

**258, 260 and 264 Sheppard Avenue West and 10 Senlac Road – Official Plan Amendment, Rezoning and Site Plan Control Applications – Final Report**

<b>Date:</b>	May 28, 2012
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reference Number:</b>	10 318846 NNY 23 OZ & 10 318850 NNY 23 SA

**SUMMARY**

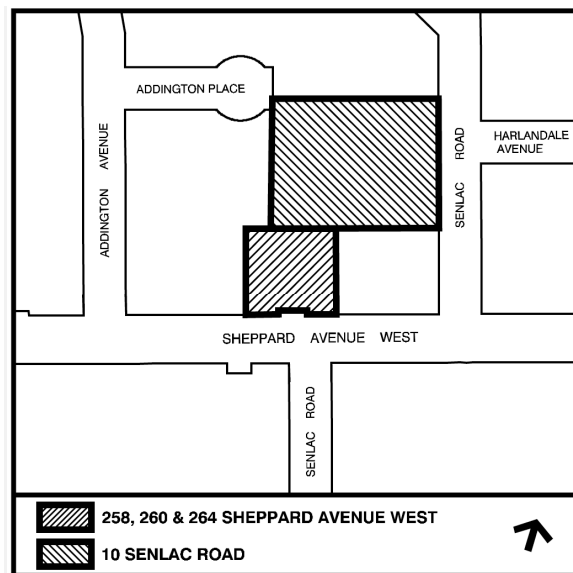
These applications propose a 6-storey, 42-unit residential apartment building with retail units on the ground floor at 258, 260 and 264 Sheppard Avenue West. This report also reinstates the zoning permissions for the Lansing Retirement Residence use located at 10 Senlac Road.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law and to approve in principal the Site Plan Control application.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend the Official Plan, for the lands at 258, 260 and 264 Sheppard Avenue West, and for the lands at 10 Senlac Road, substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7.



2. City Council amend former City of North York Zoning By-law No. 7625, for the lands at 258, 260 and 264 Sheppard Avenue West, and for the lands at 10 Senlac Road, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. City Council approve in principle the site plan as indicated on the drawing in Attachment No. 1, subject to the Draft Conditions of Site Plan Approval listed in Attachment No. 9.
5. City Council delegate back to the Chief planner and executive Director, City Planning, or his designate the authority to issue final Site plan Approval.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

In January 2009, City Council approved Official Plan Amendment No. 47 and Zoning By-law 63-2009, which permitted the subject lands to be used for a 5-storey, 50-unit expansion of the existing 3-storey Lansing Retirement Residence to the north at 10 Senlac Road. Site Plan Approval conditions were issued on January 14, 2009, however the applicant did not satisfy the pre-approval conditions and final site plan approval was never issued. The Final Report for that application is available at:

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11618.pdf>.

As the expansion plan for the Lansing Retirement Residence was no longer pursued, the Sheppard Avenue properties were sold. The new owner decided to pursue an alternative development proposal, and subsequently submitted applications for Official Plan Amendment, Re-zoning and Site Plan Approval to permit the mixed use development, which are the subject of this report.

The applications to permit development of a 6-storey, 42-unit residential apartment building with at grade retail was received on December 22, 2010. On March 22, 2011, North York Community Council considered the Preliminary Report on the proposed Official Plan and Zoning By-law Amendment applications.

The Preliminary Report is available at:

<http://www.toronto.ca/legdocs/mmis/2011/ny/bgrd/backgroundfile-36322.pdf>.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant is seeking permission to construct a six-storey, mixed-use building with approximately 261m<sup>2</sup> of retail/commercial uses and main lobby at grade, and 42 residential units above. The proposed development is a consolidation of three existing lots and would have a total gross floor area of 3,908 m<sup>2</sup> and a Floor Space Index (FSI) of 2.3.

The building would have a height of approximately 18 metres to the 5<sup>th</sup> floor along the Sheppard Avenue frontage, with a maximum height of 24.2 metres to the top of the 6<sup>th</sup> floor, which is stepped back from the building face. At the rear, the building is designed with terracing that step down towards the neighbourhood to the north (see West & East Elevations, Attachment No. 3). A driveway from Sheppard Avenue West provides access to 11 at-grade parking spaces (which includes 3 parking spaces for the commercial/retail component) and loading facilities at the rear of the building, and to 33 parking spaces located in a 1 level parking garage beneath the building.

The at-grade retail uses would be located along the Sheppard Avenue frontage, at both the east and west ends of the building, with the main residential entrance, lobby and driveway located centrally. Indoor and outdoor residential amenity space is provided on the 6<sup>th</sup> floor of the building. The applicant has also proposed a green roof for the development.

The proposed Site Plan is illustrated in Attachment No. 1, and Elevations are provided in Attachments No. 3 and No. 4. Further details on the proposal are in the Application Data Sheet, Attachment No. 6.

### **Site and Surrounding Area**

The approximately 1,700 m<sup>2</sup> site has 42 metres fronting onto Sheppard Avenue West and a depth of 41 metres. The flat site is at a similar grade to the street and adjacent properties. The vacant, fenced site is largely covered by an asphalt parking lot that previously served commercial uses in a building that has since been demolished.

The surrounding land uses are:

- North: Lansing Residence at 10 Senlac Road and detached houses on Addington Place;
- South: across Sheppard Avenue West is the continuation of Senlac Road; 1 to 2 storey house form buildings with residential and small scale commercial uses, a 3 storey office building, and a 4 storey commercial building with at grade retail approved by City Council in October 2010;
- East: 1 to 2 storey commercial buildings fronting Sheppard Avenue; and
- West: 1 to 2 storey buildings fronting Sheppard Avenue with a variety of small-scale commercial and residential uses.

## **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 as *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. New buildings in *Mixed Use Areas* are to be located and massed to provide a transition between different development intensity and scales, particularly towards lower scale *Neighbourhoods*. Development in *Mixed Use Areas* is intended to frame streets and provide an attractive, comfortable and safe pedestrian environment to take advantage of nearby transit services.

The subject lands are also designated *Mixed Use Area "A"* within the Sheppard Avenue Commercial Area Secondary Plan. This designation provides for detached dwellings, financial institutions, institutional uses, office uses, necessary public utilities and accessory uses.

The Sheppard Avenue Commercial Area Secondary Plan provides for a maximum Floor Space Index (FSI) for all permitted uses of 1.0 times the lot area, subject to a number of development criteria.

Building setbacks must protect for the possible widening of Sheppard Avenue and sufficient on-site parking must be provided for all permitted uses and located behind the principal structures. To ensure that structures are compatible with adjacent residential areas, and do not overshadow houses and their rear yards, building heights within the Sheppard Avenue Commercial Area Secondary Plan are limited to 8 metres, measured between established grade and the finished ceiling of the uppermost storey. In addition, the height of a building cannot exceed the horizontal distance between the building and the rear lot line.

To protect adjacent residential neighbourhoods, the Secondary Plan also requires opaque fencing and a 1 metre landscape strip along the rear property line, garbage receptacles

that are screened from view and lighting and signage that does not impact the adjacent residential area nor detracts from the overall residential appearance of the area.

As discussed above, in January 2009, City Council approved Official Plan Amendment No. 47 for the previously combined lands. Official Plan Amendment No. 47 applies site specific policy 3 to the lands fronting onto Sheppard Avenue in conjunction with the retirement residence at 10 Senlac Road. For the lands fronting Sheppard Avenue the site specific amendment provides for a retirement home to a maximum of 5 stories and 14.4 metres in height, and to a density of 2.5 times the lot area. The site specific policy also directs vehicular access to be provided from 10 Senlac Road.

## **Zoning**

In January 2009, City Council also approved Zoning By-law 63-2009 which applies exception RM6 (179) to the lands fronting onto Sheppard Avenue as well as to the lands at 10 Senlac Road. On the lands fronting Sheppard Avenue, the By-law permits a retirement home with no more than 50 units, and a height of 5 storeys and 14.4 metres plus rooftop mechanicals. Regulations are also included in the By-law for parking, loading and landscaping.

## **Site Plan Control**

The applicant has submitted a Site Plan Control application for the subject lands (File # 10 318850 NNT 23 SA), which is also the subject of this report.

## **Reasons for Application**

An amendment to the Secondary Plan is required as the proposed residential building with at grade retail on lands at 258, 260 and 264 Sheppard Avenue West is not a permitted use; the proposed building height of 6 storeys and 24.2 metres exceeds the permitted height of 5 storeys and 14.4 metres, and vehicular access to parking and servicing would be from Sheppard Avenue West rather than 10 Senlac Road.

The RM6 (179) zoning that applies to the subject lands facing Sheppard Avenue West does not permit the proposed mixed-use building with at grade retail. The Zoning Bylaw also limits building height to 5 storeys and 14.4 metres, whereas the proposed mixed use development contemplates a height of 6 storeys and 24.2 metres. A 14.4 metre rear setback is also required whereas 7 metres is proposed. In addition, the applicant is proposing a total of 44 parking spaces, which includes 6 visitor spaces, whereas a minimum of 70 parking spaces (of which a minimum of 13 spaces must be for visitor parking), are required. The zoning By-law also requires a minimum of 2,200 m<sup>2</sup> of landscaping whereas 111 m<sup>2</sup> of landscaping is proposed. An amendment to the Zoning By-law is required to implement the necessary zoning standards to regulate the proposed development.

