

54 Finch Avenue West – Rezoning and Site Plan Control Applications – Final Report

Date:	May 2, 2011
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	09 109205 NNY 23 OZ & 09 109210 NNY 23 SA

SUMMARY

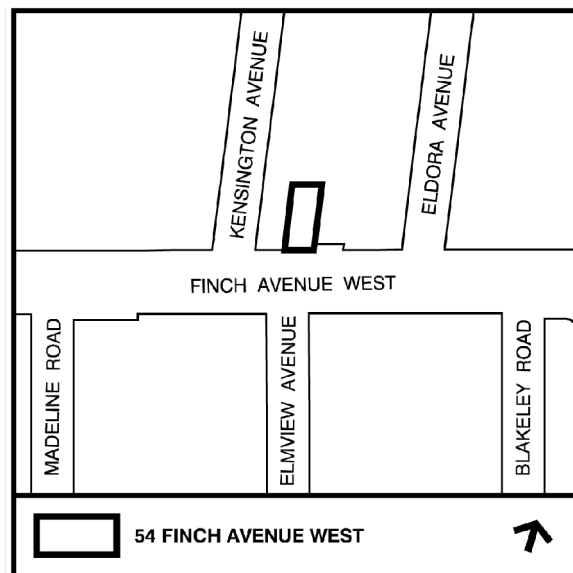
The applicant proposes to amend the Zoning By-law to permit the existing single detached house at 54 Finch Avenue West to continue to be used as a professional medical office (dentist office).

This report reviews and recommends approval of the application to amend the Zoning By-law, recommends approval in principle of the site plan and the draft Conditions of Site Plan Approval, and that authority for final Site Plan Approval be delegated back to the Chief Planner or his designate.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 7625 for the former City of North York, for the lands at 54 Finch Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.



3. City Council approve in principle the site plan as indicated on the drawing in Attachment 1, subject to the draft Conditions of Site Plan Approval listed in Attachment 6.
4. City Council delegate back to the Chief Planner or his designate the authority to issue final Site Plan Approval.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

This application to legalize the existing professional medical office use (dentist office) results from investigations by the City's Municipal Licensing and Standards Division into non-compliant activities at this location.

ISSUE BACKGROUND

Proposal

The applicant is proposing to legalize an existing professional medical office use (dentist office) within an existing 1.5 storey building. The applicant is seeking permission to use the existing building as professional medical offices. No additions or enlargements to the existing structure, which has a Floor Space Index (FSI) of 0.4 (including the basement), are proposed.

Six parking spaces are provided at the rear of the building and accessed via an existing driveway from Finch Avenue. The proposal also includes a 2.5 m landscape strip along the north property line.

Site and Surrounding Area

The subject site is located on the north side of Finch Avenue West, four blocks west of Yonge Street. A single detached two-storey building is located on the site, which has a frontage of 14 metres, and a lot area of approximately 466 m².

Abutting uses are as follows:

North: single detached dwellings within an established residential neighbourhood;

South: this portion of Finch Avenue is experiencing redevelopment of single residential lots to higher density 3 and 4 storey residential townhouse uses, a recently approved application to permit conversion of a dwelling for professional medical office use is also located at 51 Finch Avenue;

East: the abutting lot contains a building converted to commercial office uses; an active application to permit a profession office is being reviewed for 48 Finch Avenue West, followed by single detached buildings and an apartment condominium towards Yonge Street; and

West: a three storey residential building immediately to the west, with a four story commercial building across Kensington Avenue and three storey residential townhouses further west.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

City Council's planning decisions are required by the *Planning Act*, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan designates the subject lands *Mixed Use Areas*. *Mixed Use Areas* consist of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces. Development in these areas is to frame streets and provide an attractive, comfortable and safe pedestrian environment to take advantage of nearby transit services.

The subject property is also designated *Mixed Use Area "B"* in the Central Finch Area Secondary Plan. This designation provides for detached and multiple-unit residential, retail and service commercial uses, offices, places of worship, public parks and recreational uses and institutional uses. The Secondary Plan encourages redevelopment that is compatible with the surrounding residential areas while also contributing to a strong and attractive pedestrian oriented street edge with particular emphasis on good design and an abundance of landscaping and tree features.

For sites with frontage on Finch Avenue West of less than 30 metres, such as the subject property, the maximum density (FSI) permitted is 1.0 times the lot area provided that the maximum height of a solely commercial project is 2 storeys or 8 metres, whichever is the lesser, and provided that the amount of gross floor area devoted to commercial uses does not exceed 0.75 times the lot area and that retail uses are located only on the ground floor.

To buffer the abutting residential neighbourhoods from the effects of development in the Central Finch Area, the Secondary Plan requires that the height of any part of a building not exceed 70% of the horizontal distance separating that part of the building from the nearest residential property line, provided that the setback is not less than 9.5 metres. The Secondary Plan also requires privacy fencing and a landscape strip suitable for the planting of trees along the north property line.

