

**Zoning By-law Amendment -
490 College Street, 307 and 311 Palmerston Boulevard
(Trinity-Niagara)**

(City Council on August 1, 2, 3 and 4, 2000, adopted this Clause, without amendment.)

The Toronto Community Council recommends the adoption of the following report (July 4, 2000) from the Commissioner of Urban Development Services.

The Toronto Community Council reports, for the information of Council, that notice of the public meeting was given in accordance with the Planning Act. The public meeting was held on July 18, 2000, and no one addressed the Toronto Community Council.

The Toronto Community Council submits the following report (July 4, 2000) from the Commissioner of Urban Development Services:

Purpose:

To recommend approval of a by-law to permit the development of commercial/residential buildings at 490 College Street and 307 Palmerston Boulevard and the maintenance of a residential building at 311 Palmerston Boulevard.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report, however an account is required to be established in order to secure the funds provided through the Letter of Credit requested in the Recommendations, in order to hold funds secured from the applicant for a contribution toward the Palmerston Gates restoration study and/or restoration work.

Recommendations:

It is recommended that:

1. Council approve a commercial/residential development on Parcels 1, 2 and 3, identified on Figure 1 attached to this report, at 490 College Street and 307 and 311 Palmerston Boulevard (“the site”) by:
 - i) rezoning that portion of Areas 2A and 2B of Parcel 2 currently zoned R2 Z0.6 to MCR T3.0 C1.0 R2.5; and
 - ii) exempting the site from certain provisions of (former) City of Toronto Zoning By-law 438-86, as amended, with respect to: the definitions of “lot”, “parking station” and “flank”; minimum number of parking spaces required; minimum driveway width; maximum residential gross floor area; maximum combined non-residential and residential gross floor area; window setbacks; setbacks from a residential district; angular plane projections; maximum building height; minimum bicycle parking spaces; use; flanking street, side lot line and rear yard

setbacks; maximum building depth; distance between external facing walls; and minimum landscaped open space;

provided that:

- i) the maximum gross floor area does not exceed the following:

| | Parcel 1 | <i>Parcel 2</i> | | Parcel 3 |
|---|-------------------------------|--------------------------|--------------------|--------------------|
| | | <i>Areas A & B</i> | <i>Area C</i> | |
| Proposed Base zoning | MCR T3.0 C3.0 R3.0 (existing) | MCR T3.0 C1.0 R2.5 (new) | R2 Z0.6 (existing) | R2 Z0.6 (existing) |
| Residential gfa (m2) | 792 | 933 | 280 | 380 |
| Non-residential gfa (m2) | 792 | 374 | 0 | 0 |
| Combined residential and non-residential gfa (m2) | 846 | 1120 | 0 | 0 |

- ii) commercial uses on Parcel 2 are restricted as follows:

- a. non-residential uses shall not be permitted within the R2 area shown as Area 2C on attached Figure 1;
- b. non-residential uses shall not be permitted above the first storey within the area shown as Area 2B on attached Figure 1;
- c. the following non-residential MCR uses shall not be permitted within the area shown as Area 2B on the attached Figure 1: parking area, parking garage, parking stacker, parking station, private garage, club, commercial baths, place of amusement, place of assembly, clinic (institution), private school, bake shop, caterer's shop, restaurant, take-out restaurant, commercial bakery, hotel, or any automobile related uses;
- d. no uses accessory to the commercial uses shall be permitted within the building setback on Palmerston Boulevard;
- e. the development shall comply with the flanking street entrance restrictions set out in Section 8(3) XI of Zoning By-law 438-86, and the flanking street shall be deemed to be Palmerston Boulevard;
- f. no non-residential use shall front on, or gain entrance from, Palmerston Boulevard; and
- g. the principal public entrance for non-residential uses shall front on College Street and shall be located on the exterior wall of the building on a level within 0.2 m of the level of the public sidewalk;

- iii) no part of the development above grade shall extend beyond the area shown on Figure 1 attached to this report as more particularly delineated by the maps to be attached to the Bill;
- iv) the development shall not exceed the following heights above grade:
 - Parcel 1 - 18 m above grade,
 - Parcel 2, Areas 2A and 2B - 14 m above grade,
 - Parcel 2, Area 2C - 12 m above grade, and
 - Parcel 3 - 10 m above grade;
- v) a minimum of 24 parking spaces are provided and maintained to serve the residential component of the project, which are to be allocated as follows:
 - a. at least 12 parking spaces are provided on the site, 6 of which are permitted to have a reduced width of 2.31 m, and
 - b. 12 parking spaces are permitted to be provided off-site, within 300 m of the site, to the satisfaction of the Commissioner of Works and Emergency Services;
- vi) the proposed variance for number of parking spaces extends only to the proposed 27 residential units on the site, and any number of units beyond 27 must comply with current Zoning By-law provisions for parking;
- vii) a minimum driveway width of 3.05 m for a distance of 12 m from Palmerston Boulevard street line, and 3.96 m for an additional 15 m, is provided and maintained on Parcel 2;
- viii) the parking of motor vehicles is not permitted in front of the main front wall of the buildings on Palmerston Boulevard;
- ix) not less than 60 m² landscaped open space is provided on Parcel 2;
- x) for Area 2C of Parcel 2, landscaped open space shall be provided on the entire remaining portion of the front yard that is not used for the 3.05 m wide driveway, and at least 30% of said portion shall be in the form of soft landscaping, and landscaped open space shall be provided in the portion of the rear yard that is not used for either a driveway or parking space;
- xi) the landscaped open space to be provided for Parcel 3 shall not be less than the minimum standards set out for landscaped open space in Zoning By-law 438-86; and
- xii) landscaped open space on the site shall include a 0.5 m wide landscape strip running the full length of the north lot line of the site and a 0.5 m wide landscape strip abutting the northerly 12.6 m of the east lot line of the site;

2. the Owner shall enter into an Undertaking under Section 41 of the Planning Act prior to the introduction of a Bill in Council;
3. the Owner shall submit to the Commissioner of Works and Emergency Services, at least 3 weeks prior to the introduction of a Bill in Council:
 - i) a deposited copy of the draft Reference plan of survey, in metric units and integrated with the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands under application, and any rights-of-way appurtenant thereto; and
 - ii) dimensioned plans of the development with sufficient horizontal and vertical dimensions of the exterior walls for the purpose of preparing site specific exemption by-laws;
4. the Owner shall be required to:
 - i) prior to the introduction of a Bill in Council:
 - a) post a letter of credit in favour of the City of Toronto for a \$12,000 contribution to be used for a restoration plan for the four gates on Palmerston at Bloor and College Streets, or toward the capital cost itself, to the satisfaction of Heritage Preservation Services;
 - b) demonstrate that at least 12 parking spaces are provided and are to be maintained off-site, within 300 m of the site, to the satisfaction of the Commissioner of Works and Emergency Services;
 - c) submit to, and have approved by, the Commissioner of Works and Emergency Services a Noise Impact Statement in accordance with City Council's requirements;
 - d) provide an Undertaking in writing to the Commissioner of Urban Development Services, to the satisfaction of the Commissioner of Economic Development, Culture and Tourism (Heritage Preservation Services), to:
 - i) ensure, in consultation with Heritage Preservation Services, that adequate provisions are in place for the care and protection of the abutting Palmerston Gates during the construction process. This may include stabilising and dismantling sections of the ironwork or erecting protective hoarding around the areas affected by the construction;
 - ii) ensure that any fastening (or refastening) of the historic ironwork on the Gates to the ground floor of 307 Palmerston Boulevard occurs in accordance with the direction of Heritage Preservation Services;