As a result of the revised proposal for the lands fronting onto Sheppard Avenue, Official Plan and Zoning By-law amendments are also required for the adjacent lands at 10 Senlac Road, in order to delete the previously approved Official Plan and Site Specific Policies,

and reinstate the original provisions of By-law 27764, for the former City of North York, which permitted the Lansing Retirement Residence on the site.

## **Community Consultation**

A Community Consultation meeting was held on June 20, 2011, at St. Edward's Catholic School. The meeting was attended by the Ward Councillor, City Planning staff, the property owner and applicant and consultants. Approximately 39 members of the public attended. Issues raised and discussed at the meeting included, the reason for Official Plan and Re-zoning applications; number of stories, height and angular plane; setbacks, landscape and overlook; traffic, residential and commercial parking supply, and access to the site.

As a result of the issues raised by the Community, the Ward Councillor initiated a number of resident working group meetings to further discuss the proposed development. One outcome of the discussions was an expression by the local community to further discuss the broader aspects of development and permitted uses along this stretch of Sheppard Avenue West, while also continuing to protect adjacent residential neighbourhoods.

Subsequently, at its meeting of June 22, 2011, North York Community Council passed a motion requesting that Planning Staff:

“bring forward modifications to the existing Sheppard West Plan that would facilitate similar developments, which incorporate use of the 45 degree angular plane and other appropriate and desirable measures to protect adjoining Neighbourhoods, and which provide for a mix of residential and retail uses, and that such report be brought forward at the same time as the final report for 258-262 Sheppard Avenue West.”

The decision can be viewed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.NY8.49>.

As per City Council's decision, in the fall of 2011 City Planning Staff initiated a study of the Sheppard Avenue Commercial Area Secondary Plan - *Mixed Use Area "A"*, with the objective of reviewing permitted land uses, density and development standards along the stretch of Sheppard Avenue West between Beecroft Avenue and Brentwood/Easton Avenues. In relation to the study, community consultation meetings were held on January 16 and March 27, 2012. Given the significant community interest in the review, the anticipated completion date has been extended to late fall of 2012.

## **Agency Circulation**

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

## COMMENTS

### Provincial Policy Statement and Provincial Plans

The 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 building form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The proposal for a residential building with at grade commercial/retail uses 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 proposed residential building with at grade retail development varies from the Council approved development of January 2009, as the residential use is not a retirement residence use and the development includes at grade retail, access would be from Sheppard Avenue West rather than 10 Senlac Road; the maximum building height would be 24.2 metres rather than 14.4 metres, and the FSI would be 2.3 rather than 2.5.

The City of Toronto Official Plan designates the subject lands as *Mixed Use Areas* which encourage a broad range of commercial, residential and institutional uses, in single use or mixed use buildings. The Plan also requires development that provides for a proper transition to adjacent lower scale residential neighbourhoods.

The Sheppard Avenue Commercial Area Secondary Plan designates the lands at 258, 260 and 264 Sheppard Avenue West as *Mixed Use Area “A”*. This designation also permits a broad range of use including commercial and institutional uses and existing residential uses. As a result of the Sheppard Study, the range of permitted uses may be expanded to include new residential and commercial/retail uses.

The introduction of new residential uses along this portion of the Sheppard Avenue West corridor, allows for the creation of an attractive, comfortable and safe pedestrian environment, enlivening the street and taking advantage of nearby transit services. The proposal also introduces grade related retail/commercial uses, which given the design of the building and the proposed size within the building for the at grade retail/commercial uses, would be limited in size and oriented towards serving the needs of the immediate office users and residential community.

Along this portion of the Sheppard corridor, the introduction of neighbourhood oriented at-grade commercial/retail uses has been encouraged whenever opportunities for redevelopment have presented themselves. A recent development incorporating at-grade

Staff report for action – Final Report – 258, 260 and 264 Sheppard Avenue West, and 10 Senlac Road

commercial/retail was approved by City Council for the property at 275-279 Sheppard Avenue West.

The proposed residential and commercial/retail uses are also compatible with the expressions of the local residential community which resulted in the initiation of the study of the Sheppard Avenue Commercial Area Secondary Plan - *Mixed Use Area "A"*, as mentioned above.

Although the proposal is no longer linked with an expansion of the adjacent Lansing Retirement Residence, it continues to allow for a consolidation of three lots and preserves the opportunity for a comprehensive development. Notwithstanding the required road-widening on the site, the proposed density of 2.3 FSI also represents a modest reduction from the previously approved development which had an FSI of 2.5.

### **Height, Massing**

As proposed, the residential building with at grade commercial/retail would have 6 storeys and a maximum height of 24.2 metres, which includes the amenity space and mechanical rooms on the 6<sup>th</sup> floor. Overall building height has been increased slightly by an increased ground floor height of 6 metres. This allows for a spacious and prominent ground floor lobby area for the residential units. The higher ground floor ceiling height also permits for a proper retail/commercial space at the front of the building, while in the interior of the building towards the rear, the incorporation of a mezzanine allows for residential storage space and bicycle lockers.

On the north side, the building maintains a 45 degree angular plane to the rear residential property line, as is required by the Secondary Plan, and would be located 7 metres from the rear property line to the edge of the second floor terrace, which is its closest point. The actual interior living space on the second floor is setback an additional 3 metres, for a total setback of 10 metres from the rear property line. Each subsequent floor's terrace and interior living space is similarly "stepped-back" so that the building will have a 17.8 metre set back at the top floor (see West & East Elevations, Attachment No.3).

Residential roof- top amenity space is also configured such that the activity areas are oriented towards the south side of the building, including the outdoor terrace amenity area which is located overlooking Sheppard Avenue. This will further reduce overview and impacts on the privacy of the residential area to the north.

At ground level, the building has been located 1 metre from the new front property line. This is appropriate for the at-grade commercial/retail uses, and allows for a prominent and easily accessible residential lobby area.

The building design also incorporates elements which introduce changes in façade, colour and bird friendly window treatments to the streetscape. Although terraces at the front of the building do not project beyond the buildings side walls, they vary in size and location on the building face. Together with vertical and horizontal differentiations, the design



would introduce a vibrant and interesting addition to the building edge along Sheppard Avenue.

In response to the concerns of adjacent residential neighbours, the applicant has also proposed a 2.6 metre landscape strip which includes the planting of 6 new trees, 9 cedars and a 1.8 metre double board privacy fence along the north property line. This will further lessen the visual impact of the proposed building and minimize privacy impacts on the existing residential buildings and their rear yards to the north.

### **Sun, Shadow, Wind**

A sun/shadow study was completed for the proposed development. A review of the study indicates that the Official Plan policy objectives have been met through locating the new building envelope close to the Sheppard Avenue frontage so that the new building addition will have limited shadow impact on properties in the adjacent residential neighbourhood to the north of the subject lands.

### **Streetscape**

The design of the proposal would result in an attractive pedestrian oriented street-edge along Sheppard Avenue West. The minimal building setback from the new front property line creates a defined street “wall” that delineates the street. The proposed commercial/retail uses on the ground floor would animate the street and with the large amount of glazing and views provided from inside the building would offer a safe and comfortable pedestrian experience. Seven new City trees and shrubs at the edge of the building will augment the streetscape along this portion of Sheppard Avenue.

In keeping with the overall objectives of the Secondary Plan, this development creates an attractive and safe pedestrian experience that will encourage walking and local retailing along this portion of Sheppard Avenue.

### **Road Widening**

Transportation Services staff have advised that a 4.89 metre road widening dedication along the Sheppard Avenue frontage of the subject lands is required. The dedication will be secured as a condition of Site Plan approval.

### **Traffic Impact, Access and Parking**

The proposed development would have vehicular access via a driveway from Sheppard Avenue, providing access to 8 residential visitor parking spaces, which includes 2 handicapped parking spaces and 3 parking spaces for the commercial/retail component, and loading facilities at the rear of the building.

A ramp located at the rear of the building and underneath the second floor overhang, provides access to 33 residential parking spaces in a 1 level below grade parking garage.

The driveway access is just west of the signalize intersection at Senlac Road and Sheppard Avenue. To improve safety and minimize impacts on traffic movement, the

access driveway to the site has been located directly across from the southern leg of Senlac Road, which is off-set from its northern continuation. The applicant has provided Traffic and Parking Impact Analysis in support of its proposal. City Transportation Services staff concur with the applicants findings and are satisfied with the proposed parking supply, access and layout.

### **Servicing, Grading and Stormwater Management**

As per the Secondary Plan, a refuse collection room has been located with access from the rear of the building and screened from the view of adjacent neighbourhoods. As per City practice, should the owner request the City to collect refuse from the commercial/retail component of the building, an application to enter into an agreement with the City under the yellow Bag program will be required. The proposed development also 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.

