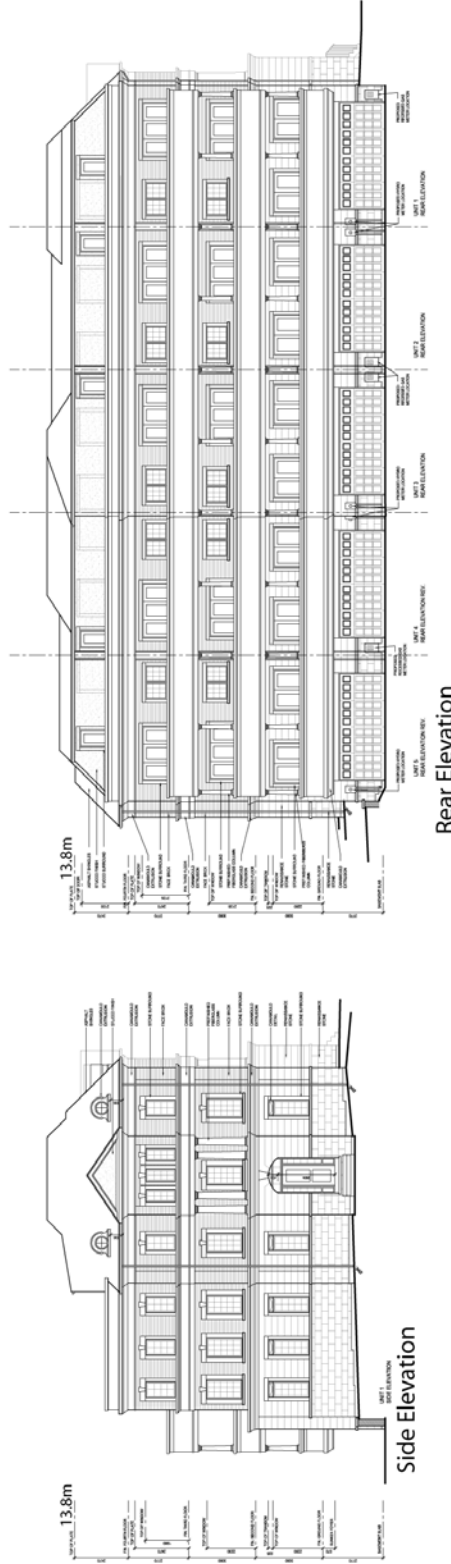
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Elevations 1
Applicant's Submitted Drawing

Not to Scale
04/08/2015



Front Elevation



Side Elevation

Rear Elevation

6 Baytree Cres.

Elevations 2
 Applicant's Submitted Drawing

Not to Scale
 04/08/2015

File # 13 200524 NNY 25 SA

Attachment 3: Conditions of Site Plan Approval

The City Planning Division North York District, has completed the review of your proposal for five townhouse units and a detached dwelling as outlined in the following plans and drawings:

Drawing No.	Drawing Name	Drawn By	Dated
1 of 7	Proposed Siteplan	Cassidy & Co.	February 16, 2015
2 of 7	Proposed Floor Plans	Cassidy & Co.	May 8, 2014
3 of 7	Proposed Elevations	Cassidy & Co.	May 8, 2014
4 of 7	Proposed Basement Level & Ground Floor Level	Cassidy & Co.	May 8, 2014
5 of 7	Proposed Second Floor Level & Third Floor Level	Cassidy & Co.	May 8, 2014
6 of 7	Proposed Fourth Floor Level & Roof Plan	Cassidy & Co.	January 30, 2015
7 of 7	Proposed Elevations	Cassidy & Co.	October 22, 2014
L-1	Landscape Plan, Key Plan, RNFP By-law, Plant List, Toronto Green Standard Notes	Eguchi Associates Landscape Architects	February 7, 2015
L-2	Fourth Floor Planting Plan, Landscape Details, RNFP By-law	Eguchi Associates Landscape Architects	February 7, 2015
TPR-1	Tree Protection & Removals Plan, Tree Protection Notes, Tree Protection Barrier Detail, RNFP By-law, Key Plan	Eguchi Associates Landscape Architects	February 7, 2015
12-011-01	Proposed Servicing Plan	Condeland Engineering Ltd.	March 24, 2015
12-011-02	Proposed Grading Plan	Condeland Engineering Ltd.	March 24, 2015
12-001-03	Profiles and Cross-Sections	Condeland Engineering Ltd.	March 24, 2015
12-011-04	Service Connection Cross-Sections	Condeland Engineering Ltd.	March 24, 2015
12-011-03	Baytree Plan and Profile	Condeland Engineering Ltd.	March, 2014

Drawing No.	Drawing Name	Drawn By	Dated
	Functional Servicing Report/Stormwater Management Report	Condeland Engineering Ltd.	February 12, 2015

A. PRE-APPROVAL CONDITIONS

LEGAL SERVICES – Stephanie Morrow Phone #416 397-5379

1. Enter into the City’s standard site plan agreement to and including registration of the site plan agreement on title to the subject lands by the City at the owner’s expense.