- iii) ensure that the proposed landscaping for 307 Palmerston Boulevard meets with the approval of Heritage Preservation Services; and
 - iv) ensure that Heritage Preservation Services staff are provided opportunities to review all building permit(s) and tender packages for this development as well as conduct periodic site inspections during construction to ensure that Recommendations 4 i) d) (i), (ii) and (iii) are conducted and completed to the satisfaction of the Toronto Preservation Board;
- ii) prior to Site Plan approval:
- a) obtain a permit under the (former) City of Toronto Private Tree By-law, as amended or superseded, and ensure that all tree protection issues are addressed to the satisfaction of the Commissioner of Economic Development, Culture and Tourism;
 - b) provide a landscape plan to the satisfaction of the Commissioner of Economic Development, Culture and Tourism (Forestry and Heritage Preservation Services Divisions) and the Commissioner of Urban Development Services; and
 - c) submit a Stormwater Management Plan, site servicing and grading and drainage plans, for review and approval by the Commissioner of Works and Emergency Services;
- iii) prior to the issuance of a Building Permit:
- a) commence and obtain the necessary consent from the Committee of Adjustment to sever the site into the 3 lots (Parcels 1, 2 and 3) set out in Figure 1 attached to this Report, such consent to be conditional upon the developer entering into a Consent Agreement with the City which shall include, but not be limited to, the requirements set out in Recommendations 4 and 5 of this Report;
 - b) obtain rights-of-way in favour of the owners over the portions of the driveway required to access their respective parking spaces;
 - c) provide, maintain and operate the noise impact measures, facilities and strategies stipulated in the plan approved by the Commissioner of Works and Emergency Services;
 - d) provide and maintain signage advising outgoing motorists to yield to incoming traffic;

- e) provide and maintain rodent proof garbage storage facilities of sufficient size on private property to accommodate the amount of separated garbage and recyclable materials generated by the residential and non-residential components of the project between collections;
- f) apply for revised municipal numbering to the Commissioner of Works and Emergency Services; and
- g) provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes required in connection with the development;

5. the Owner be advised:

- a) of the comments of the Commissioner of Urban Development Services with respect to the applicability of the Ontario Building Code;
- b) of the need to receive the approval of the Commissioner of Works and Emergency Services for any work to be carried out within the public right-of-way, including obtaining building location, access and streetscape permits, as well as potentially other permits such as hoarding, piling/shoring etc., prior to construction;
- c) that the storm water runoff originating from the site should be disposed of through infiltration into the ground and that storm connections to the sewer system will only be permitted subject to the review and approval by the Commissioner of Works and Emergency Services of an engineering report detailing that site or soil conditions are unsuitable, the soil is contaminated or that processes associated with the development on site may contaminate the storm runoff;
- d) that a qualified Architect/Acoustical Consultant shall certify, in writing, to the Commissioner of Works and Emergency Services that the development has been designed and constructed in accordance with the Noise Impact Statement approved by the Commissioner of Works and Emergency Services;
- e) of the requirements of the Toronto Transit Commission for the Owner to apply attenuation measures so that the levels of noise, vibration, EMI, and stray current in the proposed development will be at the lowest levels technically feasible; and
- f) that an Agreement (Instrument No. CA469457) under the Rental Housing Protection Act is registered on the property known as 490 College Street, and is in effect until October 6, 2001;

6. that appropriate City Officials create a financial account to hold the funds provided by the Owner through the Letter of Credit described in Recommendation 4 i) a) above.

Background:

Project Description

The applicant is proposing a redevelopment project consisting of the following elements (for statistical information, see Appendix B, Project Description and Statistics):

- Parcel 1: a four-storey commercial/residential building fronting on College Street, incorporating the existing two storey building of the same use;
- Parcel 2: a four-storey commercial/residential building at the corner of College Street and Palmerston Boulevard, with commercial uses fronting on College Street and a three-storey residential component on Palmerston Boulevard, along with an east-west driveway to access a parking area; and
- Parcel 3: maintenance of an existing three-storey residential building.

Application History

In 1998, the Owner applied to the Committee of Adjustment for consent to sever the site into 5 lots, including easements and rights-of-way, in order to permit a phased commercial/residential project. At that time the 5 proposed lots were as follows: 490 College Street; a new lot on College Street between 490 College Street and 307 Palmerston Boulevard; 307 Palmerston Boulevard, as far north as the north wall of the main building on that lot; a new lot between 307 and 311 Palmerston Boulevard; and 311 Palmerston Boulevard.

Prior to the Committee of Adjustment hearing, a number of concerns were identified including: limitations on the location and type of commercial uses within the proposed development; the form of the new commercial building proposed between 490 College Street and 307 Palmerston Boulevard; and parking to serve the proposed uses. On November 3, 1998 the Committee of Adjustment application was adjourned sine die to allow the applicant to file a rezoning application to clarify these issues.

The rezoning application to allow a 5-lot development was filed February 24, 1999 and formed the basis of the April 9, 1999 Preliminary Report. The original rezoning application for a commercial/residential development was similar to the current proposal in terms of uses, but it comprised only three storeys and a total of 14 residential units.

The applicant submitted revised plans on February 1, 2000 (with subsequent revisions) to develop 27 residential units on the site, along with the originally proposed commercial/residential uses at 307 Palmerston Boulevard and 490 College Street. On June 20, 2000, the applicant revised the lot pattern associated with the rezoning application to propose a total of 3 re-aligned lots and indicated that the severance application will be revised accordingly.

Site and Surrounding Area

The 1,287 m² site has frontage on both College Street (a mixed use Main Street) and Palmerston Boulevard (a residential street). The site consists of three separate properties: a 2 storey commercial/residential building at 490 College Street (to be added to and altered); a 2.5 storey residential building at 307 Palmerston Boulevard (to be added to and altered); and a 3 storey residential building at 311 Palmerston Boulevard (to be retained).

The site is located on College Street between Bathurst and Grace Streets. This part of College Street contains a mix of commercial and residential uses, with the dominant building type having commercial uses at grade and residential units above, although some buildings within this area are exclusively commercial. Buildings in this area range in height from approximately 2 to 4 storeys, with a few buildings beyond this range.

The site, combined with the church to the immediate west and the City's historic Palmerston Gates, marks the southern entrance to Palmerston Boulevard – a unique residential street with large, single detached and multi-unit houses on large lots.

One of the challenges of the proposal has been to achieve a development that is appropriately integrated with, and respectful of, both the evolving character of College Street and the established character of Palmerston Boulevard.

Consultation Process

Initial discussions with the applicant, a representative of the Palmerston Area Residents Association (PARA), Councillor Pantalone and City Staff occurred in November 1998 prior to the rezoning application being filed. Discussions at that meeting generally were related to means of protecting the residential character of Palmerston Boulevard. Where appropriate, the ideas generated at that discussion have been provided as recommended conditions of approval should Toronto Community Council decide in favour of the proposed rezoning.