### **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The subject lands are in an area with 0.8-1.56 hectares of local parkland per 1,000 people. The site is in the middle quintile of current provision of parkland. The site is in a parkland priority area, as per Alternative Parkland Dedication By-law 1420-2007.

The proposal is to construct a 6-storey residential building with at grade commercial/retail uses on a site having an area of 1,728m<sup>2</sup>. At an alternative rate of 0.4 hectares per 300 units specified in By-law 1420-2007, the parkland dedication would be 0.056 hectares (560m<sup>2</sup>) which represents 32% of the site. For sites that are less than 1 hectare in size, a cap of 10% is applied to the residential use while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 160m<sup>2</sup>.

City Parks, Forestry and Recreation staff advise that the applicant proposes to satisfy the parkland dedication requirement through a cash-in-lieu payment. This is appropriate as the parkland conveyance would be too small to create a park. The actual amount of cash-in-lieu to be paid will be determined by the Facilities and Real Estate Division at the time of issuance of the building permit.

### **Toronto Green Standard**

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

The applicant is required to meet Tier 1 of the TGS.

The proposal incorporates a passive green roof and other sustainable design measures, such as a stormwater storage cistern, natural ventilation, low maintenance landscaping, bird friendly glass treatment and permeable paving. These measures will be secured through the Site Plan Approval process.

### **Development Charges**

It is estimated that the development charges for this project will be \$400,000. This is an estimate. The actual charge is 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**

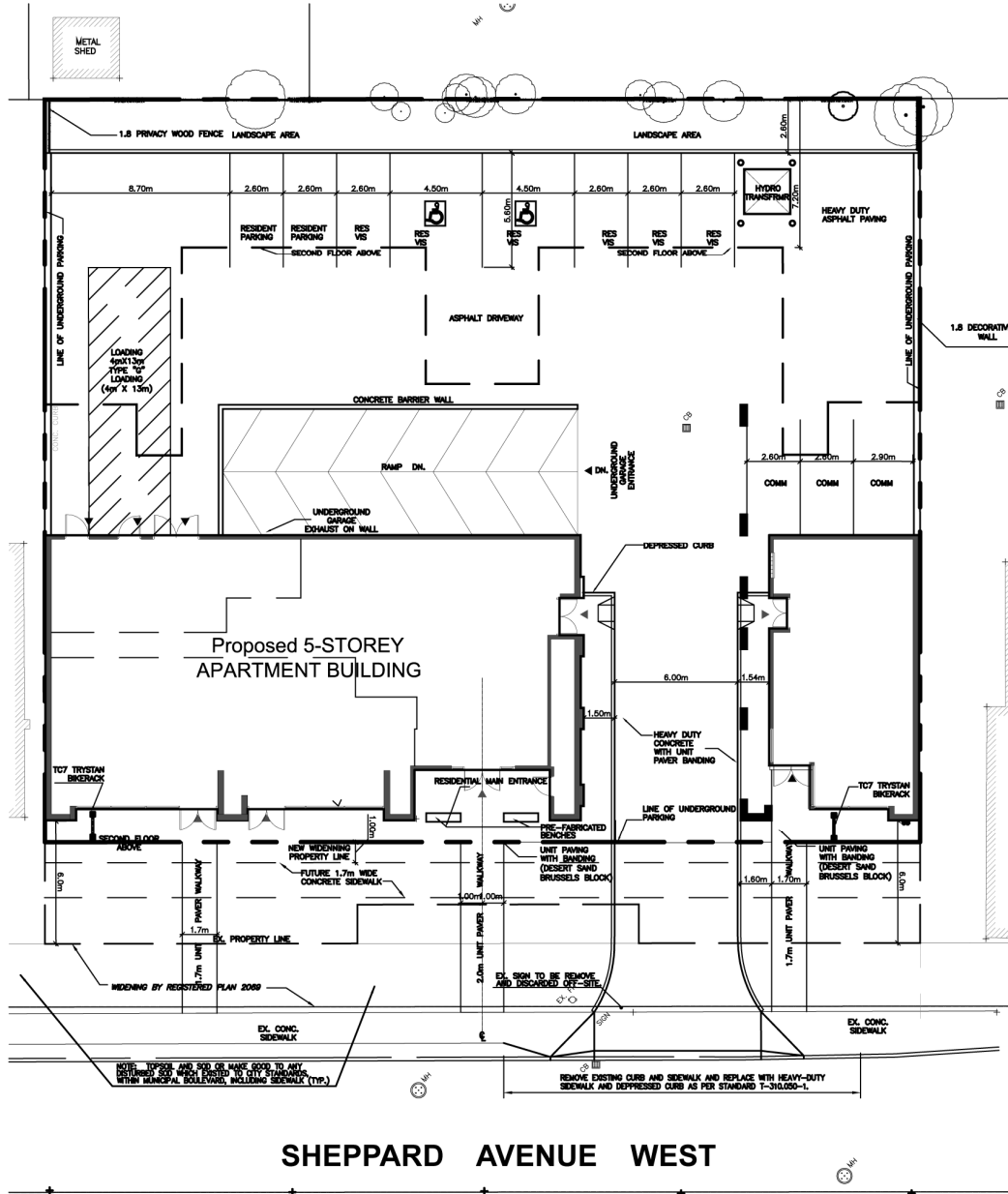
---

Allen Appleby, Director  
Community Planning, North York District

### **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: North and South Elevations  
Attachment 3: West and East Elevations  
Attachment 4: Zoning  
Attachment 5: Official Plan  
Attachment 6: Application Data Sheet  
Attachment 7: Draft Official Plan Amendment  
Attachment 8: Draft Zoning By-law Amendment  
Attachment 9: Draft Conditions of Site Plan Approval

