

**A Portion of the Lands Formerly Known as 2277-2295 Sheppard Avenue West and 100 Mainshep Road (Blocks 148 and 149 on Plan 66M-2474) – Site Plan Control Application – Final Report**

<b>Date:</b>	August 21, 2013
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 7 – York West
<b>Reference Number:</b>	12 142263 WET 07 SA

**SUMMARY**

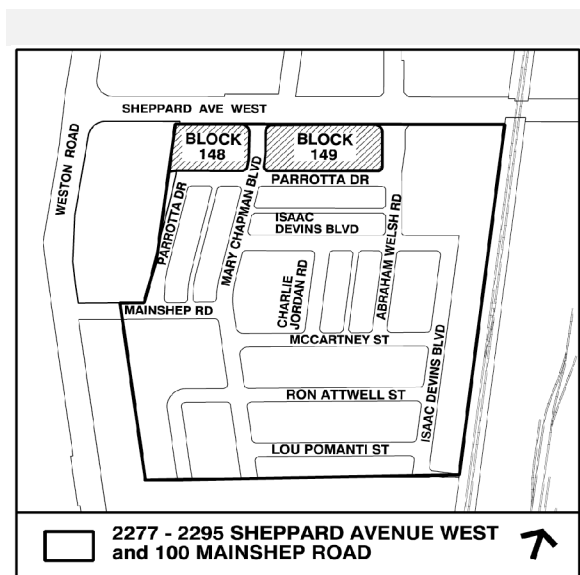
This application proposes a six block stacked townhouse development containing 240 residential units on a portion of the lands formerly known as 2277-2295 Sheppard Avenue West and 100 Mainshep Road (Blocks 148 and 149 on Plan 66M-2474).

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

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council approve in principle, the Conditions of Site Plan Approval set out in Attachment 5, for a proposed stacked townhouse development containing 240 residential units on a portion of the lands formerly known as 2277-2295 Sheppard Avenue West and 100



- Mainshep Road (Blocks 148 and 149 on Plan 66M-2474).
2. City Council delegate back to the Chief Planner and Executive Director, City Planning, or her designate, the authority to issue final Site Plan Approval.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

The property at 2277-2295 Sheppard Avenue West and 100 Mainshep Road was previously the subject of applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Approval. The Official Plan Amendment and Zoning By-law Amendment were approved by the Ontario Municipal Board in July of 2008 (Amendment No. 573 to the Official Plan for the former City of North York and Zoning By-law No. 482-2006 to amend former City of North York Zoning By-law No. 7625). The Plan of Subdivision was registered December 23, 2009 as Plan 66M-2474.

The Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision allow for the redevelopment of the lands for residential, commercial and mixed commercial residential uses.

The new subdivision is predominately residential consisting of single detached homes, semi-detached homes, townhouse units and stacked townhouses units. Along the Sheppard Avenue West frontage approval was given for two mixed use blocks (Blocks 148 and 149) and a separate commercial block (Block 150).

On March 7, 2013, the Committee of Adjustment approved minor variance applications (File Numbers A510/12EYK- Block 148 and A511/12 EYK- Block 149) to increase the number of dwelling units and gross floor area, to vary the front, side and rear yard setbacks and to reduce the required parking, among other zoning regulations, to permit the proposed development on each of the Blocks. The Committee's decision became final and binding on March 28, 2013.

On July 10, 2013, Councillor Mammoliti requested the Chief Planner and Executive Director, City Planning to submit the Site Plan Control application to Etobicoke York Community Council and City Council for a decision, in accordance with By-law 483-2000.

A rezoning application has been submitted by the owner for the adjacent Block to the east, Block 150, to amend the existing zoning regulation that permits a retail development containing a grocery store on the Block (Application No. 09 163843 WET 07 OZ). A

report on this application will be presented to the September 10, 2013 meeting of Etobicoke York Community Council.