ENGINEERING AND CONSTRUCTION SERVICES – Eddy Bologna Phone #416 395-6233

2. Prepare all documents and convey the lands described as a six metre corner rounding at the northwest corner of Bayview Avenue and Baytree Crescent to the City, in fee simple for road widening purposes for nominal consideration, 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 Transferor until such time as said lands have been dedicated as a public highways, all to the satisfaction of the Executive Director, Engineering and Construction Services and the City Solicitor.
3. 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, Engineering and Construction Services, for review and approval, prior to depositing in the Land Registry Office. The plan should:
 - a. be in metric units and integrated to the 1983 North American Datum (Canadian Spatial Reference System) and the 3 degree Modified Transverse Mercator projection;
 - 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.
4. Pay all costs for preparation and registration of the Reference Plan(s).
5. Make satisfactory arrangements with Engineering and Construction Services for work on the City's right-of-way to provide access to and from the land and

provide financial security in the amount of \$65,537.99. Submit engineering and inspection fee in the amount of \$3702.90 and insurance as required.

CITY PLANNING – Guy Matthew Phone #416 395-7102

6. Prior to final site plan approval, the owner shall submit a financial guarantee in the form of an irrevocable letter of credit or certified cheque, made payable to the Treasurer, City of Toronto, to secure landscape requirements, in the amount of \$65,402 to the satisfaction of the Director, Community Planning, North York District. The security will guarantee the provision of landscape development works as detailed on the approved Landscape Plans.

URBAN FORESTRY – Bruce Gordon Phone# 416 395-6686

7. Submit a completed "Agreement for Contractors to Perform Arboricultural Services on City-owned Street Trees".
8. Submission of a completed permit application along with a permit free of \$3070.80 (\$307.08 per tree) for 10 private trees.
9. Submit a tree planting deposit in the amount of \$4,081.00 for seven new City trees.
10. Submit a payment of \$13,992.00 for cash-in-lieu of planting trees.
11. Submit a City permit application and fee \$1500.00.
12. Provide an amenity value payment of \$6270.29.

RAVINE PROTECTION – Yaroslav Medwidsky Phone# 416 392-0585

13. The applicant shall install tree protection hoarding in the locations as indicated in the approved Tree Protection & Removals Key Plan by Eguchi Associates Landscape Architects dated October 22, 2014 to standards as detailed in the City's Tree Protection Policy and Specifications for Construction near Trees (www.toronto.ca/trees/ravines) and to the satisfaction of Ravine and Natural Feature Protection (RNFP).
14. Once the tree and/or site protection measures have been installed or undertaken the applicant/owner shall notify RNFP Planner at (416) 392-0585 to arrange for an inspection of the site and approval of the tree and site protection measures.
15. In-lieu of planting the required compensatory trees on-site the applicant/owner shall submit a cash payment of \$583 for each of the 82 required trees not being planted on site (ie. \$47,806.00). The cash-in-lieu payment will be used in an

Urban Forestry tree planting/naturalization program, including maintenance, on publicly owned lands, in a location to be determined by RNFP.

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:

1. 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

2. 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, Engineering and Construction Services.
3. 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, Engineering and Construction Services.
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, Engineering and Construction Services.
5. 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.
6. Construct and maintain stormwater management measures/facilities and site grading as recommended in the accepted Functional Servicing Report/Stormwater Management Report, prepared by Condeland Engineering Ltd., and dated February 12, 2015, and Proposed Grading Plan, prepared by Condeland Engineering Ltd., and dated March 24, 2015, and Profiles and Cross-Sections, prepared by Condeland Engineering Ltd., and dated March 24, 2015.
7. Construct and maintain site servicing as indicated on the accepted Proposed Servicing Plan, prepared by Condeland Engineering Ltd., and dated March 24, 2015; and Service Connection Cross-Sections, and dated March 24, 2015.

8. Prior to occupancy provide certification to the Executive Director, Engineering and Construction Services from the Professional Engineer who designed and supervised the construction confirming that the stormwater management facilities and site grading have been constructed in accordance with the accepted Functional Servicing Report/Stormwater Management Report and the accepted grading and profiles and cross-sections plans.
9. Prior to occupancy provide certification to the Executive Director, Engineering and Construction Services from the Professional Engineer who designed and supervised the construction, confirming that the site servicing facilities have been constructed in accordance with the accepted drawings.
10. All site access driveways must be at least 1.0 metre from existing utilities. If required, the relocation of any public utilities (utility poles, guy wires, etc.) would be at the cost of the developer and shall be subject to the approval of the applicable governing agencies.
11. The applicant must obtain approval from Toronto Hydro Street Lighting Incorporated before removing and/or relocating any utility with attached municipal street lighting.
12. Any encroachments within the City of Toronto Municipal Road Allowances will not be permitted unless they are explicitly approved by the Right-of-Way Management section of Transportation Services. The applicant is required to contact the said section through the permit approval process to obtain the exact particulars of these requirements.
13. Driveway curbs must be flush on either side of the sidewalk for a minimum of 0.45 metres.
14. The owner is required to certify that the unit owners and their successors in title will be responsible for the provision, construction, maintenance and repair of the common elements through the provisions of the Common Elements Condominium Act.