Zoning

The lands at 54 Finch Avenue West are zoned "One-Family Detached Dwelling Fourth Density Zone" (R4) within Zoning By-law No. 7625 of the former City of North York which permits single detached dwellings and accessory uses.

The provisions of the City of Toronto's new Zoning By-law 1156-2010 enacted by City Council on August 27, 2010, do not apply, as this site is located within the Central Finch Area Secondary Plan. The lands in this Secondary Plan are currently not part of the new city-wide Zoning By-law.

Site Plan Control

A Site Plan Control application was submitted and reviewed concurrently with the rezoning application.

Reasons for Application

An amendment to the Zoning By-law is required as the R4 Zoning that applies to the subject site does not permit the proposed professional medical office (dentist office) use.

Community Consultation

A community consultation meeting to discuss the proposal was held at the Edithvale Community Center on May 21, 2009. The meeting was attended by City Planning staff, the applicant and one member of the Yonge-Edithvale Ratepayers Association.

Issues raised, and which have been considered in the review of this application, were generally related to the following matters:

- amount of hard surfacing on the subject site;
- landscaping and fencing proposed for the rear of the subject site and opportunities for additional landscaping; and
- the application review process.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards and draft conditions of Site Plan Approval.

COMMENTS

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2005) (PPS) includes policies to manage and direct land use to achieve efficient development and land use patterns. Municipal planning decisions are required to be "consistent with" the PPS. The PPS requires that a range of land uses be provided and that intensification and redevelopment opportunities are identified and promoted.

The PPS promotes intensification and redevelopment opportunities through a more compact built form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The proposal is consistent with the PPS.

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

Land Use, Density

The utilization of the dwelling for professional medical office use is located wholly within the existing 1.5 storey building, which including the basement area, represents an FSI of 0.4. The Staff report for action – Final Report – 54 Finch Avenue West

professional medical office would be located on the first and second floor and the basement would continue to be used only for storage and utilities. No additions or enlargements to the structure have been proposed nor were contemplated as part of this review. This will continue to allow the possibility for future consolidation of the lots in this block for a more comprehensive development, as envisioned by the Secondary Plan.

As such, allowing the professional medical office use to remain in the converted dwelling conforms to the land use and density objectives of the Secondary Plan.

Site Plan Control Approval

This report recommends approval in principle of the site plan drawings and draft Conditions of Site Plan Approval attached as Attachment No. 6.

Road Widening

In order to achieve the 36 m road allowance for Finch Avenue, a 2.76 metre road widening dedication along the Finch Avenue frontage of the subject site is required. This will be secured as a condition of Site Plan Approval.

Vehicular Access, Parking

The proposed development has vehicular access via a driveway from Finch Avenue. Six parking spaces are located behind the building at the rear of the lot.

Transportation Services Division's review of the proposal against the City's parking requirements indicates the six parking spaces on site are sufficient to accommodate anticipated parking demand without impacting the local residential area.

Servicing

The existing development as designed, complies with the Best Management Practices for Stormwater Management and the City of Toronto's Wet Weather Flow Management Guidelines, which requires grades that allow overland water flow. As per City practise, the proposed professional medical office use will be required to arrange for private contractor collection of recyclables and refuse, or enter into an agreement with the City for pick-up under the Yellow Bag Program.

Streetscape and Landscaping

The majority of the front yard is comprised of a large concrete pad which provides access to steps leading to the front door of the building. This concrete pad would create an encroachment once the required road widening dedication is secured. The applicant has proposed the removal of the existing concrete pad, and its replacement with a smaller walkway leading to the public sidewalk as well as to the driveway at the side of the building. This will also allow for additional sodding and greenery at the front of the building. This modification will be an improvement to the Finch Avenue frontage and provides for a more attractive and pedestrian oriented street-edge.

In order to comply with the Secondary Plan policy that requires a rear landscape strip, the applicant will be removing approximately 2.5 metres of asphalt paving and providing new trees and shrubbery planting. The existing 1.5 metre privacy fence will be maintained.

Open Space/Parkland

The application to continue to use the existing single family dwelling as a medical use does not propose any new floor area. As such the application is not subject to parks levy. However, any future addition/expansion of the building will be subject to parkland dedication requirements.

Tree Preservation

No trees presently exist on site. The City's Urban Forestry Division has indicated there is no room for planting of new City Trees.

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.

As the application was made prior to the January 31, 2010 implementation date for Tier 1 of the Toronto Green Standard, the proposed development is not subject to the Standard. However, the proposal does incorporate a new landscape strip with private trees and low maintenance landscaping at the rear, and additional green space in the front yard of the property.

Development Charges

It is estimated that the development charges for this project will be \$7,500. This is an estimate. The actual charge will be assessed and collected upon issuance of the building permit.