## **ISSUE BACKGROUND**

### **Proposal**

The proposed three storey stacked townhouse development consists of two parcels (Blocks 148 and 149 on Plan 66M-2474) located within a larger subdivision development consisting of detached and semi detached houses, townhouses and a commercial block. The six block stacked townhouse development would have a total floor area of approximately 24,500 m<sup>2</sup> and would contain a total of 240 stacked townhouse units. A total 288 below grade parking spaces are proposed. The proposed development would have units fronting both Sheppard Avenue West and Parrotta Drive. Access to the below grade parking garage for each block would be from Mary Chapman Boulevard and access to the loading spaces for each block would be from Parrotta Drive.

Block 148 would have a floor area of 9,000 m<sup>2</sup> in two blocks containing 88 residential units. This block would have 104 parking spaces (88 residents and 16 visitors) and one loading space. Block 149 would have a floor area of 15,500 m<sup>2</sup> in four blocks containing 152 residential units. This block would have 184 parking spaces (152 residents and 32 visitors) and one loading space (see Attachment 2: Site Plan-Block 148, Attachment 3: Site Plan-Block 149, Attachments 4a-f: Elevations and Attachment 6: Application Data Sheet).

### **Site and Surrounding Area**

The subject sites, Blocks 148 and 149 on Plan 66M-2474, are part of a larger development of the entire property at 2277-2295 Sheppard Avenue West and 100 Mainshep Road. The subdivision is approximately 16.21 ha in area and is located on the south side of Sheppard Avenue West, east of Weston Road and west of the Canadian Pacific Railway (CPR) tracks. A majority of the residential units within the subdivision have been constructed and are occupied.

The two blocks have a total area of approximately 12,000 m<sup>2</sup> (Block 148 – 4,510 m<sup>2</sup> and Block 149 – 7,460 m<sup>2</sup>) and are located in the northern portion of the subdivision on the south side of Sheppard Avenue West. Block 148 has frontages on three public roads and Block 149 has frontages on four public roads. The two blocks are currently vacant (see Attachment 1: Zoning).

Surrounding land uses are as follows:

North: West of the CPR tracks, there are a number of small scale industrial uses located along both sides of Rivalda Road, a dead end street. Further west along Sheppard Avenue West are detached dwellings.

West: West are two 18 storey apartment buildings located at the southeast corner of Weston Road and Sheppard Avenue West.

East: Block 150 is currently vacant but is subject of Zoning By-law Amendment Application 09 163843 WET 07 SA and Site Plan Control Application 09 163851 WET 07 SA for permission to construct a 5,360 m<sup>2</sup> retail shopping mall. Further east are the CPR tracks, a large industrial area and Highway 400.

South: Recently constructed detached, semi-detached and townhouse dwellings within the subdivision. Further to the south is the former King Koil property at 3035 Weston Road, which received approval for a residential subdivision that is currently under construction.

### **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 and not conflict with the Growth Plan for the Greater Golden Horseshoe.

### **Official Plan**

The subject lands are designated by the Toronto Official Plan as *Mixed Use Areas* on Map 13-Land Use Plan. This designation permits a range of commercial, residential and institutional uses in single use or mixed use buildings. The lands are subject to Site and Area Specific Policy No. 330, which among other matters establishes built form principles for the site and the surrounding subdivision and requires that higher density housing be located along Sheppard Avenue West.

The Plan provides a list of criteria which are intended to direct the design and orientation of new development proposals within *Mixed Use Areas* (Section 4.5.2). The criteria include:

- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing appropriate setbacks

and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;

- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

## **Zoning**

Blocks 148 and 149 are currently zoned RM6(162) by former City of North York Zoning By-law No. 7625, as amended by By-law No. 482-2006. Permitted uses include apartment dwellings, multiple attached dwellings and multiple attached stacked dwellings, live work units, retail stores, service shops and personal service shops. The RM6(162) zone also establishes development standards such as, maximum number of dwelling units and gross floor area, minimum yard setbacks and minimum parking requirements for these two blocks. As previous noted, several of the development standards have been varied by the Committee of Adjustment through its approval of a Minor Variance for each Block.