# Attachment 1: Site Plan



## Site Plan

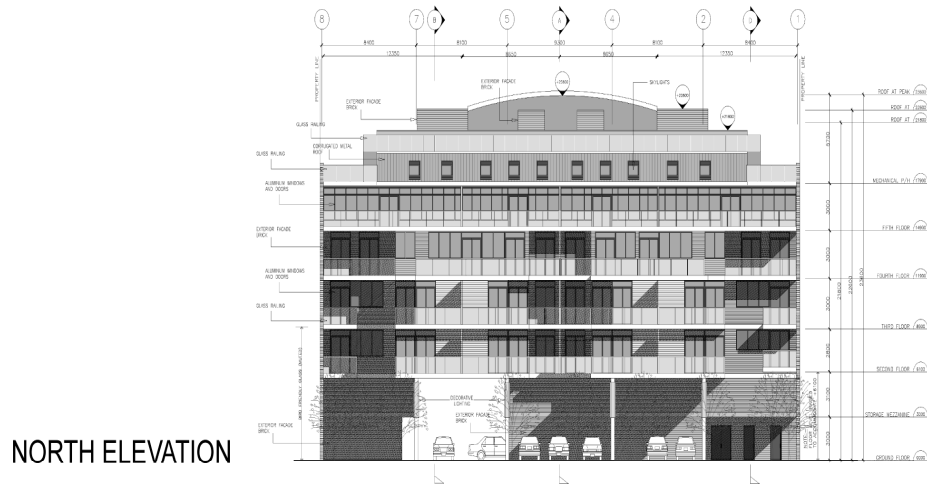
## 258, 260 & 264 Sheppard Avenue West

Applicant's Submitted Drawing

Not to Scale  
05/10/2012

File # 10 318846 NNY 23 0Z

## Attachment 2: North and South Elevations



NORTH ELEVATION



SOUTH ELEVATION

Elevation 1

Applicant's Submitted Drawing

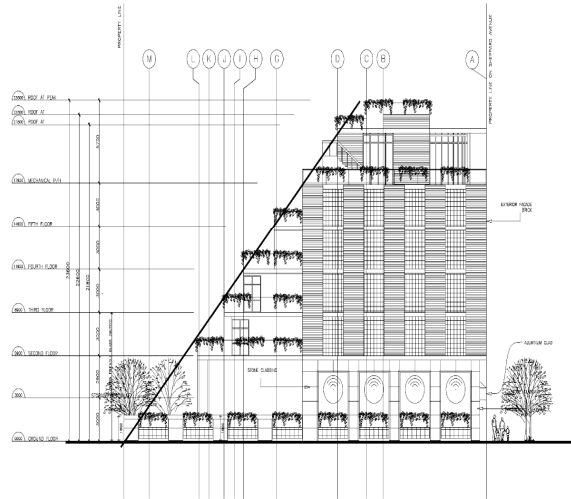
Not to Scale  
05/10/2012

258 - 264 Sheppard Avenue West

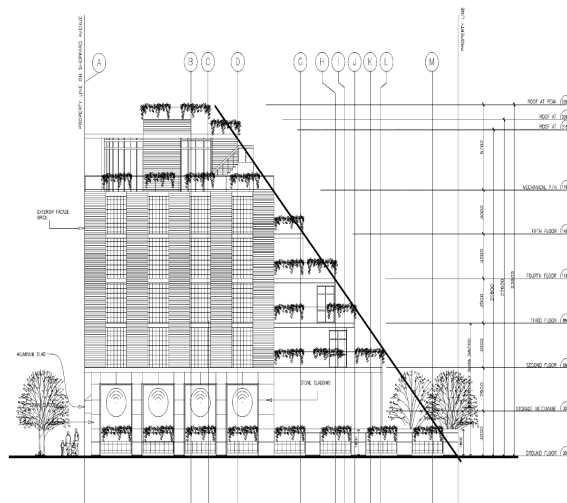
File # 10 318846 NNY 23 0Z

### Attachment 3: West and East Elevations

WEST ELEVATION



EAST ELEVATION



Elevation 2

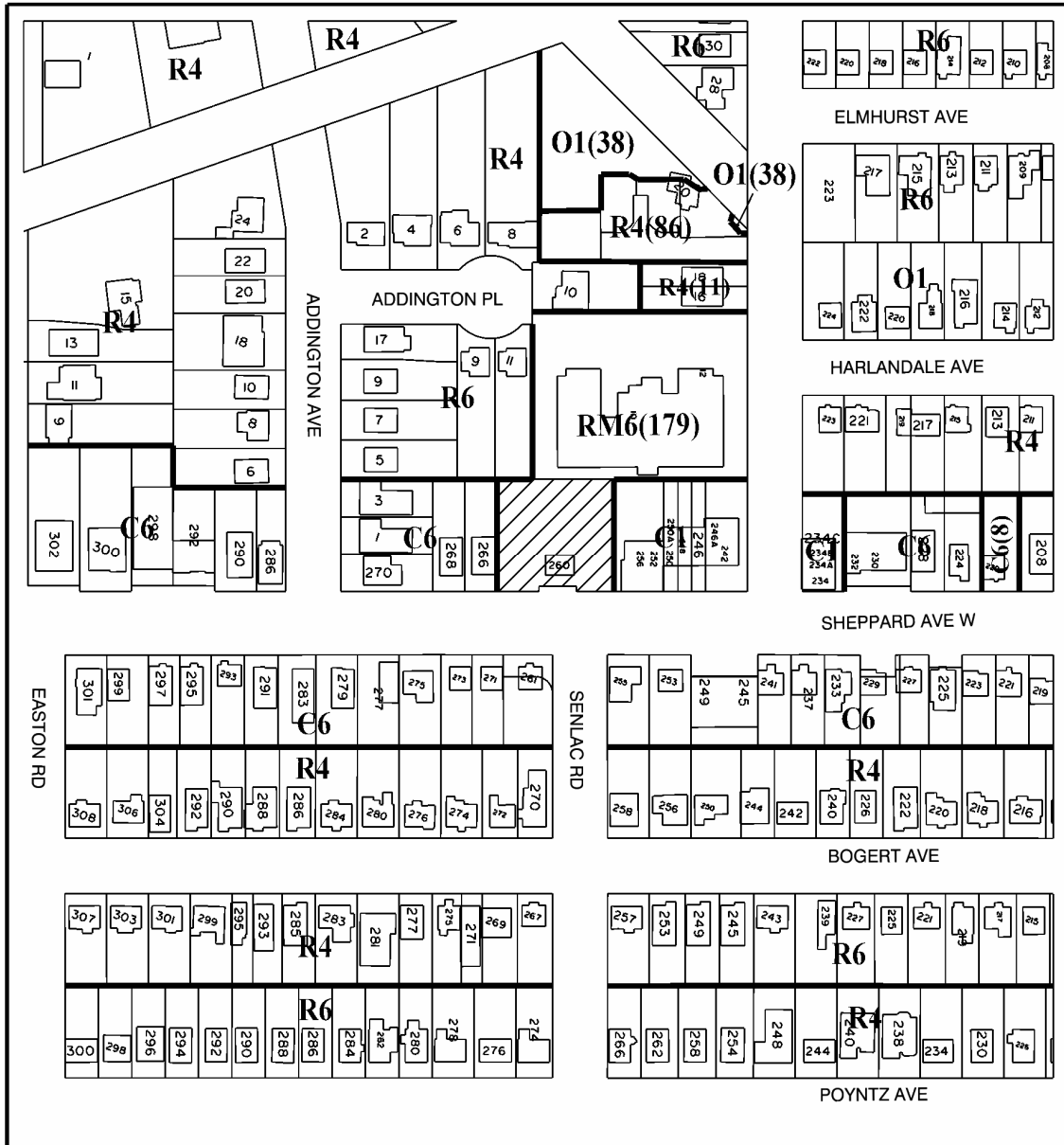
Applicant's Submitted Drawing

Not to Scale  
05/10/2012

258 - 264 Sheppard Avenue West

File # 10 318846 NNY 23 02

## Attachment 4: Zoning



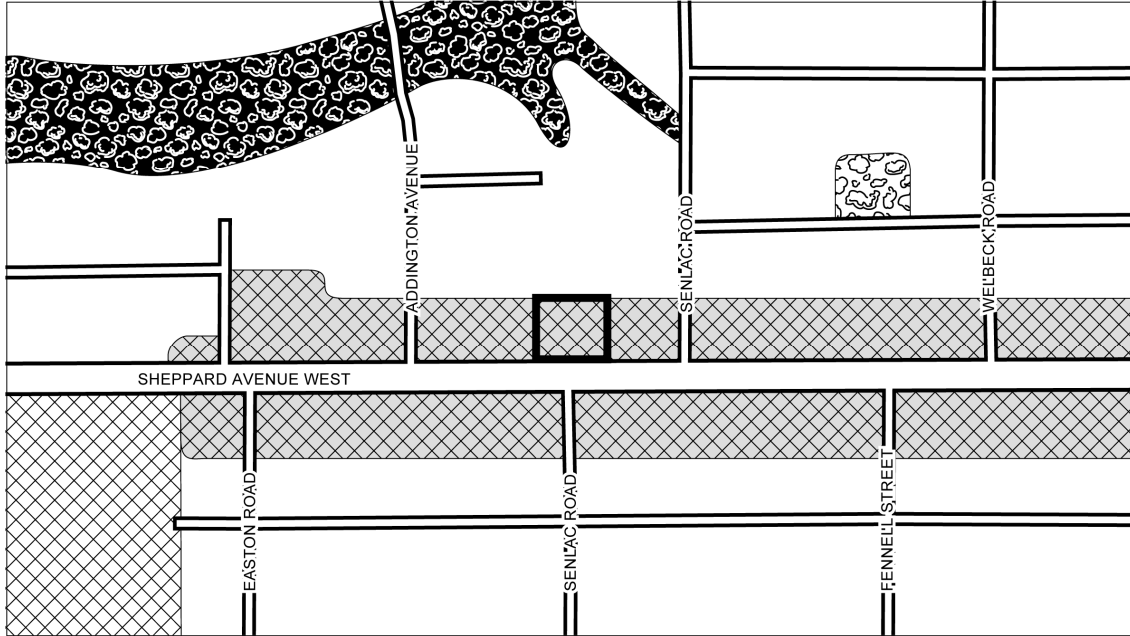
**258, 260 & 264 Sheppard Avenue West**

File # 10 318846 NNY 23 0Z

- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- C6 Special Commercial Area Zone
- O1 Open Space Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Not to Scale  
 Zoning By-law 7625  
 Extracted 05/10/2012

## Attachment 5: Official Plan



**TORONTO** City Planning  
Official Plan

258, 260 & 264 Sheppard Avenue West

File # 10 318846 NNY 23 0Z

- |  |   |
|--|---|
|  Site Location            |  Natural Areas |
|  Neighbourhoods           |  Parks         |
|  Apartment Neighbourhoods |   |
|  Mixed Use Areas          |   |

↑  
Not to Scale  
05/10/2012



## Attachment 6: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Official Plan Amendment, Rezoning and Site Plan	Application Number:	10 318846 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 22, 2010

Municipal Address: 258, 260, 264 SHEPPARD AVENUE WEST  
 Location Description: PLAN 2069 PT LOT 1  
 \*\*GRID N2302  
 Project Description: Mixed use (retail at grade with residential above), 6 storeys

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Jeff Kenny	Salmona Tregunno	Thomas Kiung	2250310 Ont. Ltd.

#### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	OPA 47
Zoning:	RM6(179)	Historical Status:	N
Height Limit (m):	14.4/5 storeys	Site Plan Control Area:	Y

#### PROJECT INFORMATION

Site Area (sq. m):	1728.4	Height:	Storeys:	6
Frontage (m):	42.6		Metres:	24.2
Depth (m):	41.2			
Total Ground Floor Area (sq. m):	298			<b>Total</b>
Total Residential GFA (sq. m):	2902		Parking Spaces:	44
Total Non-Residential GFA (sq. m):	260		Loading Docks	1
Total GFA (sq. m):	3908			
Lot Coverage Ratio (%):	65			
Floor Space Index:	2.25			

#### DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	8
1 Bedroom:	16
2 Bedroom:	16
3 + Bedroom:	2
Total Units:	42

#### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	2902	2902	0
Retail GFA (sq. m):	260	260	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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

**Attachment 7: Draft Official Plan Amendment**

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-2012**

**To adopt an amendment to the Official Plan  
for the City of Toronto  
respecting the lands known municipally in the year 2011, as  
258, 260 and 264 Sheppard Avenue West and 10 Senlac Road**

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

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. The attached Amendment No. 190 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 2012.

ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

**AMENDMENT NO. 190 TO THE OFFICIAL PLAN**

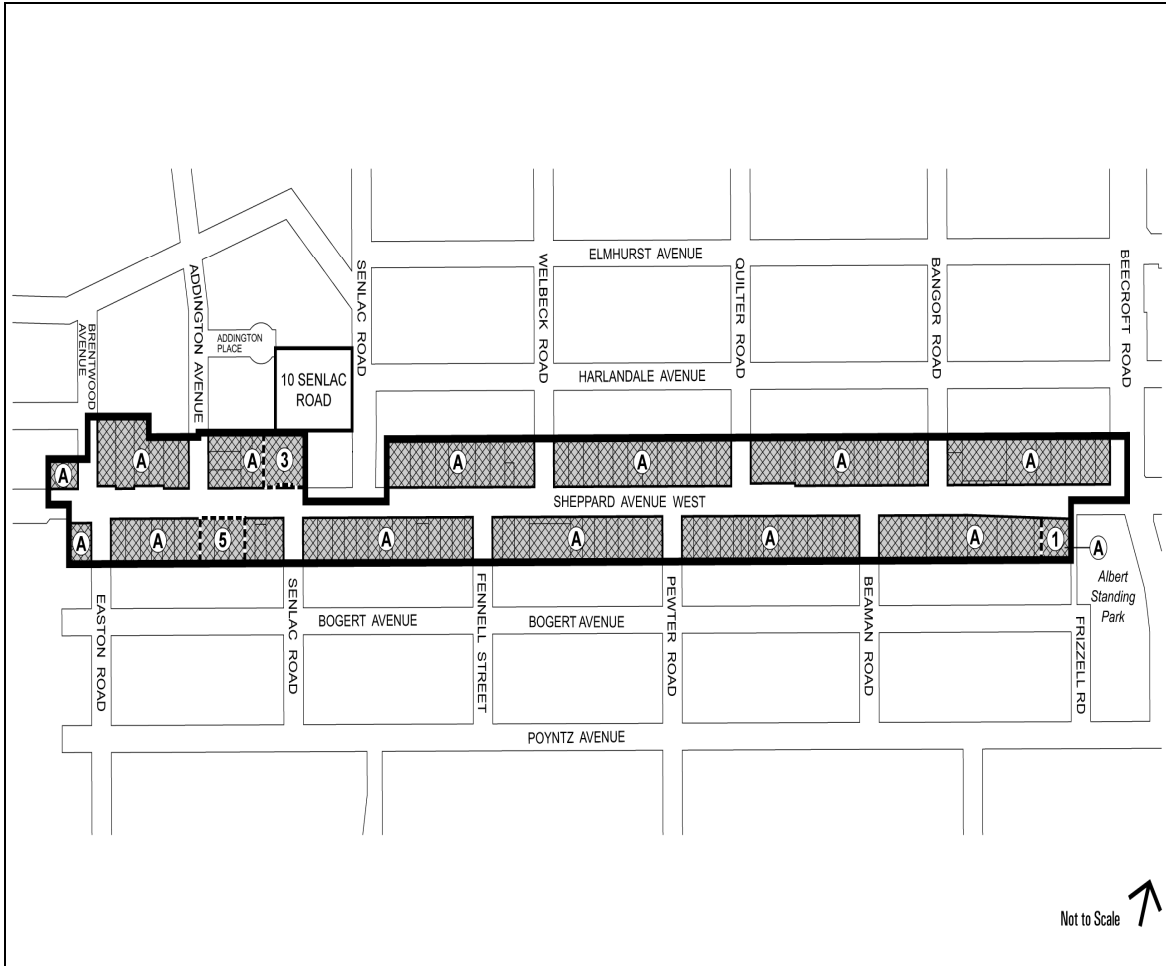
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2011 AS**  
**258, 260 and 264 SHEPPARD AVENUE WEST and 10 SENLAC ROAD**

---

The Official Plan of the City of Toronto is amended as follows:




1. Chapter 6, Section 29, Sheppard Avenue Commercial Area Secondary Plan is amended by replacing the text of Section 4.3 with the following:

“A 42 unit mixed-use building with at-grade retail having a maximum Floor Space Index (FSI) of 2.3 and a maximum height of 6 storeys and 24.2 metres is permitted, set back a minimum of 7 metres from the rear property line and the height of no part of the building or structure will exceed a height equal to the horizontal distance between that part of the building and the rear property line. The policies of Section 3.2.2 do not apply.”
2. Chapter 7, Site and Area Specific policies is amended for the lands known municipally in 2011 as 10 Senlac Road by deleting Site and Area Specific Policy No. 312.
3. Map 27, Site and Area Specific policies, is amended for the lands known municipally in 2011 as 10 Senlac Road by deleting the label Site and Area Specific Policy No. 312.



**Official Plan Amendment #190 - Schedule "A"**

**258, 260 & 264 Sheppard Avenue West  
& 10 Senlac Road**  
10 3188346 NNY 23 0Z

-  Secondary Plan Boundary
-  Mixed Use Areas
-  Site and Area Specific Policy Areas

Map 29-1, Sheppard Avenue Commercial Area Secondary Plan Land Use Areas Map of Chapter 6, Secondary Plans,  
29. Sheppard Avenue Commercial Area Secondary Plan is amended by adding Site and Area Specific Policy Area 3

May 2012

## Attachment 8: Draft Zoning By-law Amendment

### CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2012

**To amend Zoning By-law No.7625 for the former City of North York, as amended,  
With respect to the lands municipally known as,  
258, 260 and 264 Sheppard 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. Section 64.20-A (179) of By-law No. 7625 as amended, is hereby amended as follows:

**“64.20-A (179) RM6 (179)**

Schedule “RM6 (179)” is hereby removed and replaced with Schedule “RM6 (179)” attached to this By-law;

#### **PERMITTED USES**

- (a) The only permitted uses shall be apartment house dwellings; restaurants; retail stores; personal service shops; service shops; banks; business and professional offices; studios; dry-cleaning and laundry collecting establishments; automatic laundry shops; take-out restaurants, and professional medical offices, and such non-residential uses shall be located only on the ground floor.

#### **DEFINITIONS**

##### **ESTABLISHED GRADE**

- (b) For the purpose of this exception, “Established Grade” shall be considered to be the geodetic elevation of 178.22 metres.

##### **GROSS SITE AREA**

- (c) For the purposes of this exception, “Gross Site” shall mean the lands identified by Parts 1, 2, 3, 4, 5 and 6, on Plan 66R-24051 comprising an area of 1,728.4 m<sup>2</sup>.

## **NET SITE AREA**

- (d) The “Net Site” shall mean the Gross Site Area minus lands conveyed for road widening purposes to the City of Toronto, and comprising an area of 1,545.7 m<sup>2</sup> as depicted on Schedule “RM6 (179)”.

## **EXCEPTION REGULATIONS**

### **GROSS FLOOR AREA**

- (e) The maximum gross floor area permitted on the net site shall not exceed 3,910 m<sup>2</sup>, (which includes 260 m<sup>2</sup> of storage mezzanine area), and of which a maximum of 261 m<sup>2</sup> shall be for commercial/retail use located at grade.

### **BUILDING HEIGHT**

- (f) The minimum building height, measured from established grade, shall not exceed the maximum height in metres shown on Schedule “RM6 (179)” excluding mechanical penthouses, stairwells to access the green roof, skylights, parapets and other architectural features, to a maximum height of 2.4 metres.
- (g) Notwithstanding Clause (f), the height of no part of a building or structure shall exceed a height equal to the horizontal distance between that part of the building and the rear lot line.

### **NUMBER OF STOREYS**

- (h) The number of storeys shall not exceed the maximum shown on Schedule “RM6 (179)” excluding mechanical penthouses and stairwells to access the green roof.

### **VECHICULAR PARKING**

- (i) A minimum of 44 parking spaces shall be provided on the net site, of which 4 residential visitor parking spaces, 2 residential handicapped visitor parking spaces and 3 commercial parking spaces shall be located at grade.
- (j) A minimum of 43 bicycle parking spaces shall be provided on the net site.

### **LOADING**

- (k) One Type “G” loading space shall be provided.

### **YARD SETBACKS**

- (l) The minimum yard setbacks shall be as shown on Schedule “RM6 (179)”.

### **LANDSCAPING**

- (m) A minimum 2.6 metres landscape strip and an opaque acoustic fence with a minimum height of 1.8 metres shall be provided along the entire length of the rear property line.