CONTACT

Ben DiRaimo, Planner
Tel. No. (416) 395-7119
Fax No. (416) 395-7155
E-mail: bdiraimo@toronto.ca

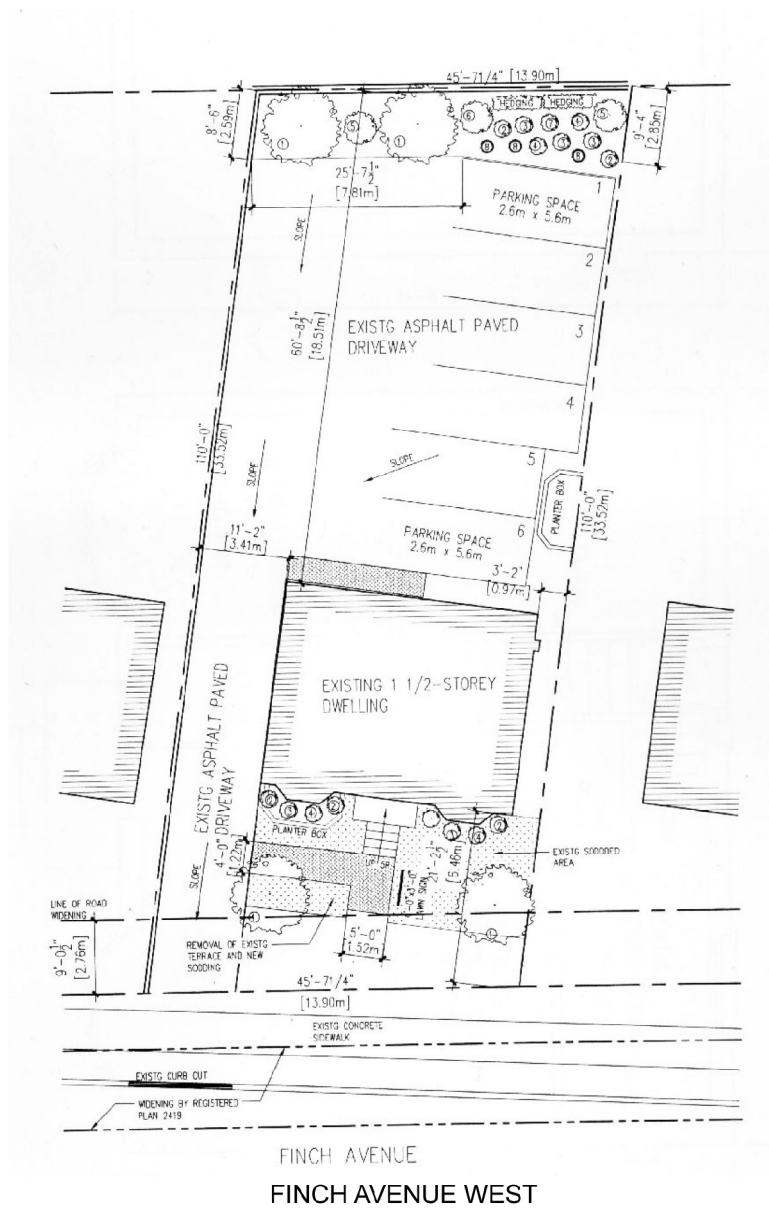
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Former City of North York Zoning By-law No. 7625
Attachment 4: Application Data Sheet
Attachment 5: Draft Zoning By-law Amendment, for the Former City of North York Zoning By-law No. 7625
Attachment 6: Draft Conditions of Site Plan Approval