On April 25, 2000 a Public Meeting was held in the community to discuss the February 1, 2000 proposal. The meeting was attended by approximately 10 area residents, representatives of PARA, Councillor Pantalone, and staff from Heritage Preservation Services (to report on the Gates), Urban Design and Community Planning. Neighbouring residents were generally supportive of the application, and recognised the desirability of Main Streets intensification and the applicant's proposed rental tenure. General comments related to the proposal included: maintaining the residential scale and character on the Palmerston Boulevard frontage; limiting commercial exposure to College Street only; need for additional landscaping; traffic on Palmerston Boulevard; and appropriate design treatment for the College Street commercial facades. Residents also indicated that the Palmerston Gates are a very important symbol of the neighbourhood.

Upon further review following the community meeting, PARA indicated concerns related specifically to the proposed three-storey infill development between 307 and 311 Palmerston Boulevard and its compatibility with the rhythm of the street. PARA suggested that the proposal

might be more suitable if a “gap” were to be maintained between 311 Palmerston Boulevard and the structure to the south. Two additional meetings were conducted with PARA, the applicant, and Urban Development Services staff (first meeting only) to discuss this concern. PARA also expressed support for opportunities for the City to restore the Palmerston Gates.

The applicant has considered PARA’s suggestion and is of the view that an alteration to include a “gap” would not meet his current objectives. While sympathetic to PARA’s concerns, staff believe that an appropriate design can be achieved either with or without the “gap”. The applicant has indicated a commitment to working with City staff and with PARA, if requested, to attempt to resolve this issue as part of the site plan review process.

Comments:

Official Plan

The site is designated “Low Density Mixed Commercial-Residential Area” by the Official Plan (Part I) of the (former) City of Toronto. The Official Plan permits buildings having a gross floor area of up to 3.0 times the area of the lot and generally within the range of 3 to 5 storeys.

The Official Plan encourages improvements to Mixed Commercial-Residential Areas through maintenance and upgrading of existing buildings (Section 13.1). The Official Plan encourages a mix of commercial and residential uses, with completely commercial buildings permitted only in areas that are predominantly commercial in character and where housing is not considered an appropriate use (Section 13.2).

The portion of the site along College Street is contained within a “Main Streets” area. Main Streets are arterial roads served by transit, with contiguous buildings having a mix of commercial and residential uses. The Official Plan encourages the development of residential units along Main Streets (Section 13.5).

Main Streets define the edges of Low Density Residential neighbourhoods. In encouraging housing on Main Streets, the Official Plan seeks to ensure that Main Streets are in keeping with the character, scale and amenity of adjacent residential neighbourhoods. Other Main Streets goals include: the encouragement of new development that includes infill and additions to existing buildings; the establishment of an appropriate mix of residential and street related retail and service uses; and reduction of reliance on the private automobile for Main Streets residents.

The Official Plan (Section 9, “Economic Activity”) also encourages the strengthening of the City’s retail sector and existing shopping districts in part through the provision of a range of local shopping opportunities. The provision of new retail facilities is encouraged, subject to compatibility with adjacent Low Density Residence Areas and consistency with other Official Plan policies.

Each of the proposed Parcels is within the density permission of the Official Plan and, subject to the Recommendations at the beginning of this Report, is consistent with the intent of the Official Plan with respect to Main Streets and residential intensification.

Zoning

The site is split-zoned by Zoning By-law 438-86 as follows:

- a) the southeast portion of the site (for approximately 14.3 m along College Street and a depth of approximately 20 m back from College Street) is zoned MCR T3.0 C3.0 R3.0, which permits a range of commercial and residential uses up to 3.0 times lot area; and
- b) the remainder of the site is zoned R2 Z0.6, which allows residential uses with densities up to 0.6 times lot area.

While this portion of College Street is recognized as a Mixed Commercial-Residential area in the Official Plan, the MCR zoning does not extend to the entire site. Notwithstanding the presence of a retail use (now vacant) on the ground floor of 307 Palmerston Boulevard and a previous commercial zoning that ceased several years ago, the last City-wide planning review left the residential zoning in place so that redevelopment for commercial purposes would be subject to public review and an assessment of possible impacts on nearby residential areas.

The applicant is proposing a rezoning to permit commercial/residential uses on Parcel 2, to allow for additional density on each of the proposed lots, and to recognize other zoning modifications to allow the development, including parking considerations.

Access and Parking

Proposed vehicular access to the site is via a private driveway from Palmerston Boulevard. Rights-of-way would be required over portions of the driveway to access individual parking spaces and would be secured through the consent process.

The Works and Emergency Services Department has recommended that 24 parking spaces be provided to serve the project, 12 of which are proposed to be provided on the site and a further 12 spaces which can be provided off-site in accordance with Departmental requirements.

The site is currently developed with 12 parking spaces. The redevelopment of these 12 spaces and the provision of a further 12 off-site parking spaces is not expected to generate significant additional impacts on traffic operations in the area.

The site also benefits from convenient access to public transit along the College Street streetcar line, and is located two blocks west of Bathurst Street public transit connecting with the Bloor subway.

Scale and Compatibility with Adjacent Land Uses

The proposed development is appropriately integrated with both College Street and Palmerston Boulevard in terms of building siting, scale and massing; density; and proposed land uses.

The four-storey component on College Street is consistent with Main Streets intensification objectives, with proposed commercial uses at grade and residential uses above. The recommended commercial and residential density permissions encourage a mix of both uses across the College Street frontage, with a certain degree of flexibility to accommodate additional commercial uses above grade level where appropriate. It is recommended that a 14 m height limit be applied to Areas 2A and 2B of Parcel 2, to allow the proposed 4 storey development.

Entrances to individual at-grade commercial units on College Street have been articulated to achieve the appearance of small-width lots and will be refined further through the Site Plan process.

The applicant has requested exemptions from Zoning By-law requirements for the 45 degree angular plane projection and for the setbacks of commercial/residential buildings from residential lots. Notwithstanding the attached comments from the Building Division, Buildings Staff have confirmed that these exemptions are required only for proposed Parcel 1. These requested modifications can be supported given the building and parking layout.

Although the site does not have a public lane separating the Main Street uses from the residential uses as is the case in other circumstances, the project benefits from the location of the proposed east-west private driveway and transition of uses and built form between College Street and the northerly limit of the site. Further details to ensure an appropriate transition of built form will be included in the Site Plan review process.

The three storey component of the proposal on Palmerston Boulevard is appropriately scaled and integrated with the residential character of the street. It is recommended that MCR zoning at a density of T3.0 C1.0 R2.5 be applied to Areas 2A and 2B of Parcel 2 to reflect the intended scale and uses. As the proposed development turns the corner and proceeds along Palmerston Boulevard, it is reduced from four storeys to three. The residential character of the corner building is proposed to be maintained on the Palmerston frontage. To maintain this residential character, it is recommended that the proposed Zoning By-law prohibit on Parcel 2, Area 2B certain commercial uses, commercial access, and accessory commercial uses on the Palmerston Boulevard frontage. It is also suggested that commercial signage be prohibited on the Palmerston Boulevard frontage through Site Plan review.

