



October 5, 2021

City Clerk's Office
North York Civic Centre
c/o Toronto City Hall
100 Queen Street West
Toronto ON M5H 2N2

Attention: North York Community Council

RE: File/application No.: 19 265603 NNY 18 CC
Proposed Development location: 1 & 5 Kenton Drive, North York, Ontario.
File name: Zoning By-Laws

Dear Jenny Choi - Planner,

Thank you for providing Trans-Northern Pipeline Inc. (TNPI) with Notice of Public Meeting for the proposed development to allow an additional 29 beds for a total of 73 bed-sitting rooms, as well as an expansion from 12 to 15 surface parking spaces located at the south side of the property. TNPI currently operates a high-pressure petroleum products transmission pipeline within a 60 foot right of way on the property south and adjacent to the proposed development relating to 1 & 5 Kenton Drive, North York.

TNPI would request to view the preliminary site plan to ensure that all development adheres with our Crossing Guidelines. Please note, any development plans within the right-of-way will require a permit which can be requested by following the steps described near the end of this response. However, for planning purposes, please note the following restrictions in relation to the TNPI right-of-way:

- Permanent above ground structures are not allowed
- No vehicles, equipment or storage are allowed within the right of way
- Permits are required for any activities within the Prescribed Area (30m on either side of the pipeline)

Additionally, please ensure the paved parking areas are set back 10m/33ft from the pipelines ROW. We also suggest using jersey barriers to separate the paved driveways/parking from our easement. Alternative mitigation measures to provide physical separation from the Right-of-Way may also be considered.

Please note that, Trans-Northern is regulated by the Canada Energy Regulator. Section 335 (1) and (2) of the Canadian Energy Regulator Act, provides that:

- *It is prohibited for any person to construct a facility across, on, along or under a pipeline or engage in an activity that causes a ground disturbance within the prescribed area unless the construction or activity is authorized or required by the orders made under subsection (3) or (4) or regulations made under subsections (5) or (6) and done in accordance with them.*
- **Prohibition — vehicles and mobile equipment**

It is prohibited for any person to operate a vehicle or mobile equipment across a pipeline unless

- **(a)** *that operation is authorized or required by orders made under subsection (3) or (4) or regulations made under subsections (5) or (6) and done in accordance with them; or*

TORONTO

310-45 Vogell Road, Richmond Hill ON L4B 3P6
TEL (289) 475-5369 • FAX 905-770-8675

CALGARY

109-5305 McCall Way NE, Calgary AB T2E 7N7
TEL (403) 476-1646 • FAX 905-770-8675

TRANS-NORTHERN PIPELINES INC.

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- **(b)** the vehicle or equipment is operated within the travelled portion of a highway or public road.

If there is to be development (not discovered in this review) within the 30 metres prescribed area additional steps will be required. Furthermore, should the applicant propose to cross the pipeline with a vehicle or construct a facility across, on, along or under the pipeline, the applicant would be required to contact TNPI prior to commencement of their work to receive the required authorization. This process can be initiated through Ontario One Call (1-800-400-2255). A representative from TNPI will attend on site mark the pipeline location, confirm safe work practices, and advise of any permit requirements.

Should the applicant require further information on the technical requirements related to ground disturbance or crossing of the pipeline, they may contact Sandrine Exibard-Edgar, Team Lead, Property Administrator via email at: crossingrequestseast@tnpi.ca.

As always, Trans-Northern Pipeline Inc. appreciates being circulated development applications.

Yours truly,

R Flowerday

Renée Flowerday
Property and Right of Way Administrator



Make it Home!!





John D. Elvidge
City Clerk

City Clerk's Office
North York Civic Centre
c/o Toronto City Hall
100 Queen Street West
Toronto ON M5H 2N2

Tel: (416) 395-0480
E-mail: nycc@toronto.ca
Web: www.toronto.ca

TRANS-NORTHERN PIPELINES INC
PROPERTY ADMINISTRATOR
45 VOGELL RD STE 310
RICHMOND HILL ON L4B 3P6
CANADA

Folder #: 19 265603 NNY 18 CC

NOTICE OF PUBLIC MEETING

To be held by the North York Community Council (Under the Planning Act)

Request to Amend the Zoning By-laws Application No. 19 264742 NNY 18 OZ

Location of Application: 1 AND 5 KENTON DRIVE
Applicant: Goldberg Group

DATE: Wednesday, October 13, 2021
TIME: 9:45 a.m., or as soon as possible thereafter
PLACE: Video Conference