Attachment 1: Site Plan



Site Plan

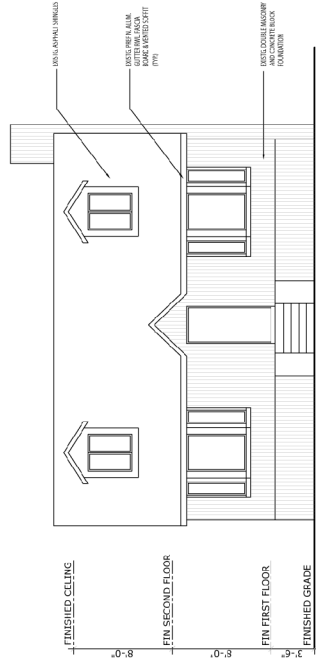
Applicant's Submitted Drawing

Not to Scale
15/04/2011

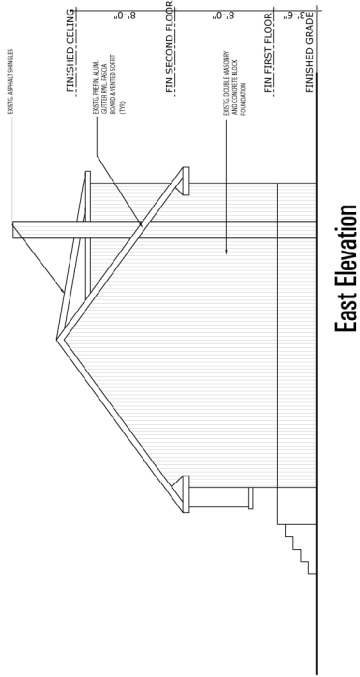
54 Finch Avenue West

File # 09_109205

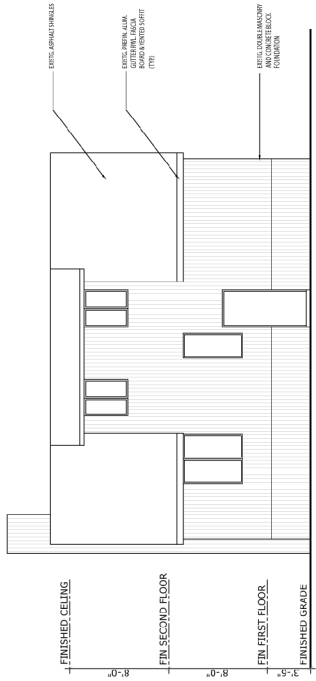
Attachment 2: Elevations



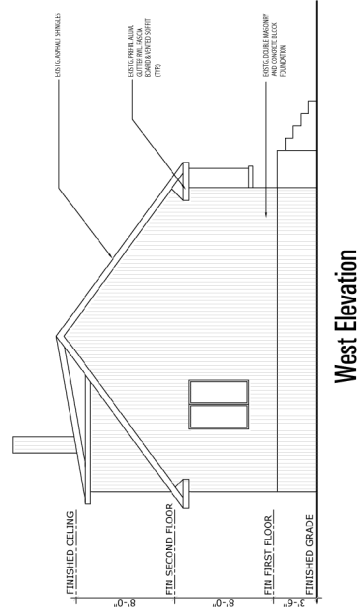
South Elevation



East Elevation



North Elevation



West Elevation

Elevations

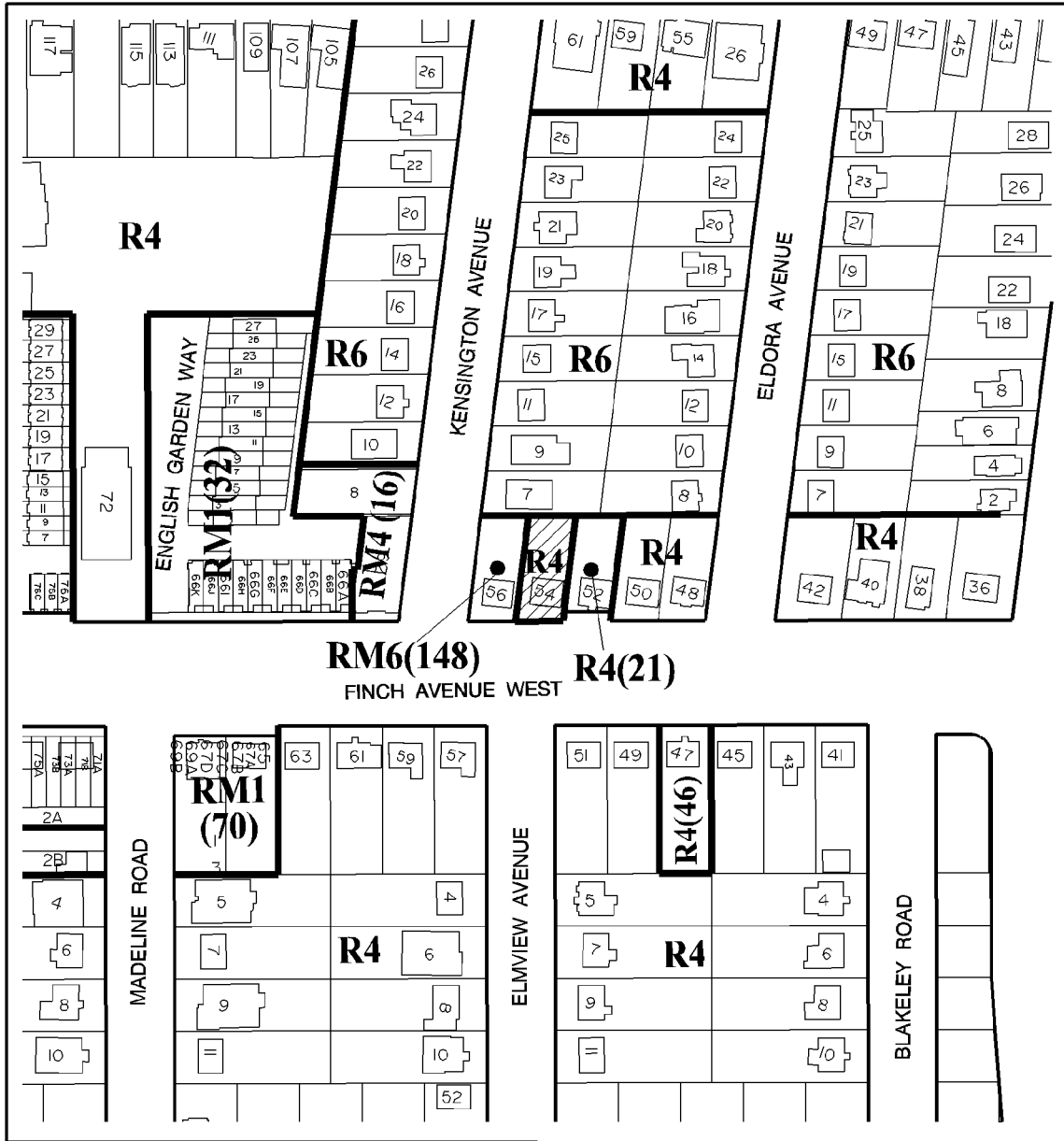
Applicant's Submitted Drawing

Not to Scale
03/10/2009

54 Finch Avenue West

File # 09_109205

Attachment 3: Former City of North York Zoning By-law #7625



54 Finch Avenue West
File # 09_109205

- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑
Not to Scale
Zoning By-law 7625
Extracted 03/09/2009

Attachment 4: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	09 109205 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	February 13, 2009

Municipal Address: 54 FINCH AVE W
 Location Description: PLAN 2419 PT LOTS 168 & 169 RP 66R21474 PART 5 **GRID N2301
 Project Description: Application to legalize existing illegal professional medical office (dentist) use in a 2 storey building. Note concurrent site plan application 09 109210 NNY 23 SA.

Applicant:	Agent:	Architect:	Owner:
GIANNI REGINA			RAMAZAN GHASSEMI

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	R4	Historical Status:	
Height Limit (m):	8.8	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	466.04	Height:	Storeys:	2	
Frontage (m):	13.9		Metres:	6.93	
Depth (m):	33.52				
Total Ground Floor Area (sq. m):	70.27				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	6	
Total Non-Residential GFA (sq. m):	187.75		Loading Docks	0	
Total GFA (sq. m):	187.75				
Lot Coverage Ratio (%):	15.1				
Floor Space Index:	0.4				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	117.48	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

CONTACT: **PLANNER NAME:** **Ben DiRaimo, Planner**
 TELEPHONE: **(416) 395-7119**

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

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

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2011

**To amend former City of North York Zoning By-law No. 7625, as amended,
With respect to the lands municipally known as
54 Finch Avenue West**

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

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

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

1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are amended in accordance with Schedule “1” of this By-law.
2. Section 64.13 of By-law No. 7625 is amended by adding the following subsection:

“64.13 (85) R4 (85)

PERMITTED USES

- (a) In addition to the uses permitted in an R4 zone, a professional medical office located in the existing structure as of the date of the passage of this By-law is permitted on the lands identified on Schedule “R4 (85)”.

EXCEPTION REGULATIONS FOR A COMMERCIAL BUILDING

- (b) The minimum yard setbacks shall be as identified on Schedule “R4 (85)”.
- (c) The maximum number of stories shall not exceed 1.5.
- (d) The maximum total gross floor area on the net site shall be 190 m² including the basement, which shall be used only for storage purposes.
- (e) All portions of the building or structure erected and used above established grade shall be located wholly within the maximum potential building envelope identified on Schedule “R4 (85)”.