The three storey residential component between 307 and 311 Palmerston Boulevard (Parcel 2, Area 2C) is proposed to be of similar scale to other buildings on the street. It is recommended that the current R2 Z0.6 zoning be maintained on Parcel 2, Area 2C to reflect the restriction to residential uses only. It is important to maintain the appearance of individual buildings and lots on the Palmerston frontage, in keeping with established built form and character. Further detailed design of this infill will occur at the Site Plan stage to reflect this objective. A height limit of 12 m is recommended for Parcel 2, Area 2C. This provides a transition between the 10 m height limit at 311 Palmerston Boulevard (Parcel 3) and the 14 m height limit proposed for Parcels 2A and 2B on College Street, and also allows some flexibility in refining the built form at the Site Plan approval stage.

The three storey building at 311 Palmerston Building is to remain, with no additional height or massing.

The proposed zoning categories, densities and recommendations provided at the beginning of this report are intended to achieve a development that is compatible with the scale and character of the surrounding community and which has minimal impact on neighbouring land uses.

Existing Trees on Public and Private Property

The tree survey provided by the applicant shows two Silver Maples measuring 87 cm and 66 cm on Palmerston Boulevard. As requested by Parks and Urban Design Staff, these trees will be preserved in accordance with the City of Toronto Streetscape Manual. The College Street sidewalk was recently upgraded as a part of the Department of Works and Emergency Services capital improvement program. This work will also be preserved. During this review it was determined that there were no opportunities for additional tree plantings within the College Street right-of-way in front of the site. There is one existing City tree that is to be protected.

The Arborist Report indicates 7 trees on the site. All but one are in fair to poor condition and would interfere with the building massing or driveway circulation for the proposed development. The applicant has been advised that an application for permission to injure or destroy trees will be required for the removal of these trees. A 32 cm White Elm in good condition is located in the northeast corner of the site. This tree is situated to help provide privacy and reduce overlook from this development to the rear yards to the north. In order to preserve this tree, the parking spaces along the east edge of the site have been narrowed to 2.31 metres in width. There is also a 33 cm Silver Maple in good condition located on private property just east of the easterly property line.

City staff and the applicant will work together to maximize tree protection and preservation on site. For all trees to be preserved, protection of trees during construction will be secured as part of the Site Plan process.

Proposed Landscape Plan

A landscape plan has been submitted showing the Palmerston Boulevard front yards enhanced with new planting beds with shrubs, ground cover and additional tree planting. The rear yard planting includes low plantings and two new trees. This plan will be developed in more detail through the Site Plan process.

At the Public Meeting, Councillor Pantalone suggested that additional planting in the form of a landscape buffer be provided along the north and east edges of the parking area. A 0.5 metre buffer can be provided in these areas and has been included in the Zoning recommendations above. The buffers are wide enough to provide privacy planting (such as a cedar hedge) without impacting the parking lot. Planting details as well as details of proposed fencing adjacent to the parking areas will be worked out through Site Plan review.

Staff of Heritage Preservation Services have reviewed the landscape plan with respect to its impact on the Palmerston Gate located near the southwest corner of the site. Soil and organic matter have built up to almost 30 cm above the base of the stonework. This has resulted in frost heave and corrosion of the ironwork. Through the Site Plan process, staff including Heritage Preservation Services will review detailed grading, drainage and planting for this area. Implementation of the landscaping in the immediate vicinity of this Gate will be co-ordinated with the City's future Gates restoration process.

Privacy and Sunlight/Shadowing Considerations

The proposed development is not expected to generate any undue impacts on privacy or potential overlooking for surrounding residential properties. Sunlight/shadowing impacts of the proposed development are expected to be minimal.

Servicing

The City water distribution and sanitary sewer systems are adequate to accommodate the proposed development.

Precedent

One of the concerns raised at the community meeting was the issue of whether the proposal, if approved, might create a precedent for other similar developments proposing a continuous built form on Palmerston Boulevard. Staff are satisfied that the proposed development would not result in such a precedent for the remainder of the residential street. The site internalizes a transition between the Main Streets portion on College Street and the residential portion on Palmerston Boulevard. Massing and built form that are appropriate for this site would not necessarily be appropriate for a mid-block situation or for a property that does not include a Main Streets component.

The Palmerston Gates

The corner of Palmerston Boulevard and College Street is a highly visible location. Palmerston Boulevard is marked by two sets of historic Gates and Lampposts (at College Street and at Bloor Street) which have been listed on the City's Heritage inventory since 1973. The easterly Lamppost on the College Street set is located in the street right-of-way immediately adjacent to the site. The iron gate attaches physically to the building at 307 Palmerston Boulevard.

Heritage Preservation Services has identified concerns with respect to the condition of the Gates and Lampposts, including erosion around the base of the Lampposts, deterioration of the masonry and ironwork, and structural problems that are creating a pronounced "lean" and a possible public safety concern. Heritage Preservation Services, together with Works and Emergency Services and Urban Development Services, have been discussing possible opportunities for the City to prepare a restoration study for the Gates and ultimately to conduct the restoration work.

Heritage Preservation Services has provided several recommendations related to the protection and possible future upgrading of the historic Gates by the City. Heritage Preservation Services has requested that the developer contribute to the future restoration process by posting a Letter of Credit for a \$12,000 contribution which would be used for a restoration plan for the four Gates, or toward the capital cost itself, at the discretion of Heritage Preservation Services. The Owner has agreed to provide this contribution.

Heritage Preservation Services has also provided recommendations to ensure that the Gates are protected during the construction process, that the iron gate is fastened properly to the building at 307 Palmerston Boulevard, and that appropriate landscape treatment is provided adjacent to the Gates. These requirements are to be secured by the Owner entering into and Undertaking.

Rental Housing Protection Act

The 490 College Street property is subject to an Agreement registered on title under the Rental Housing Protection Act. The Agreement is in effect until October 6, 2001. An advisory note referring to this Agreement is included in this report for the Owner's information.

Conclusions:

The proposal is in keeping with the intent of the Official Plan policies for Low Density Mixed Commercial-Residential Areas.

The proposed intensification is in keeping with Main Streets objectives and is appropriately integrated with surrounding land uses in terms of building siting, scale and massing; density; and proposed land uses.

I recommend approval of this Rezoning application, subject to the Recommendations provided above.

Contact:

| | |
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| Fax: | 416.392.1330 |
| Email: | ccieply@city.toronto.on.ca |

Application Data Sheet

| | | | |
|---------------------|---|---------------------|--|
| Site Plan Approval: | Y | Application Number: | 299002 |
| Rezoning: | Y | Application Date: | February 24, 1999 |
| O. P. A.: | N | Date of Revision: | February 1, 2000 May 5, 2000 June 20, 2000 |

Confirmed Municipal Address: 490 College Street; 307 and 311 Palmerston Blvd.

Nearest Intersection: North east corner of College Street and Palmerston Blvd.