2. Within the lands shown on Schedule “RM6(179)” 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”
  
3. Schedule 64.20-A of By-law No. 7625, as amended, is amended by adding Schedule “RM6 (179)” attached to this By-law.
  
4. Section 64.20-A (179) of By-law No. 7625 as amended, is hereby amended by adding the following subsection
 

**“64.20 (179) RM5 (21)**

**(for the lands located at 10 Senlac Avenue, Pt Lot 2, Registered Plan 2069)**

**DEFINITIONS**

“*Retirement Home*” means congregate living accommodations for senior citizens with common lounges, activity areas and food service facilities sized to accommodate all residents in the facility.

**PERMITTED USES**

- (a) A *Retirement Home* containing not more than 125 bed-sitting rooms or 180 beds with sanitary facilities but no kitchen facilities, including therein a barber shop/beauty shop *personal service shop, retail store*, licensed lounge and geriatric day care centre and *accessory uses*.

**EXCEPTION REGULATIONS**

**GROSS FLOOR AREA**

- (b) The gross floor area of all buildings on the said lands shall not exceed 125% of the lot area.

**BUILDING HEIGHT**

- (c) The maximum building height shall not exceed 3 Storeys or 11 metres.

**VECHICULAR PARKING**

(d) A minimum of 35 parking spaces shall be provided on the site”.

5. Section 64.20 of By-law No. 7625, as amended, is amended by adding Schedule “RM5 (21)” attached to this By-law.

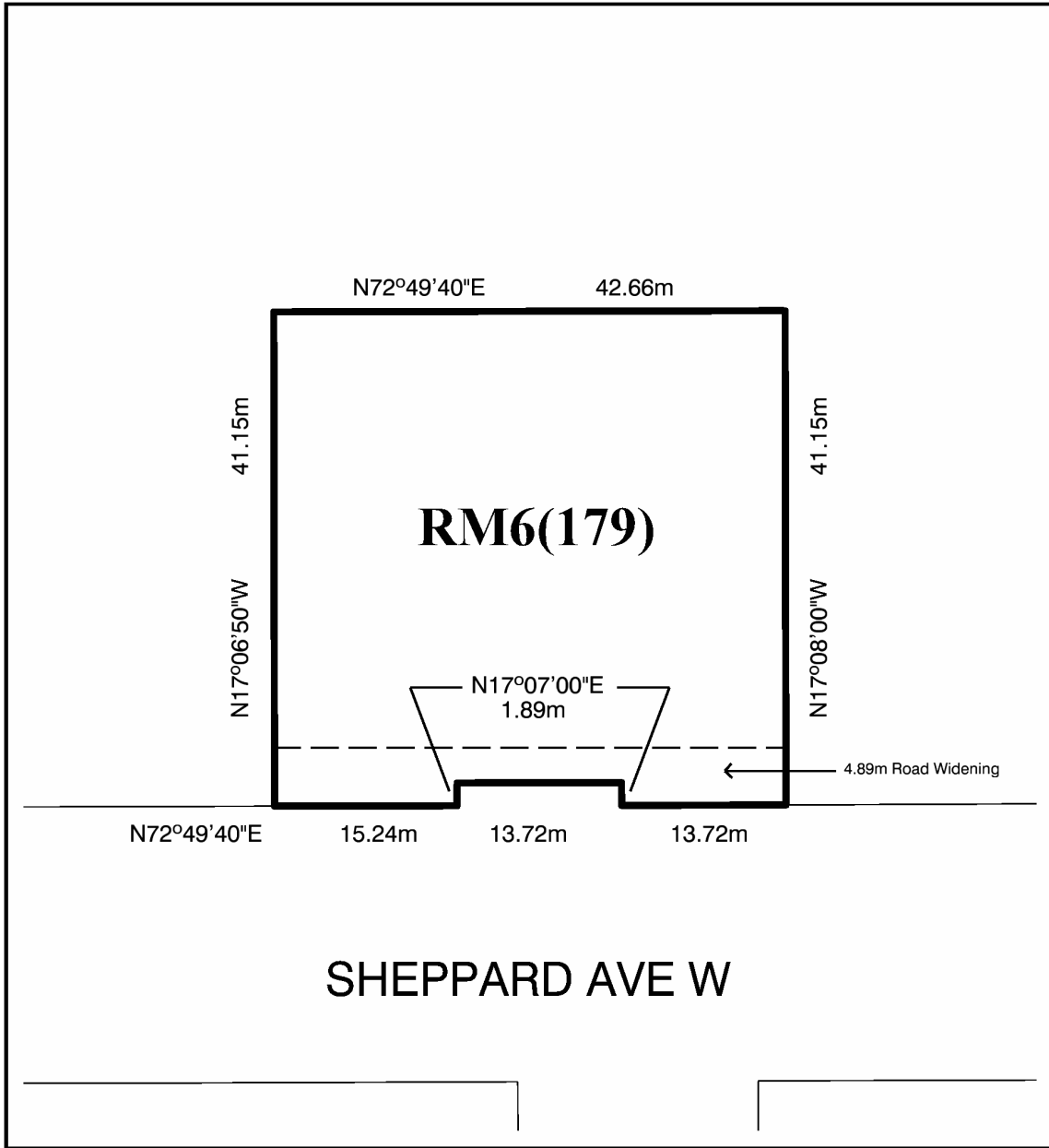
ENACTED AND PASSED this ~ day of ~, A.D. 2012.