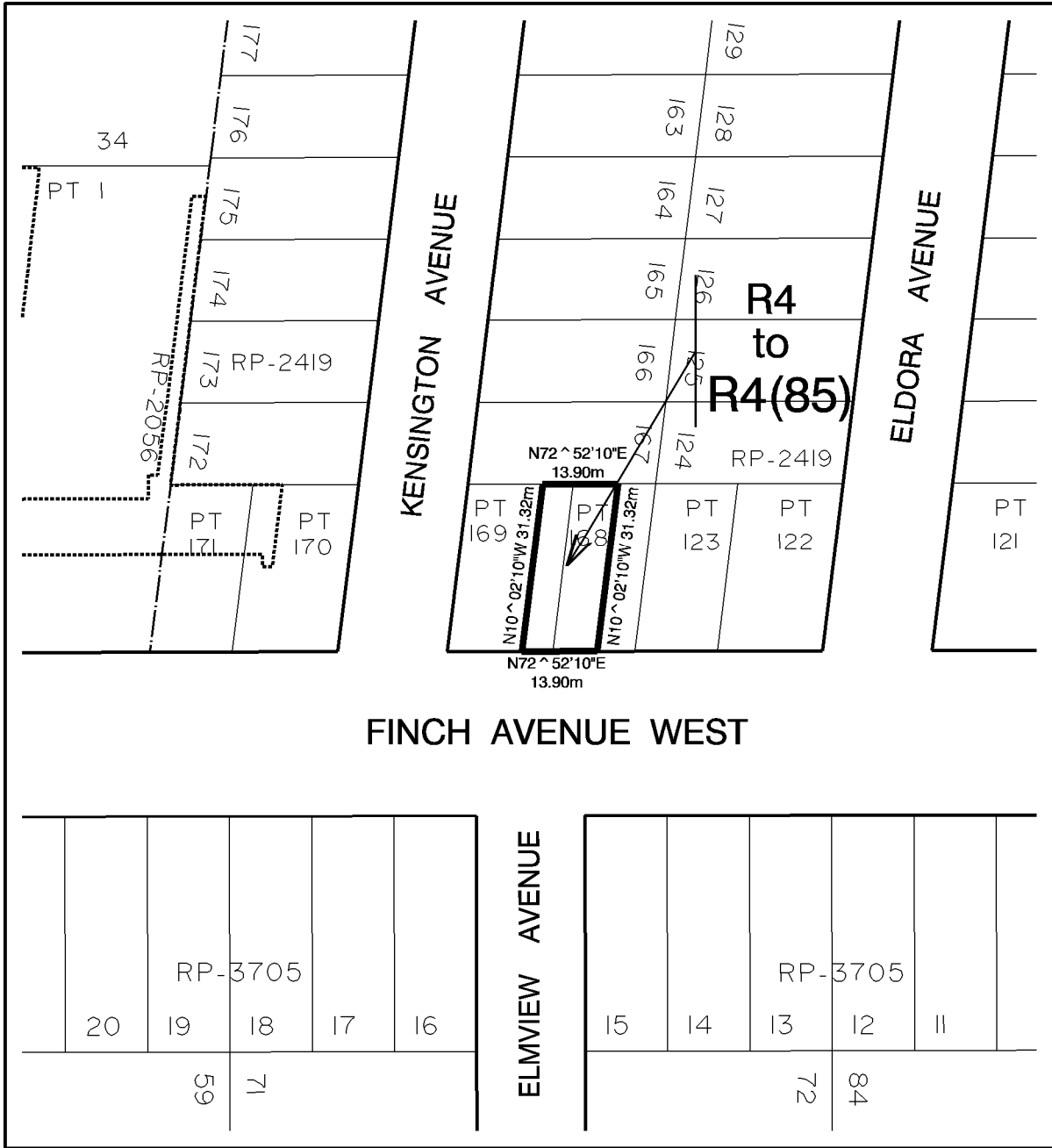
- (f) The required number of parking spaces shall be 6, wholly located at the rear of the lot.
 - (g) A minimum 2.5 metre landscape strip and 1.5 metre high opaque fence shall be provided along the north property line as shown on Schedule "R4 (85)".
 - (h) The provisions of 6A (2)(a), as amended shall not apply.
 - (i) Notwithstanding any severance, partition or division of the site shown on Schedule "R4 (85)", the provisions of this By-law shall apply to the whole of the site as if no severance, partition or division occurred."
- 3.** Within the lands shown on Schedule "R4 (85)" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 2011.