Project Description: Alterations and additions to existing buildings and add 15 dwelling units to the existing buildings. Commercial uses at 307 Palmerston Blvd. Also sever into 3 lots.

| | | |
|-----------------------------|--------|------------------------------------|
| Applicant: | Agent: | Architect: |
| Paul Stagle | | Alex Boros |
| 62 Fairholme Ave., 784-2952 | | #3, 412 Eglinton Ave. W., 440-0505 |

Planning Controls (For Verification Refer To Chief Building Official)

| | | |
|-------------------|--|------------------------|
| Official Plan | Low Density Mixed Commercial- Site Specific Provision: | No |
| Designation: | Residential Area | |
| Zoning District: | MCR T3.0 C3.0 R3.0 ; R2 Z0.6 | Historical Status: No |
| Height Limit (m): | 18.0; 10.0 | Site Plan Control: Yes |

Project Information

| | | | |
|------------|---------------------------|---------|-----------------------|
| Site Area: | 1287.45 m ² | Height: | Storeys: 3 and 4 |
| Frontage: | 39.3 m (College St.) | | Metres: 10, 12 and 18 |
| Depth: | 32.7 m (Palmerston Blvd.) | | |

| | | | |
|----------------------|-----------------------|----------------------|-------------------------|
| Ground Floor: | | Parking Spaces: | Indoor Outdoor |
| Residential GFA: | 2103.3 m ² | Loading Docks: | 12 |
| Non-Residential GFA: | 459.8 m ² | (number, type) | |
| Total GFA: | 2563.1 m ² | | |
| Dwelling Units | | Floor Area Breakdown | |
| Tenure: | Rental | Land Use | Above Grade Below Grade |
| Bachelor: | 6 | Residential | 2103.3 m ² |
| 1 Bedroom: | 11 | Non-Residential | 459.8 m ² |
| 2+ Bedroom: | 10 | | |
| Total Units: | | | |

Proposed Density
 Residential Density: 1.63 Non-Residential Density: 0.36 Total Density: 1.99

Comments

Status: Application received.
 Data valid: June 4, 2000 Section: CP South District Phone: 392-7333

Appendix A
Comments of Civic Officials

1. Economic Development, Culture & Tourism - Heritage Preservation (February 21, 2000 and revised June 8, 2000)

Heritage Comments

The corner of Palmerston and College is a highly visible location and the entry for Palmerston Boulevard. This street is marked by the Palmerston Gates and Lampposts which have been listed on the City of Toronto's Inventory of Heritage Properties since 20 June 1973. The east gate at College Street physically fastens to the building at 307 Palmerston, making alterations to this corner property a concern for Heritage Preservation Services and the Toronto Preservation Board. The gates, especially the ironwork and masonry adjacent 307 Palmerston, are in poor condition. Heritage Preservation Services request that the approval of the site plan application be made on the following conditions:

1. That the developer posts a letter of credit in favour of the City of Toronto for a \$12,000 contribution which would be used for a "restoration plan" for the four gates (Bloor and College Streets), or toward the capital cost itself. The plan would be conducted by a recognized expert in architectural conservation (following a tendering process) and would include the following deliverables:
 - Documentation of the gates in their current condition
 - A Conservation Analysis and Condition Assessment
 - Detailed Restoration Plan with Specifications (tender ready)
 - Capital Cost Estimates
 - Maintenance Plan Outline for future use by City Works Staff
2. That the developer/contractor consult with Heritage Preservation Services to ensure adequate care and protection of the gates during the construction process. This may include stabilising and dismantling sections of the ironwork or simply erecting protective hoarding around the areas affected by the construction.
3. That in the proposed development, the historic ironwork on the gates continues to be fastened (or is refastened) to the *same* brick wall at the ground floor of 307 Palmerston.
4. That the proposed landscaping for 307 Palmerston Boulevard meets with the approval of Heritage Preservation Services.
5. That Heritage Preservation Staff review all building permit(s) and tender packages for this development as well as conduct periodic site inspections during construction to ensure that conditions 2, 3 and 4 are completed to the satisfaction of the Toronto Preservation Board.

Note that the restoration plan will provide more detailed guidance on how conditions 2-5 are to be implemented.

2. Economic Development, Culture & Tourism - Heritage Preservation (February 15, 2000)

The major problem with the landscaping around the masonry piers and around the gates in general on the northeast corner of Palmerston and College is the uneven grade. The soil and organic matter has built up (or been built up) to almost a foot above the base of the stonework. In some locations the topsoil and sod has even overtaken the lower rung of the ironwork and the base of the rails.

This has had at least three major and damaging effects.

- The heightened and uneven grade promotes frost heave which has led to the pronounced lean of the pier to the southwest.
- The poor drainage has led to water standing against the masonry, accelerating the frost heave and corroding the ironwork.
- The soil has enveloped the ironwork on the College Street side and caused severe corrosion due to the prolonged water and salt contact against the metal.
- The City's pavement has been extended right up against the south west base of the pier. I believe that given the current loading on the piers, this asphalt and concrete is acting as a fulcrum and may even be further accelerating the movement of the pier.

Recommendations:

- The grade around the pier (and all of the piers) should slope away to provide adequate drainage.
- The grade for the overall lot should be lowered to something approaching the level the sidewalk. The owner of 311 Palmerston should be compelled to re-landscape their front yard in order to alleviate this situation. With a development proposal pending on this property, there should be ample opportunity to ensure that the grading is improved as a condition of the City approval process.
- At the same time the foundations of the gates must be righted, the drainage improved and/or the foundations redesigned depending upon their condition.
- Following this, the masonry and ironwork should be stabilized and restored.
- While the gate adjacent to 311 Palmerston (northeast corner of College and Palmerston) has the most damage and pronounced lean, it would be most cost effective to restore all of the gates at the same time.

3. Economic Development, Culture & Tourism - Parks (March 2, 2000)

that: This will acknowledge the revised plans pertaining to the above noted development application which were circulated to Forestry Services on February 11, 2000. I have reviewed the circulated plans and advise

- There are two (2) City owned trees involved with this project which are situated on the City road allowance adjacent to the subject site. These tree(s) must be protected at all times in accordance with the *Specifications for Construction Near Trees* contained in the Tree Details Section of the City of Toronto Streetscape Manual.
- There appear to be trees situated on private property which may be impacted by this development. City of Toronto Municipal Code, Chapter 331, Trees, Article III, requires that a permit be obtained for the injury or destruction of trees situated on private property which are healthy and have a diameter of 30 cm or more. Trees which may be affected could be located on the subject development site or on lands adjacent to the development site.
- For all existing trees situated on private property that are to be retained and protected, a detailed report and plan must be provided which indicates the impact of the construction activities in connection with the proposed development on the trees in question and appropriate tree protection measures as determined by a Certified or Registered Consulting Arborist or Registered Professional Forester retained by the applicant.
- Your staff should contact Mr. Gary Le Blanc of my staff at 392-0494 regarding the applicant's need to submit an application for permission to injure or destroy trees should the development continue in its present form. The City also encourages new tree planting on private property and encourages the protection of other existing trees situated on private property and construction which accommodates the preservation of trees.
- I advise that the plans prepared by Alexander Boros Design Inc., date stamped as received by Urban Development Services on February 1, 2000 and on file with the Commissioner of Urban Development Services are not acceptable at this time due to the reason(s) indicated above.