PROPOSAL

This application proposes to amend the Zoning By-laws for an addition to the existing 4-storey, 44-beds residential care home (Alzheimer and dementia care) at the southwest corner of Bathurst Street and Kenton Drive, this will add 29 beds for a total of 73 bed-sitting rooms at 1 and 5 Kenton Drive. The proposal includes an expansion from 12 to 15 surface parking spaces located at the south side of the property while maintaining the existing driveway access directly from Bathurst Street. The total gross floor area of the development is 3459 m² resulting in an overall floor space index (FSI) 1.61 times the lot area

Detailed information regarding the proposal, including background information and material may be obtained by contacting Jenny Choi, Planner at (416) 395-0108, or by e-mail at Jenny.Choi@toronto.ca.

PURPOSE OF PUBLIC MEETING

North York Community Council will receive input and review the proposal and any other material placed before it, in order to make recommendations on the application. These recommendations will then be forwarded to Toronto City Council for its consideration.

In order to comply with public health guidelines and prevent the spread of COVID-19, the meeting will take place by video conference. You can follow the meeting at www.youtube.com/TorontoCityCouncilLive.

You are invited to make representations to North York Community Council to make your views known regarding the proposal. Send written comments by e-mail to nycc@toronto.ca or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

If you wish to address the North York Community Council directly, please register by email to nycc@toronto.ca or by phone at (416) 395-0480 no later than 12:00 p.m. on **October 12, 2021**. If you register we will contact you with instructions on connecting to the meeting.

For more information about this matter, including information about appeal rights, contact the **City Clerk, Attention: Administrator, North York Community Council, c/o City Hall, 100 Queen Street West, Toronto ON M5H 2N2, Phone: (416) 395-0480 or e-mail: nycc@toronto.ca.**

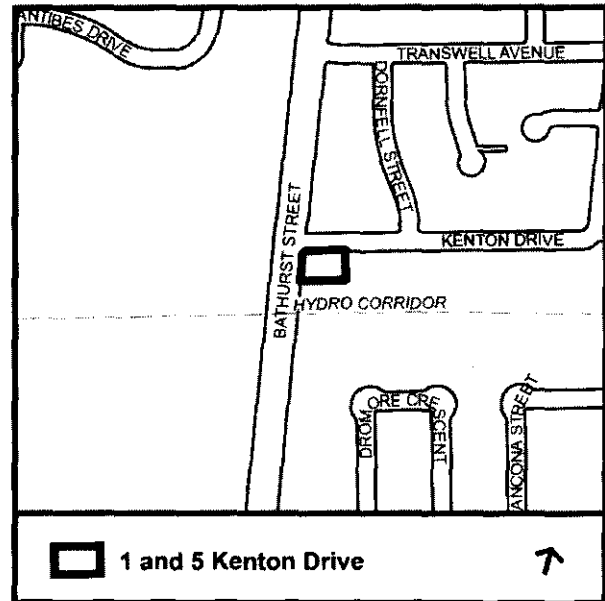
The Community Council may request you to file an outline of your presentation with the Clerk.

Special Assistance: City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call (416) 395-0480, TTY (416) 338-0889 or e-mail nycc@toronto.ca.

FURTHER INFORMATION

If you wish to be notified of the decision of the City of Toronto on the proposed Zoning By-law Amendment application, you must make a written request to the City Clerk, Attention: Administrator, North York Community Council, at the address, fax number or e-mail set out in this notice.

Zoning By-law Amendments Appeal: If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Toronto to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Toronto before the proposed Zoning By-law Amendment is passed or refused, the person or public body is not entitled to appeal the decision and may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal there are reasonable grounds to do so. You may submit comments to the City Clerk, Attention: Administrator, North York Community Council, at the address or e-mail set out in this notice.



People writing or making presentations at the public meeting: The *City of Toronto Act, 2006*, the *Planning Act*, and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it - such as your postal address, telephone number or e-mail address - available to the public, unless you expressly request the City to remove it.

Many Committee, Board and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting you will appear in the video broadcast. Video broadcasts are archived and continue to be publicly available. Direct any questions about this collection to the City Clerk's Office at (416) 395-0480.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto this day of September 17, 2021.

John D. Elvidge
City Clerk