ROBERT FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

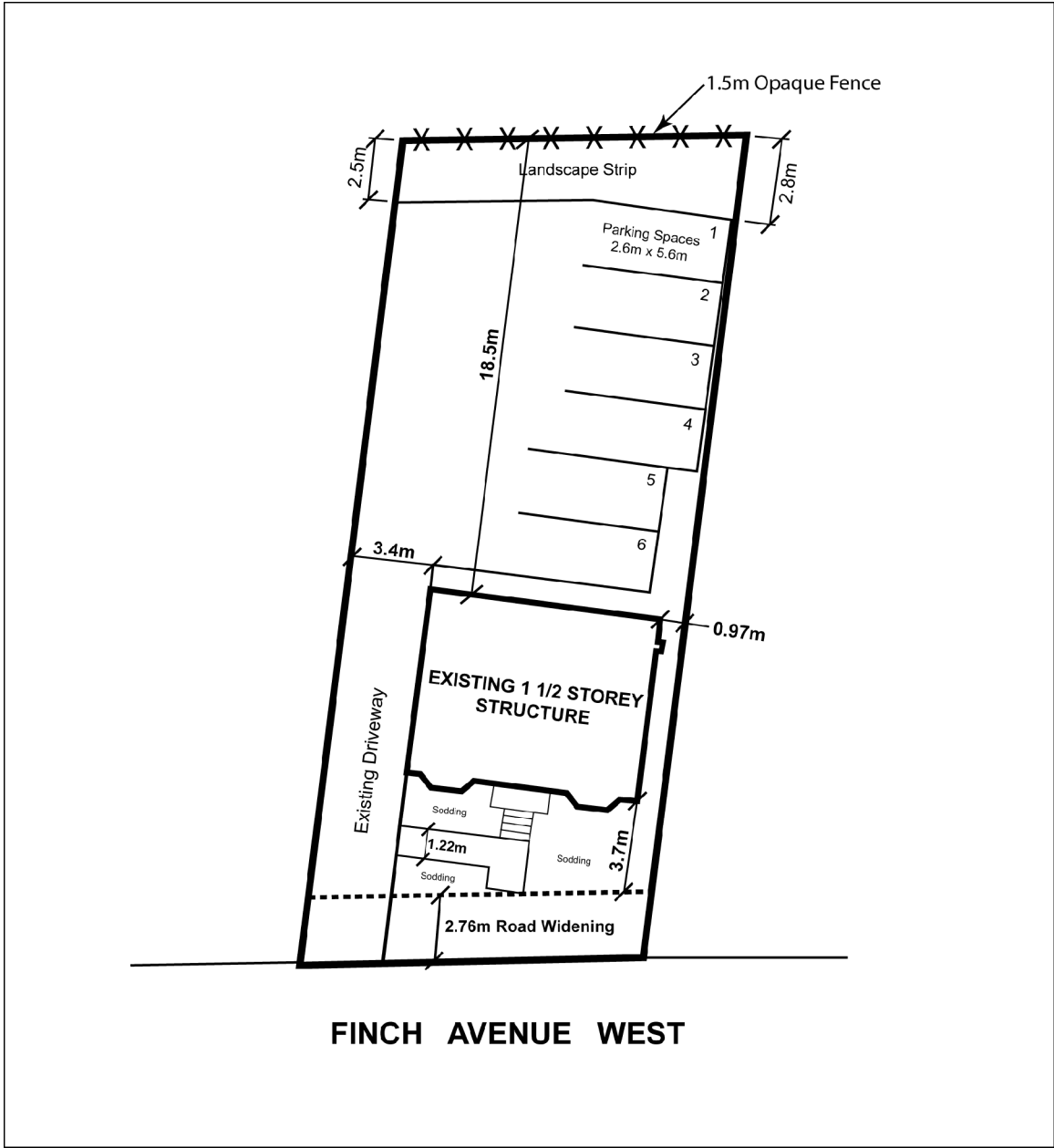


Schedule 1

Part of Lots 168 & 169, R.P. 2419, City of Toronto
 Skandarajah Surveying Limited, O.L.S. - Project No. 10-08
 Date: 04/14/2011
 Approved by: B.D.

File # 09_109205





Attachment 6: Draft Conditions of Site Plan Approval

Proposal to permit the existing single detached house to be used as a professional medical office (dentist office) as outlined in the following plans and drawings:

- 1) **Site Plan (A1)** dated April 2010, prepared by Cityscape Design Innovation Inc., and stamped received May 10, 2010, City of Toronto Planning North York Civic Centre.
- 2) **Front Elevation (A4)** dated January 2009, prepared by Cityscape Design Innovation Inc., and stamped received May 10, 2010, City of Toronto Planning North York Civic Centre.

A. PRE-APPROVAL CONDITIONS

LEGAL SERVICES – Stephanie Morrow, Supervisor of Law Clerks, Phone # 416-397-5379

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.

TECHNICAL SERVICES – Dave Collins, Engineering Technical Coordinator, Phone #416-395-6274

1. Prepare all documents and convey to the City, at nominal cost, a 2.76m wide strip of land across the entire frontage of the property, in fee simple, 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 Grantor until such time as said lands have been dedicated as a public highway, all to the satisfaction of the Executive Director of Technical Services and the City Solicitor;
2. Submit a draft Reference Plan of Survey to the Executive Director of Technical Services, for review and approval, prior to depositing it in the Land Registry Office. The plan should:
 - a) be in metric units and integrated with the Ontario Co-ordinate System (3^o MTM, Zone 10, NAD 27, 1974 Adjustment);
 - 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;
3. Pay all costs for registration and preparation of reference plan(s).

CITY PLANNING – Ben DiRaimo, Phone #416-395-7119

1. Prior to final Site Plan approval, submit a cost estimate for all landscaping on site indicated on the landscape plans noted above for review and approval by the Director, Community Planning, North York District.
2. Prior to final Site Plan approval, submit a financial guarantee in the form of an irrevocable Letter of Credit or certified cheque for 75% of the approved landscaping cost estimate.

B. POST APPROVAL CONDITIONS

In addition to the above pre-approval conditions, the following post approval conditions are to be fulfilled by the Owner following site plan approval and will be incorporated into a site plan agreement:

The proposed development shall be carried out and maintained in accordance with the plans and drawings referred to herein, to the satisfaction of the City of Toronto.

TECHNICAL SERVICES

1. The proposed driveway on City property must be graded downward towards the roadway and have a 2% to 6% slope.
2. 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;
3. All redundant existing curb cuts must be closed and restored at the owner's expense, in accordance with municipal standards;
4. All redundant existing driveway pavement must be replaced by sod at the owner's expense;
5. In accordance with Zoning By-law 7625, all on-site driveways and parking areas must be surfaced and maintained with asphalt, concrete, or interlocking stone;
6. Snow must be stored on the site such that the pedestrian sidewalks are not obstructed, parking supply is not reduced and vehicular site lines are not affected. Snow that cannot be adequately stored on-site must be removed from the site by the owner/building management after each snow fall;
7. Provide and maintain a walkway on the private side from the principal entrance of the building to a sidewalk on the public street or to a driveway that provides access to a public street.