4. Toronto Transit Commission (July 4, 2000)

As this site is adjacent to the 506 College streetcar line, please inform the applicant that noise, vibration, electro-magnetic interference (EMI), and stray current may be transmitted by our transit operations. The Commission will not accept responsibility for such effects on any building(s) and/or occupants. Therefore, the developer is advised to apply attenuation measures so that the levels of noise, vibration, EMI, and stray current in the proposed development will be at the lowest levels technically feasible. The developer is advised to inform prospective purchasers and lessees, through a clause in the purchase or rental agreements, of the potential for noise, vibration, EMI and stray current, and that the TTC accepts no responsibility for any such effects.

5. Urban Development Services - Buildings (June 29, 2000)

490 College Street - Site Plan Approval Application 299002

Circulation Notice dated February 11, 2000, May 18, 2000, and June 21, 2000.

Our comments concerning this proposal are as follows:

Description: Make alterations and build two storey addition to create a mixed-use building containing retail store, restaurant and eight dwelling units.

Zoning Designation: MCR T3.0 C3.0 R3.0 Map: 49H-323

Applicable By-law(s): , as amended

Plans prepared by: Alexander Boros Design Inc. Plans dated: May 5, 2000 and June 20, 2000

Gross Floor Area 845.7 m²
(GFA):

Residential GFA: 671.4 m²

Non-Residential GFA: 174.3 m²

Zoning Review

The list below indicates where the proposal does not comply with the City's Zoning By-law 438-86, as amended, unless otherwise referenced.

1. The proposed parking station is not accessory to a use which is permitted on that portion of the lot. Section 2 parking station.
2. The by-law requires a minimum of 8 parking spaces to be provided. The number of proposed parking spaces is 6. (Section 4(4)(b))
3. The by-law requires a parking facility to be accessible by a driveway having a minimum width of 5.5 metres, for two-way operation. The width of the proposed driveway is 3.3 metres. (Section 4(5)(i)(ii))
4. The by-law requires that the combined non-residential gross floor area and residential gross floor area be not more than 3.0 times the area of the portion of the lot zoned MCR.792 square metres. The proposed building has 845 square metres of combined non-residential gross floor area and residential gross floor area. (Section 8(3) PART I 1)

5. The by-law requires the window of a dwelling unit to be set back at least 5.5 metres from a lot line that is not a street line or from a wall of a building. The windows of the proposed building are set back 4.8 metres from the rear lot line. (Section 8(3) PART II 1(a)(ii))
6. The by-law requires the building to be set back a distance of at least 7.5 metres from a lot in a residential or park district. The proposed building is set back 3.3 metres. (Section 8(3) PART II 4(a))
7. The by-law requires the building to be within the 45 degree angular plane projected over the lot from an elevation of 10 metres above the average elevation of the ground at a distance of 7.5 metres from a lot in a residential or park district. The proposed building will penetrate the 45 degree angular plane. (Section 8(3) PART II 4(c)(iii))

Other Applicable Legislation and Required Approvals

1. The proposal requires conveyance of land for parks purposes, or payment in lieu thereof pursuant to Section 42 of the Planning Act The proposal is subject to Development Charges By-Law 476-1999.
2. The proposal DOES NOT require the approval of Heritage Toronto under the Ontario Heritage Act.
3. The issuance of any permit by the Chief Building Official will be conditional upon the proposal's full compliance with all relevant provisions of the Ontario Building Code.

490 College Street and 307, 309 Palmerston Blvd. - Site Plan Approval Application 299002(b)
Circulation Notice dated February 11, 2000, May 18, 2000 and June 21, 2000.

Our comments concerning this proposal are as follows:

Description: Make alterations and build additions to create a mixed-use building containing retail stores and 15 dwelling units.

Zoning Designation: R2 Z0.6 (MCR T3.0 C1.0 R2.5Map: 49H-323
PROPOSED)

Applicable By-law(s): , as amended

Plans prepared by: Alexander Boros Design Inc. Plans dated: May 5, 2000 and June 20, 2000.

Gross Floor Area 1337 m²
(GFA):

Residential GFA: 1052 m²

Non-Residential GFA: 285 m²

Zoning Review

The list below indicates where the proposal does not comply with the City's Zoning By-law 438-86, as amended, unless otherwise referenced.

1. The three buildings will not have a common basement so as to be deemed one building. Section 2 lot.
2. The by-law requires a minimum of 10 parking spaces to be provided. The number of proposed parking spaces is 1. (Section 4(3))
3. The building will have a height of 12.8 metres in lieu of the maximum permitted 10.0 metres. Section 4(2) a.
4. 11 bicycle parking spaces are not provided. Section 4(13).
5. The by-law requires a parking facility to be accessible by a driveway having a minimum width of 5.5 metres, for two-way operation. The width of the proposed driveway is 3.3 metres. (Section 4(5)(i)(ii))
6. The proposed use, a mixed-use building, is not permitted in a district zoned R2. (Section 6(1)(a))
7. The by-law limits the residential gross floor area in an area zoned Z0.6 to 0.6 times the area of the lot: 335 square metres. The proposed residential gross floor area of the building exceeds the maximum permitted by approximately 1003 square metres. (Section 6(3) PART I 1)
8. The by-law requires a building to have a minimum flanking street setback of 6.0 metres. The proposed flanking street setback is 0 metres. (Section 6(3) PART II 3.A(II))
9. The by-law requires the building to have a minimum side lot line setback of 7.5 metres. The proposed side lot line setback is 0 metres on the north side. (Section 6(3) PART II G)
10. The by-law requires a building to have a minimum rear yard setback of 7.5 metres. The proposed rear yard setback is 0 metres. (Section 6(3) PART II 4)
11. The by-law limits a building in a (06) zone to a maximum depth of 14.0 metres. The proposed depth is 21.52 metres. (Section 6(3) PART II 5(i))

- 12. The distance between external facing walls of the building will be 3.65 metres in lieu of the minimum required 11.0 metres. Section 6(3) Part II 6.
- 13. The by-law requires in an area zoned 0.6 a minimum landscaped open space equal to 30 of the area of the lot: 167 square metres. The proposed landscaped open space is 59.9 square metres. (Section 6(3) PART III 1(a))
- 14. The by-law requires the building to be set back a distance of at least 7.5 metres from a lot in a residential or park district. The proposed building is set back 0 metres. (Section 8(3) PART II 4(a))
- 15. The by-law requires that no building penetrate the 45 degree angular plane projected over the lot from an elevation of 13 metres above the average elevation of the ground at the street line. The proposed building will penetrate this plane. (Section 8(3) PART II 4(c)(i))
- 16. The by-law requires the building to be within the 45 degree angular plane projected over the lot from an elevation of 10 metres above the average elevation of the ground at a distance of 7.5 metres from a lot in a residential or park district. The proposed building will penetrate the 45 degree angular plane. (Section 8(3) PART II 4(c)(iii))

Other Applicable Legislation and Required Approvals

- 1. The proposal requires conveyance of land for parks purposes, or payment in lieu thereof pursuant to Section 42 of the Planning Act. The proposal is subject to Development Charges By-Law 476-1999.
- 2. The proposal DOES NOT require the approval of Heritage Toronto under the Ontario Heritage Act.
- 3. The issuance of any permit by the Chief Building Official will be conditional upon the proposal's full compliance with all relevant provisions of the Ontario Building Code.