## **Community Consultation**

As the *Planning Act* does not require community consultation for stand-alone Site Plan Control applications, a community consultation meeting was not held for this application.

## **Agency Circulation**

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

## COMMENTS

### Provincial Policy Statement and Provincial Plans

The proposed development is consistent with the 2005 Provincial Policy Statement. The proposal allows for intensification on a site that is classified as being in a built up area, has access to a nearby transit stop and promoting densities for new housing which efficiently uses land, resources, infrastructure and public services facilities.

The proposal conforms to the Growth Plan for the Greater Golden Horseshoe by proposing development that would intensify a built up area that is adjacent to a transit system and would efficiently use land and infrastructure.

### Land Use

The site is designated *Mixed Use Areas* in the Official Plan. *Mixed Use Areas* are intended to accommodate most of the anticipated growth in the City in terms of retail and service employment as well as much of the new housing. The applicant is proposing 3 storey stacked townhouse buildings that would provide for new housing opportunities. The proposed Site Plan conforms to the land use provisions of the Official Plan and implements the existing zoning standards for the site as varied by the Committee of Adjustment.

### Urban Design Guidelines

As part of the approval for the redevelopment of 2277-2295 Sheppard Avenue West and 100 Mainshep Road, Urban Design Guidelines were approved for the development blocks fronting Sheppard Avenue West (Blocks 148, 149 and 150). The Guidelines establish a detailed design framework to assist in the evaluation of the Site Plan Control applications for each phase of development within these blocks. The Guidelines provide guidance on matters including: building organization; building entrances; site servicing; streetscape and landscaping; and general building design. The proposed development is consistent with the City's approved Urban Design Guidelines for the site as follows:

- the buildings are proposed to be oriented with frontages on both Sheppard Avenue West and Parrotta Drive;
- the proposed building façades and landscaping would give prominence to intersections, terminus points and view corridors;
- no sunken patios or rear yard amenities are proposed along the public streets;
- building entrances are appropriately proposed with direct access from the public streets;
- animated street edges have been proposed;
- loading and servicing areas are proposed so that they will be screened from view from public streets and garbage will be stored in accessory buildings that are designed to complement the proposed building designs;
- below grade vehicle parking has been proposed; and

- significant plantings and vegetation along the street's edge and in areas within the development are proposed.

The building massing, building façades, building entrances, building setbacks, pedestrian circulation, landscape and streetscape improvements and lighting are consistent with the Urban Design Guidelines for these blocks.

### **Streetscape**

The Emery Village BIA will be undertaking all streetscape improvements along the Sheppard Avenue West right-of-way consistent with the City Council approved Emery Village BIA Streetscape Manual.

### **Infrastructure**

As part of the application, the applicant submitted a Functional Servicing and Stormwater Management Report which was reviewed by City staff. There is sufficient infrastructure to service the proposed buildings.

### **Open Space/Parkland**

Parks, Forestry and Recreation staff have advised that there are no parks levies required for this development as this is part of a larger plan of subdivision for which a public park was previously secured.

### **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 proposed development would meet Tier 1 of the TGS.

### **Conclusion**

The proposed development would satisfy the City's requirements for Site Plan Approval subject to the draft conditions outlined in Attachment 5. As such, Planning staff recommends approval of the Conditions of Site Plan Approval set out in Attachment 5 and that City Council delegate back to the Chief Planner and Executive Director, City Planning, or her designate, the authority to issue final Site Plan Approval.