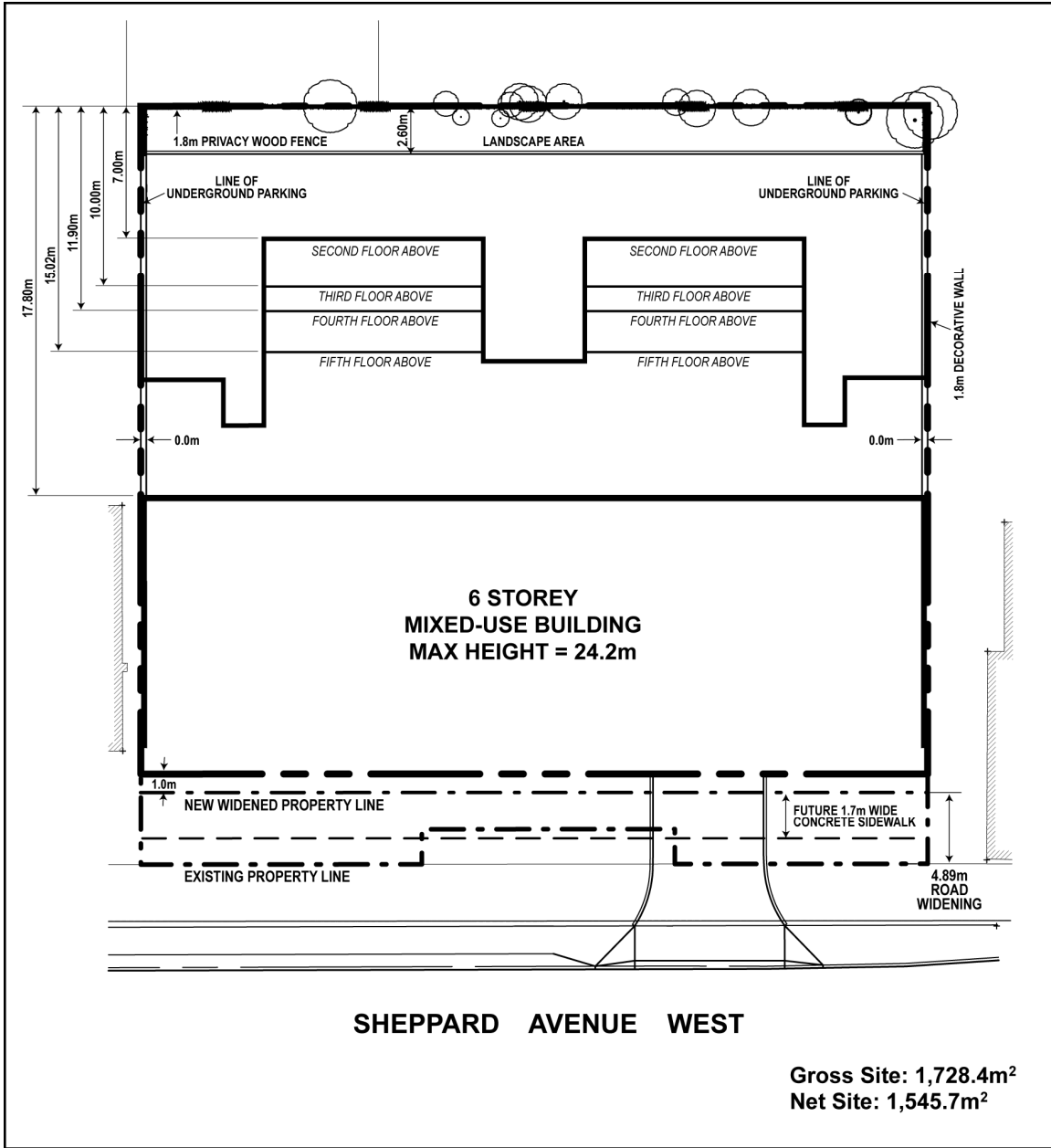
ROB FORD,  
Mayor

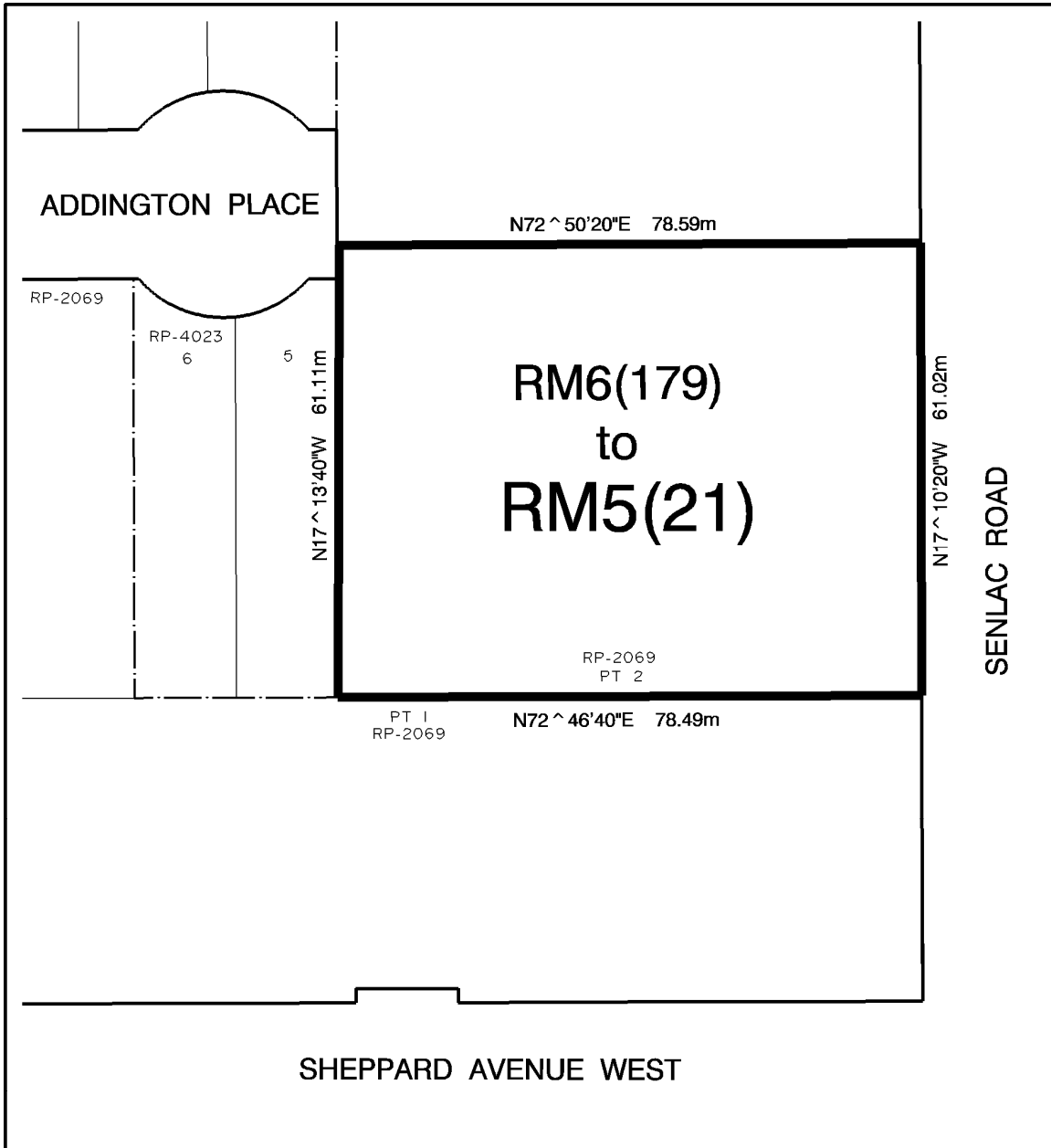
ULLI S. WATKISS,  
City Clerk

(Corporate Seal)









## **Attachment 9: Conditions of Draft Site Plan Approval**

1. **Site Plan (SP.1)** prepared by Salmona Tregunno, revised April 11, 2012 and stamped received April 12, 2012 City of Toronto Planning North York Civic Centre;
2. **Landscape Plan (LP.1)** prepared by Salmona Tregunno, revised April 11, 2012 and stamped received April 12, 2012 City of Toronto Planning North York Civic Centre;
3. **Roof Level Landscape Plan (LP.2)** prepared by Salmona Tregunno, revised April 11, 2012 and stamped received April 12, 2012 City of Toronto Planning North York Civic Centre;
4. **Ground Floor (A0002)** prepared by Salmona Tregunno, revised April 11, 2012 and stamped received April 12, 2012 City of Toronto Planning North York Civic Centre;
5. **Storage/Mezzanine Floor (A003)** prepared by Salmona Tregunno, revised April 11, 2012 and stamped received April 12, 2012 City of Toronto Planning North York Civic Centre;
6. **Second Floor (A004)** prepared by Salmona Tregunno, revised April 11, 2012 and stamped received April 12, 2012 City of Toronto Planning North York Civic Centre;
7. **Third Floor (A005)** prepared by Salmona Tregunno, revised April 11, 2012 and stamped received April 12, 2012 City of Toronto Planning North York Civic Centre;
8. **Fourth Floor (A006)** prepared by Salmona Tregunno, revised April 11, 2012 and stamped received April 12, 2012 City of Toronto Planning North York Civic Centre;
9. **Fifth Floor (A007)** prepared by Salmona Tregunno, revised April 11, 2012 and stamped received April 12, 2012 City of Toronto Planning North York Civic Centre;
10. **Mechanical P/H (A008)** prepared by Salmona Tregunno, revised April 11, 2012 and stamped received April 12, 2012 City of Toronto Planning North York Civic Centre;
11. **Roof Plan (A009)** prepared by Salmona Tregunno, revised April 11, 2012 and stamped received April 12, 2012 City of Toronto Planning North York Civic Centre;
12. **North Elevation (A015)** prepared by Salmona Tregunno, revised April 11, 2012 and stamped received April 12, 2012 City of Toronto Planning North York Civic Centre;
13. **South Elevation (A014)** prepared by Salmona Tregunno, revised April 11, 2012 and stamped received April 12, 2012 City of Toronto Planning North York Civic Centre;
14. **East Elevation (A016)** prepared by Salmona Tregunno, revised April 11, 2012 and stamped received April 12, 2012 City of Toronto Planning North York Civic Centre;

15. **West Elevation (A017)** prepared by Salmona Tregunno, revised April 11, 2012 and stamped received April 12, 2012 City of Toronto Planning North York Civic Centre;
16. **Section A-A (A010)** prepared by Salmona Tregunno, revised April 11, 2012 and stamped received April 12, 2012 City of Toronto Planning North York Civic Centre;
17. **Section B-B (A011)** prepared by Salmona Tregunno, revised April 11, 2012 and stamped received April 12, 2012 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 – Saleem Khan, Engineer, Phone #416-395-6345**

1. Widening of Highways that abut on the Land
  - 1.1 Prepare all documents and convey to the City Parts 2, 4 and 6 on the Plan 66R-24051 to satisfy the 36m wide right-of-way requirement for this section of Sheppard Avenue West, at nominal cost, 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;
  - 1.2 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° 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;
  - 1.3 Pay all costs for registration and preparation of reference plan(s).
  - 1.4 Retain a Qualified Person to conduct environmental site assessments for the lands to be conveyed to the City.

- 1.5 Submit all environmental site assessment reports prepared in accordance with the Record of Site Condition Regulation (O. Reg. 153/04) describing the current conditions of the land to be conveyed to the City and the proposed remedial action plan based on the site condition standards approach, to the Executive Director, Technical Services, for peer review.
- 1.6 Pay all costs associated with the City retaining a third-party peer reviewer including a 7% administrative cost to the City, and submit a certified cheque payable to the City of Toronto in the amount of \$3,000.00, as an initial deposit towards the cost of the peer review to the Executive Director; Technical Services. Submit further deposits when requested to cover all costs of retaining a third-party peer reviewer.

The previous owner of this site started the peer review process and the latest comments from the peer reviewer were attached with our letter dated Dec 9, 2011. Please have your Environmental Consultant address those comments and send us the response to be coordinated through peer review process.

- 1.7 At the completion of the site remediation process, submit a Statement from the Qualified Person, to the Executive Director, Technical Services, for peer review and concurrence, that, based on all necessary supporting environmental documents:
  - a) The land to be conveyed to the City meets the Site Condition Standards of the intended land use OR the most environmentally sensitive adjacent land use, whichever is more stringent; and
  - b) It is unlikely that there is any off-site contamination resulting from past land uses on or in the vicinity of the development site, that has migrated on to the adjacent rights-of-way, that would exceed the applicable Site Condition Standards.