311 Palmerston Blvd. - Site Plan Approval Application 299002c
 Circulation Notice dated February 11, 2000, May 18, 2000 and June 21, 2000.

Our comments concerning this proposal are as follows:

| | | | |
|-----------------------|-----------------------------|--------------|----------------------------|
| Description: | Create severance | | |
| Zoning Designation: | R2 Z0.6 | Map: | 49H-323 |
| Applicable By-law(s): | , as amended | | |
| Plans prepared by: | Alexander Boros Design Inc. | Plans dated: | May 5, 2000 & June 20,2000 |
| Gross Floor Area | 379.6 m ² | | |

(GFA):

Residential GFA: 379.6 m²

Zoning Review

The list below indicates where the proposal does not comply with the City's Zoning By-law 438-86, as amended, unless otherwise referenced.

1. The by-law requires a parking facility to be accessible by a driveway having a minimum width of 5.5 metres, for two-way operation. The width of the proposed driveway is 3.3 metres. (Section 4(5)(i)(ii))
2. The by-law limits the residential gross floor area in an area zoned Z0.6 to 0.6 times the area of the lot: 235 square metres. The proposed residential gross floor area of the building exceeds the maximum permitted by approximately 144 square metres. (Section 6(3) PART I 1)
3. The by-law requires a detached house in a (R2, R3, R4, R4A) district to have a minimum side lot line setback of 0.45 metres where the side walls contain no openings. The proposed side lot line setback is 0 metres along the south lot line. (Section 6(3) PART II 3.(B)(I))

Other Applicable Legislation and Required Approvals

1. The proposal DOES NOT require conveyance of land for parks purposes, or payment in lieu thereof pursuant to Section 42 of the Planning Act.
 2. The proposal DOES NOT require the approval of Heritage Toronto under the Ontario Heritage Act.
 3. The issuance of any permit by the Chief Building Official will be conditional upon the proposal's full compliance with all relevant provisions of the Ontario Building Code.
6. Works & Emergency Services - Technical Services (July 4, 2000)

This is in reference to the application by Shelton Services on behalf of Palmerston Gates Inc., for the project on the above-noted site located on the north-east corner of the College Street and Palmerston Avenue. Currently, a mixed-use building, including 2 residential units, exists at Premises No. 490 College Street, a 4-unit residential building exists at Premises No. 307 Palmerston Boulevard, and a 4-unit residential building exists at Premises No. 311 Palmerston Boulevard. These 3 buildings will be retained. The proposal involves the following:

- a 2-storey addition to the building at Premises No. 490 College Street resulting in 6 additional residential units;

- a 3-storey commercial/residential building (tentative address is Premises No. 494 College Street), including 4 dwelling units, between Premises Nos. 490 College Street and 307 Palmerston Boulevard;
- introduction of retail uses at-grade within the building on Premises No. 307 Palmerston Boulevard, while maintaining the 4 residential units and proposing an additional 2 units;
- a new 5-unit residential building (tentative address is Premises No. 309 Palmerston Boulevard) between Premises Nos. 307 and 311 Palmerston Boulevard; and
- 12 parking spaces at the rear of the buildings.

The expanded project, including the existing uses, will total 27 residential units (10 existing and 17 proposed) and 459 square metres of non-residential uses.

Comments

Parking and Access

The provision of 12 surface parking spaces, is less than the estimated parking demand generated by this project for 29 parking spaces, consisting of 24 parking spaces for the residential units and 5 parking spaces for the non-residential component of the project. Six of the parking spaces have substandard widths of 2.31 m and are acceptable. As far as can be ascertained, the Zoning By-law requirement is for 24 parking spaces to serve the residential component only. Given that the Zoning By-law does not specify a parking requirement for the non-residential uses, the parking should be increased to satisfy the residential parking requirement for 24 parking spaces.

Due to the retention of the existing buildings and proposed infill, it is not practical to provide additional on-site parking beyond the 12 proposed parking spaces. Accordingly, I would have no objection to leased parking in the vicinity of the site to satisfy the residential parking demand provided that the leased parking on the donor site is surplus to the requirements of the Zoning By-law. The applicant should indicate on a plan the location, layout and access arrangements for the off-site leased parking and provide the details of the leasing arrangements.

Access to the parking spaces is provided via an east-west driveway, which extends easterly from Palmerston Boulevard and then northerly to the north property line at the rear of the site. The driveway from Palmerston Boulevard is 3.05 m wide for a distance of approximately 12.0 m and then widens to 3.96 m. This is less than the minimum of 5.5 m required by the Zoning By-law for two-way traffic. This will result in conflicts, on occasion, between incoming and outgoing traffic which may require vehicles to back-up to allow others to pass. In order to minimize the impact of these conflicts on the traffic operations and pedestrian activity on Palmerston Boulevard, the outgoing traffic should yield to incoming vehicles. Signs should be erected advising motorists accordingly. Given the subject driveway would only serve 12 parking spaces, the proposed width is acceptable, provided that the above-noted signs are installed.

The driveway adjacent to the 10 parking spaces in the north-east corner of the site is 6.0 m wide and is acceptable. Rights-of-way in favour of the owners of each lot must be granted over the portion of the driveway required to access the parking spaces.

Refuse Collection

Solid Waste Collections will continue to provide curbside garbage and recyclable materials collection services to these small commercial and residential buildings from set out points in front of each property, in accordance with the provisions of the Municipal Code, Chapter 309, Solid Waste. This will require the provision of rodent proof storage areas on private property to separately store garbage and recyclable materials generated by the residents as well as the non-residential components of the project between collections.

It should be noted with respect to any future uses of the non-residential components of the project, collection of hazardous and biomedical waste generated by a doctor's office, dentist's office or veterinary clinic, is prohibited under the provisions of Municipal Code, Chapter 309, Solid Waste. It will be necessary for items of this nature to be stored separately and safely removed by a private refuse collection firm licensed to dispose of hazardous waste.

Municipal Services

The City water distribution system and sewer system with regard to sanitary sewage is adequate to accommodate the change in land use.

With regard to storm drainage, please refer to the City's standard storm drainage procedures for private properties. It is the policy of City Council to require the infiltration of storm water runoff into the ground for all new buildings whenever possible. Therefore storm connections to the City sewer system will only be permitted if it can be demonstrated that infiltrating storm water into the ground is not feasible.

The applicant must submit for review and approval of this Department and prior to the issuance of a building permit, site servicing and grading and drainage plans showing the existing and proposed grades of this site as well as that of the abutting properties and details of the proposed drainage facilities. Further information regarding storm drainage can be obtained by contacting Engineering Services at 392-6787. If the existing water service is less than 25 mm, it should be replaced by new re-sized water services, at the owner's expense.

Should this property be severed in the future, the owners must be made aware that separate servicing will be required for each of the buildings.