8. Driveway curbs must be flush on either side of the sidewalk for a minimum of 0.45 metres.
9. The owner acknowledges that anything other than concrete sidewalks, trees and sod that they locate within the untraveled portion of the adjoining public highway(s) are encroachments that must be installed, planted and maintained at the owner's expense, specifically:
 - a) All landscape/streetscape features illustrated on the applicant's approved landscaping plan; and,
 - b) Plant irrigation systems.
10. These encroachments shall be permitted by the City of Toronto pursuant to the following terms:
 - a) The property owner accepts this boulevard area in its current condition as of the date of the agreement, and shall not call upon the City to do or pay for any work or supply any equipment to make the boulevard more suitable for the uses specified herein.
 - b) All encroachments within the boulevard areas of the adjoining public highways shall be constructed and maintained according to the approved site and landscaping/streetscaping plan(s) approved by this Division, and the Executive Directors of Technical Services and City Planning.
 - c) To provide unobstructed driver sight lines, the owner shall ensure that all vegetation, street furniture, retaining walls and fences located within 4.5m of the travelled portion of the adjoining public highway do not exceed a maximum height of 0.85m measured from the travelled surface of the adjoining highway. The owner shall maintain all trees located within 4.5m of the travelled portion of the adjoining highway with a minimum clearance of 2.5m measured between the bottom of the tree canopy and the travelled portion of the street.
 - d) The owner agrees that they will, at their expense, maintain the encroachments in a state of good repair, free of graffiti, posters, litter, snow and ice, and that vegetation will be maintained in a healthy and vigorous state of growth. The owner shall not make any additions or modifications to the encroachments beyond what is allowed pursuant to the terms of this site plan agreement. The owner further acknowledges that should they neglect to maintain the encroachment(s), then the City, after providing 24 hours notice, shall, at the owner's expense, perform the required maintenance and remove graffiti, posters, litter, snow and ice, and the City may recover its costs in a like manner as municipal taxes.

- e) The owner agrees that if the City should at any time undertake any widening or other alteration to the adjoining public highway(s) necessitating the removal of any encroachment(s), the City shall not be liable to pay any compensation whatsoever for such removal, nor shall it restore any encroachment that it removes. The encroachments permitted by this agreement shall be removed by the owner, at their expense, within 14 days of receiving written notice from the General Manager of Transportation Services or his/her designate. In default of the removal not occurring as requested, the City may carry out the removal, at the owner's expense, and may recover its costs in a like manner as municipal taxes.
 - f) The owners acknowledges that there may exist municipal and/or utility services within, upon or under the boulevard, and acknowledges that the City or the utility responsible for such service(s) may need to undertake repairs or carry out maintenance on such service(s) or to replace such service(s) or to install new service(s). The owner agrees that the City or utility shall have the right to remove the encroachments for the purpose of carrying out such installation, replacement, repair or maintenance. Prior to removing the encroachment, the City shall give 48 hours notice of its intention to remove the encroachment for maintenance purposes, except in the case of emergency, in which case no notice shall be required. On completing the installation, replacement, repairs or maintenance, the owner, at their sole expense, shall proceed immediately to restore the encroachments to the condition it was in prior to the commencement of such installation, replacement, repairs or maintenance. Under no circumstances, shall the City be required to so restore the lands, or to compensate the owner for the cost of so doing so.
 - g) The owner agrees to defend, save and keep harmless and fully indemnify the City, its officers, employees, agents and other representatives, from and against all actions, claims, suits or damages whatsoever that may be brought or made against the City as a result of the owner's use of the boulevard area of the adjoining public highways.
11. Existing drainage patterns on adjacent properties shall not be altered and stormwater runoff from the subject development shall not be directed to drain onto adjacent properties.

CITY PLANNING

Provide and maintain the landscaping for the lands in accordance with the approved landscape plan to the satisfaction of the Director, Community Planning, North York District.

SITE PLAN ADVISORY COMMENTS

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, at 416-395-7000.

The owner is advised that the following approvals and/or permits are required for this development:

1. Right-of-Way Permit

- 1.1 The owner will be required to obtain approval from the Transportation Services Division for any work within the public right-of-way. For further information, please contact the Right-of-Way Management Section, North York District at 416-395-6221.
- 1.2 The applicant must obtain the necessary authorizations and permits from our Right-of-Way Management Section before excavating or encroaching into municipal road allowance. The applicant is advised to contact our Right-of-Way Management Section at (416) 394-8422 regarding site-specific permit and licensing requirements.

2. Construction Management Plan

- 2.1 We advise the applicant that they cannot use the municipal right-of-way for construction-related purposes without first receiving written authorization from our Right-of-Way Management Section, including payment of the necessary fees.

3. Encroachments.

- 3.1 Any encroachments within 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 section through the permit approval process to obtain the exact particulars of these requirements. For further information, please contact the Right-of-Way Management Section, North York District at (416) 395-7112;

4. Toronto Hydro Approval.

- 4.1 The applicant must obtain approval from Toronto Hydro Street Lighting Incorporated before removing and/or relocating any utility with attached municipal street lighting.