RAVINE AND NATURAL FEATURE PROTECTION

15. The applicant/owner shall implement the approved tree maintenance and preservation strategies as detailed in the approved Arborist Report and/or as listed in the Site Plan Agreement or Statement of Approval to the satisfaction of RNFP. Prior to and during demolition/construction, where necessary to ensure the health and vigour of trees onsite, tree maintenance measures, such as crown or roof pruning, removing dead-wood, watering, mulching, or fertilizing shall be undertaken according to currently accepted sound arboricultural practices.
16. The applicant/owner shall preserve all protected trees that have not been approved for removal throughout development works to the satisfaction of RNFP. Three

protection hoarding shall remain in place and in good condition during demolition and/or construction and shall not be altered or moved until authorized by RNFP. Established tree protection zones shall not be used as construction access, storage or staging areas. Grade changes are not permitted within established tree protection zones.

17. The applicant/owner shall complete all planting/landscaping as detailed in the approved Landscape Plan by Eguchi Associates Landscape Architects date February 7, 2015 to the satisfaction of RNFP prior to November 1, 2016. Any proposed revisions or substitutions to the landscape/planting plan shall be first approved by RNFP.

CANADA POST

18. Prior to offering any units for sale, the developer agrees to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of the Community Mail Box within the development, as approved by Canada Post.
19. The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the location of the Community Mail Box within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
20. The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box location. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.

SITE PLAN ADVISORY COMMENTS

1. The owner is advised that the Green Roof By-law (By-law No. 583-2009) (Chapter 492 of the City of Toronto Municipal Code) including Article IV the Toronto Green Roof Construction Standard, may be applicable to the proposed development. For further information, please contact Toronto Building.
2. The owner will be required to obtain approval from the Transportation Services Division for any work within the City's right-of-way. For further information, please contact your district Right-of-Way Management Section at 416-395-6303;
3. The applicant is required to obtain building location and access permits prior to constructing this project. Other permits associated with construction activities (such as hoarding, piling/shoring, etc.) may also be required. The applicant is responsible to contact Right-of-Way Management at 416-395-6303, for further information in this regard.

4. In order to obtain approval for work in the City's right-of-way the Owner will be required to provide up to date stake out information for most construction related work. For further information, please contact Ontario One Call at 1-800-400-2255 to arrange for an appointment;
5. The applicant is advised to contact Mr. John House, Property Records Supervisor, Survey and Utility Mapping Services, at 416-392-8338 to obtain or verify new municipal addresses prior to submitting a building permit application. It should be noted that all addressed parcels and structures must have the correct municipal addresses posted. Please see <http://www.toronto.ca/mapping/numbers/index.htm> for details;
6. The Owner will be required to make an application to Toronto Water Division for the installation of any proposed services within the City's right-of-way after acceptance of the stormwater management report and site servicing plan. For further information, please contact District Operations, Toronto Water at 311 or 416-392-CITY (2489);
7. 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 416-395-6303.

8. If there are any conflicts with existing Bell Canada facilities or easements, the owner/developer shall be responsible for re-arrangements or relocations. For more information contact Rosita Giles at (416) 296-6599

Attachment 4: Application Data Sheet

Application Type	Site Plan Control	Application Number:	123 200524 NNY 25 SA
Details		Application Date:	July 8, 2013

Municipal Address:	6 BAYTREE CRESCENT
Location Description:	PL 3456 PT LT 7 & PL 4917 PT BLK A **GRID N2501
Project Description:	Five freehold three-storey townhouses and one single family detached dwelling

Applicant:	Agent:	Architect:	Owner:
BAYTREE ESTATES INC.	GRANT AITKEN	CASSIDY & CO.	JOAN MORTON

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R2	Historical Status:	N
Height Limit (m):	9.5	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1174.208	Height:	Storeys:	3	
Frontage (m):	28.8		Metres:	12.52	
Depth (m):	48.77				
Total Ground Floor Area (sq. m):	531.25				Total
Total Residential GFA (sq. m):	1867.26		Parking Spaces:	13	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	1867.26				
Lot Coverage Ratio (%):	45.36				
Floor Space Index:	1.59				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Freehold, Other			
Rooms:	0	Residential GFA (sq. m):	1867.26	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	6	Institutional/Other GFA (sq. m):	0	0
Total Units:	6			

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