2. Facilities to Provide Access to and from the Land

- 2.1 Make satisfactory arrangements with Technical Services for Work on the City's Right of Way to provide access to and from the land, for reconstruction of sidewalk and provide financial security in the amount of \$10,965.00 plus HST. Submit engineering and inspection fee in the amount of \$619.53 plus HST and insurance as required

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

1. Prior to Site Plan Approval, the Owner shall submit revised plans as required for the proposed development, for review and approval by the Director, Community Planning, North York District.
2. The Owner shall submit a letter of credit or certified cheque in the amount of \$113,500.00 which represents 75% of the approved landscape cost estimate.

## **URBAN FORESTRY – Bruce Gordon, Planner, Phone #416-395-6134**

### Trees on Private Property- Removal

The Arborist Report identifies five (5) private trees on the subject site that is 30 cm or greater in diameter that will be directly impacted by the proposed development. The subject trees are denoted as Tree Nos. 1, 2, 3 and 5. Urban Forestry requires a letters of consent from the owner of 11 Addington Place for Tree No 4 and another letter of consent from the owner of 252-256 Sheppard Avenue East for Tree No. 3 as both subject trees are mutually owned with the proposed developing site. Tree No 5 is a hazardous tree and therefore a permit is not required as it is a hazardous tree and therefore does not qualify for protection under the private tree by-law.

Where it is not possible to adequately protect or retain trees on private property that qualify for protection under the City of Toronto's Private Tree by-law, it will be necessary for the applicant to submit an application requesting permission to injure or destroy the trees in question to Urban Forestry. See attachment.

There is a fee of \$300 for each tree included in the application. Payment may be made by certified cheque or money order, and must be submitted with the application. Urban Forestry requires submission of a completed permit application along with a permit fee of \$1,200.00.

Once a completed application is received, a notice of application is to be posted at the property for a period of 14 days. This provides the community with an opportunity to submit comments on the application. Any written objections received from the community may require Urban Forestry to report to Community Council for the application to be considered further. Submission of an application does not guarantee that a permit will be issued.

### City Owned Trees - Planting of Trees

The Landscape Plan LP.1 proposes to plant seven (7) Autumn Blaze maple trees. Urban Forestry is in agreement with the proposed species.

Please note that the applicant must conduct an investigation of underground utilities prior to proposing tree planting within the City road allowance. If planting is not possible due to a utility conflict, a utility locate information sheet from the respective utility company should be provided to the City.

A tree planting security deposit is required for tree planting within the road allowance. The deposit is to be in the form of an irrevocable Letter of Credit or certified cheque. The tree planting security deposit must be sent to the attention of Harold Moffatt, Supervisor of Urban Forestry Planning and Protection (Hmoffat@toronto.ca), prior to the issuance of a landscaping permit which must be obtained from Works and Emergency Services, Transportation Services North District, Right of Way Management (416-395-7112). The tree planting security deposit is held for the duration of the renewable guarantee period.

The funds from the tree planting security deposit will be drawn upon to cover any costs Urban Forestry incurs as a result of enforcing and ensuring that the trees are kept in a healthy and vigorous state. These costs are subject to change and the current cost per tree sites are: \$583.00 per tree planted in turf. Urban Forestry requires a tree planting security deposit of \$4081.00 for seven new City trees.

If during or at the end of the renewable guarantee period the trees are not in good condition, require maintenance or require replacement, the applicant will be responsible for rectifying the problem as determined by and to the satisfaction of the General Manager of Parks, Forestry & Recreation. The owner will be required to provide an additional two-year renewable guarantee period for any trees requiring replacement. The Supervisor of Tree Protection & Plan Review may be reached at (416-395-6134).

#### Private Trees – Tree Planting

Urban Forestry finds the proposed tree Planting Legend acceptable as it pertains to the trees on private property.

Should there be insufficient planting room on private property of the subject site for planting of new trees then the owner is required to provide payment in *Lieu of Tree Planting* based on three (3) trees for every tree removed at a fee of \$583.00 per tree. Urban Forestry will use the funds to supplement tree planting elsewhere in the City.

The Landscape Plan proposes to plant six large growing canopy trees. Based upon the 3:1 ratio, 12 replacement trees are required to be planted. Urban Forestry requires payment of \$3,498 (6 x 583) to cover the balance of six (6) trees that could not be planted in lieu of tree planting.

#### Submission Required:

1. Submission of a completed permit application for Private Trees along with a permit fee of \$1200.00 for removal four (4) private trees.
2. Submission of a tree planting security deposit of \$4081.00 for seven (7) new City trees
3. A letter of consent from the owner of 11 Addington Place for Tree No 4 and from 252-256 Sheppard Avenue East for Tree No. 3
4. Payment of \$3,498 in lieu of tree planting

#### **ENERGY EFFICIENCY OFFICE – David Hall, Project Manager, Phone #416-392-1500**

Provide the Final Design-stage Energy Modeling Report, using EE4, DOE2, EQuest or other software approved by the Energy Efficiency Office. Financial and technical assistance is available from the Energy Efficiency Office's better Buildings Partnership-New Construction Program.



## **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. Facilities to Provide Access To and From the Land.
  - 1.1. Remove all existing accesses, curb cuts, traffic control sign(s) along the development site frontage that are no longer required and reinstate the curb, gutter and boulevard within the City's right-of-way, in accordance with City standards and to the satisfaction of the Executive Director, Technical Services.
2. Off-street Vehicle Loading, Parking Lots and Driveways.
  - 2.1. Provide and maintain off-street vehicular loading and parking facilities and access driveways in accordance with the approved plans and drawings, to the satisfaction of the Executive Director, Technical Services;
  - 2.2. All on-site driveways and parking areas must be surfaced and maintained with asphalt, concrete, or interlocking stone; and
  - 2.3. The owner must install and maintain appropriate signage and pavement markings on-site directing such as but not limited to: vehicle stopping and circulation, designated disabled parking, loading, and pedestrian walkways, to the satisfaction of the Executive Director, Technical Services.
3. Facilities for the Storage of Garbage and Other Waste Material
  - 3.1 Construct and maintain all facilities necessary to permit the City to collect solid waste and recyclable materials in accordance with Chapter 841, Solid Waste of the City of Toronto Municipal Code, Waste Collection for Residential Properties.
  - 3.2 If the owner requests the city to collect trade waste, the owner will be required to make an application for garbage and recycling collection and enter into an agreement with the City, under the Yellow Bag Program, for such collection services. In the event the owner is not accepted, then a private contractor must collect all solid waste from this site. Collection of wastes from the commercial sector of this site will be in accordance with Chapter 841, Solid Waste of the City of Toronto Municipal Code. (Refer to appropriate By-Laws for Procedures associated with grease, etc.)
4. Grading and Provision for the Disposal of Storm, Surface and Wastewater from the Land

- 4.1 Construct and maintain stormwater management measures/facilities and site grading as recommended in the accepted Stormwater Management Report entitled Functional Servicing and Stormwater Management Report, prepared by Valdor Engineering Inc, dated Dec 2011 and Grading Plan, Drawing No. GP-1, prepared by Salmona Tregunno Inc dated April 11, 2012.
- 4.2 Construct and maintain site servicing indicated on the accepted Site Servicing Drawings No. SS-1, by Valdor Engineering Inc, Revision No. 3, dated Dec 6, 2011.
- 4.3 Provide certification to the Executive Director of Technical Services by the Professional Engineer who designed and supervised the construction that the stormwater management facilities and site grading have been constructed in accordance with the accepted Stormwater Management Report and the accepted Grading Plans.
- 4.4 Provide certification to the Executive Director of Technical Services by the Professional Engineer who designed and supervised the construction, that the site servicing facilities have been constructed in accordance with the accepted drawings.
- 4.5 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 of Community planning, North York District.

### **ENERGY EFFICIENCY OFFICE**

Construct and maintain the development substantially in accordance with the accepted Energy Report to ensure that the energy savings identified continue to be achieved, to the satisfaction of the Executive Director, Facilities Management Division.

### **CANADA POST – Debbie Greenwood, Delivery Planner, Phone #416-751-0160 ext 2018**

The Owner shall supply, install and maintain a mail facility in a central location that is readily accessible to occupants, Canada Post delivery personnel and persons with disabilities.

## **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.

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.
  
2. Site Servicing Connections
  - 2.1 The owner will be required to make an application to Toronto Water Division for the installation of any proposed services within the right-of-way after acceptance of the stormwater management report and site servicing plan. For further information, please contact District Operations, Toronto Water at 311 or 416-392-CITY (2489).
  
3. Construction Management Plan
  - 3.1 The Owner will be required to provide the City with a Construction Management Plan outlining the following:
    - a) Dust/mud control on and offsite;
    - b) Location of truck loading points, trailer parking;
    - c) Location of temporary material storage areas;
    - d) Access/truck routing;
    - e) Provision of hoarding, temporary fencing & covered walkways;
    - f) Location and extent of aerial crane operations; and
    - g) Parking for construction trades;
  
4. Streetscaping
  - 4.1 The owner's contractor will be required to make an application for a ROW permit from the Transportation Division for any work within the public-right-of-way. For further information please contact the Right-of-Way Management Section at 416-395-6221.
  
5. Encroachments
  - 5.1 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 Division. 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.