Survey Requirements

The site is defined as PARTS 1, 2, 3 AND 4 on Plan 64R-15606. The proposed lots are shown as PARTS 1 to 11, inclusive, on the draft Reference Plan of survey submitted with the application. For the purposes of assessment, Official Record municipal numbering and the preparation of building envelope plans, the applicant should be required to:

- (a) apply for revised municipal numbering prior to obtaining a building permit;
- (b) provide a deposited copy of the draft Reference Plan of survey submitted with the application; and
- (c) provide final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed buildings to enable the preparation of building envelope plans.

It should be noted that Municipal Numbers 490A, 490B and 494 College Street and 309 Palmerston Boulevard, shown on the design drawings, have not been assigned by this Department and should not be used without proper authorization.

Work Within the Public Right-of-Way

Approval for any work to be carried out within the street allowances must be received from this Department. Although the access is acceptable in principle, changes may be required as a result of the detailed review of the application for work within the public right-of-way. For further information, the applicant should contact the Right-of-Way Management Section, District 1, Construction Activities at 392-7877. Any existing curb cuts, which are no longer required to serve the project, must be restored to a standard City of Toronto curb and boulevard, at no cost to the City. Please note that curb returns are not permitted at driveway entrances; concrete sidewalks are to be extended across driveways.

1. That the owner be required to:

- (a) Provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes required in connection with the development;
- (b) Provide and maintain a minimum of 24 parking spaces to serve the project, of which 6 on-site parking spaces can have a width of 2.31 m and 12 parking spaces can be provided off-site, within 300 m of the site;
- (c) Provide and maintain a minimum driveway width of 3.05 m for a distance of 12 m from the street line and 3.96 m for an additional 15 m;
- (d) Provide and maintain signage advising outgoing motorists to yield to incoming traffic;
- (e) Grant rights-of-way in favour of the owners over the portions of the driveway required to access their respective parking spaces;
- (f) Provide and maintain rodent proof garbage storage facilities of sufficient size on private property to accommodate the amount of separated garbage and recyclable materials generated by the residential and non-residential components of the project between collections;

- (g) Submit to, and have approved by, the Commissioner of Works and Emergency Services, prior to the introduction of a bill in Council, a Noise Impact Statement in accordance with City Council's requirements;
- (h) Have a qualified Architect/Acoustical Consultant certify, in writing, to the Commissioner of Works and Emergency Services that the development has been designed and constructed in accordance with the Noise Impact Statement approved by the Commissioner of Works and Emergency Services;
- (i) Provide, maintain and operate the noise impact measures, facilities and strategies stipulated in the plan approved by the Commissioner of Works and Emergency Services;
- (j) Apply for revised municipal numbering to the Commissioner of Works and Emergency Services prior to filing a formal application for a building permit;
- (k) Submit to the Commissioner of Works and Emergency Services:
 - (i) A deposited copy of the draft Reference plan of survey, in metric units and integrated with the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands under application, and any rights-of-way appurtenant thereto;
 - (ii) Dimensioned plans of the development with sufficient horizontal and vertical dimensions of the exterior walls for the purpose of preparing site specific exemption by-laws;

and such plans should be submitted at least 3 weeks prior to the introduction of bills in Council;
- (l) Submit a Stormwater Management Plan, site servicing and grading and drainage plans, prior to site plan approval;
- (m) Submit revised drawings with respect to Recommendation Nos. 1(b) and 1(d) above, for the review and approval of the Commissioner of Works and Emergency Services;

2. That the owner be advised:

- (a) Of the need to receive the approval of the Commissioner of Works and Emergency Services for any work to be carried out within the public right-of-way, including obtaining building location, access and streetscape permits, as well as potentially other permits such as hoarding, piling/shoring etc., prior to construction; and
- (b) that the storm water runoff originating from the site should be disposed of through infiltration into the ground and that storm connections to the sewer system will only be permitted subject to the review and approval by the Commissioner of

Works and Emergency Services of an engineering report detailing that site or soil conditions are unsuitable, the soil is contaminated or that processes associated with the development on site may contaminate the storm runoff;

Appendix B

Project Description And Statistics

| | Parcel 1 | Parcel 2 | | | Parcel 3 | |
|---|---|---|------------------------|--|--|------------------|
| | | Area A | Area B | Area C | | |
| Current Development | 2 storey comm./res | Vacant | 2.5 storey residential | Vacant | 3 storey residential | |
| Proposed Development | 4 storey comm./res | 4 storey comm./res | | 3 storey residential | Same as current | |
| Res. Units | | | | | | |
| Current | 4 | 4 | | 0 | 4 | 12 |
| Proposed | 4 | 6 | | 5 | 0 | 15 |
| Total Res. Units | 8 | 10 | | 5 | 4 | 27 |
| Existing Commercial | Yes | No | | No | No | |
| Proposed Commercial | Yes | Yes | | No | No | |
| Site Area m2 | 337.20 m2 | 373.09 m2 | | 185 m2 | 392.16 m2 | 1287.45 |
| Land area on which zoning density is calculated | 264 m2 | 373.09 m2 | | 185 m2 | 392.16 m2 | |
| OP Designation | Low Density Mixed Commercial-Residential Area | | | | | |
| Current Zoning | MCR T3 C3 R3 | R2 Z0.6 | | R2 Z0.6 | R2 Z0.6 | |
| Proposed Non-Res. Gfa (m2) | 174.30 (0.66 X) | 285.5 m2 (0.77 X) | | 0.0 | 0 | 459.80 |
| Proposed Res. Gfa (m2) | 671.40 (2.5 X) | 772.1 m2 (2.07 X) | | 280.2 m2 | 379.60 | 2103.30 |
| Proposed Total gfa (m2) | 845.70 | 1057.6 m2 | | 280.20 m2 | 379.60 | 2563.10 |
| Proposed Overall Density | 3.2 X | 2.83 X | | 1.51 X | 0.97 X | 1.99 X (average) |
| Recommended Zoning & Density | MCR T3 C3 R3 (to remain, with site-specific exceptions) | MCR T3 C1.0 R2.5 (subject to conditions and site-specific exceptions) | | R2 Z0.6 To remain, with site-specific Exceptions | R2 Z0.6 to remain, with site-specific Exceptions | |

The Toronto Community Council reports, for the information of Council, having also had before it a communication (July 12, 2000) from George and Agnessa Starostenko, and a copy thereof has been forwarded to Council under separate cover.

Insert Map 1 – 490 College, 307 and 311 Palmerston Boulevard

Insert Map 2 - 490 College, 307 and 311 Palmerston Boulevard

Insert Map 3 - 490 College, 307 and 311 Palmerston Boulevard

(City Council on August 1, 2, 3 and 4, 2000, had before it, during consideration of the foregoing Clause, a communication (July 21, 2000) from the City Clerk forwarding a submission dated July 12, 2000, from Mr. George and Ms. Agnessa Starostenko with respect to a Zoning By-law Amendment pertaining to 490 College Street, and 307 and 311 Palmerston Boulevard (Trinity-Niagara).)

(City Council also had before it, during consideration of the foregoing Clause, a communication (July 18, 2000) from Ms. Margaret Ludwig, Lionel Securities Ltd., in opposition to a Zoning By-law Amendment pertaining to 490 College Street, and 307 and 311 Palmerston Boulevard (Trinity-Niagara).)