### **CONTACT**

Gregory Byrne, Senior Planner  
Tel. No. (416) 394-8238  
Fax No. (416) 394-6063  
E-mail: gbyrne@toronto.ca

## **SIGNATURE**

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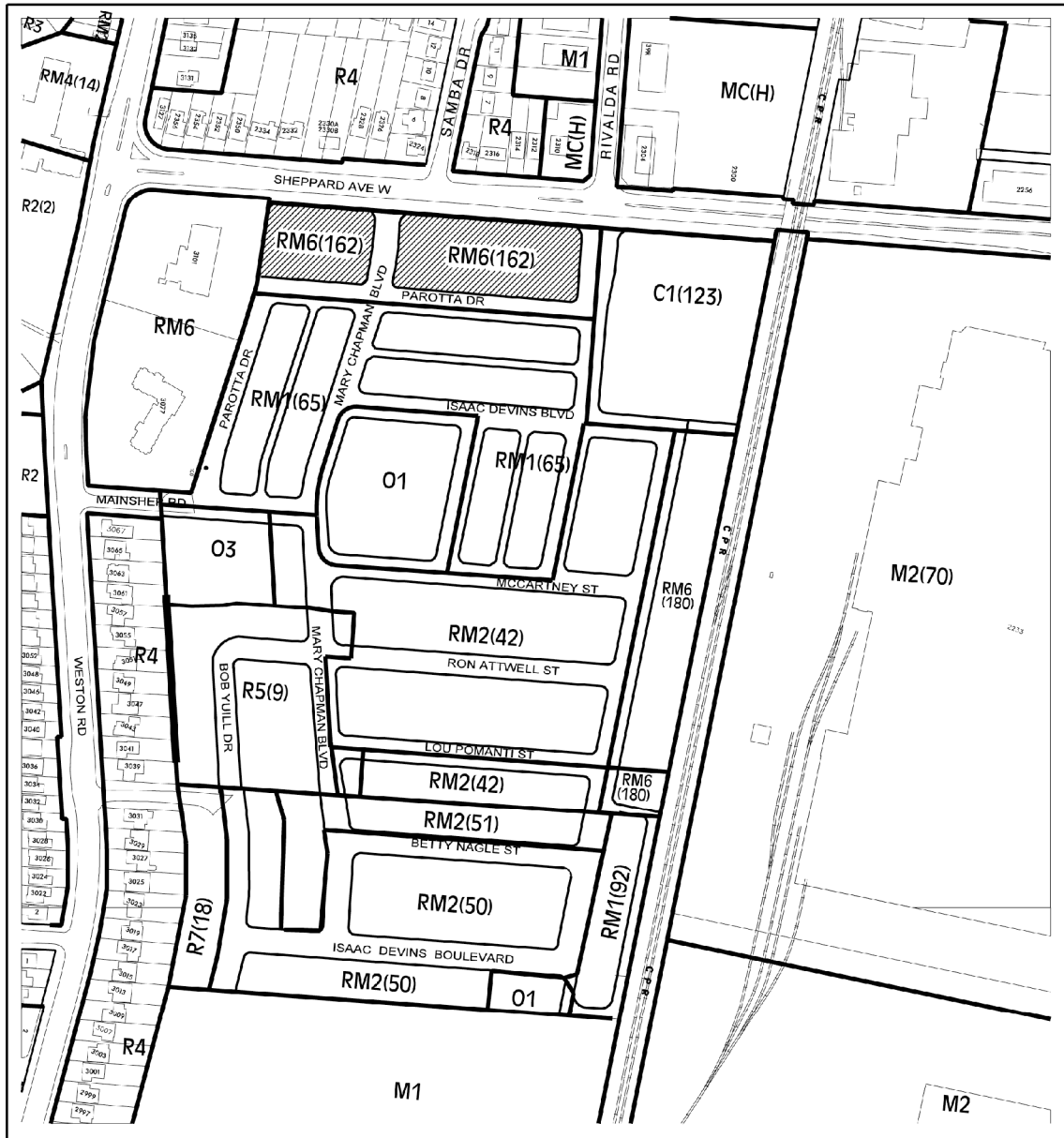
Neil Cresswell, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

- Attachment 1: Zoning
- Attachment 2: Site Plan – Block 148
- Attachment 3: Site Plan – Block 149
- Attachment 4a-f: Elevations
- Attachment 5: Conditions of Site Plan Approval
- Attachment 6: Application Data Sheet



## Attachment 1: Zoning




**2277 - 2295 Sheppard Ave West**

File # 12 142263 WET 07 SA

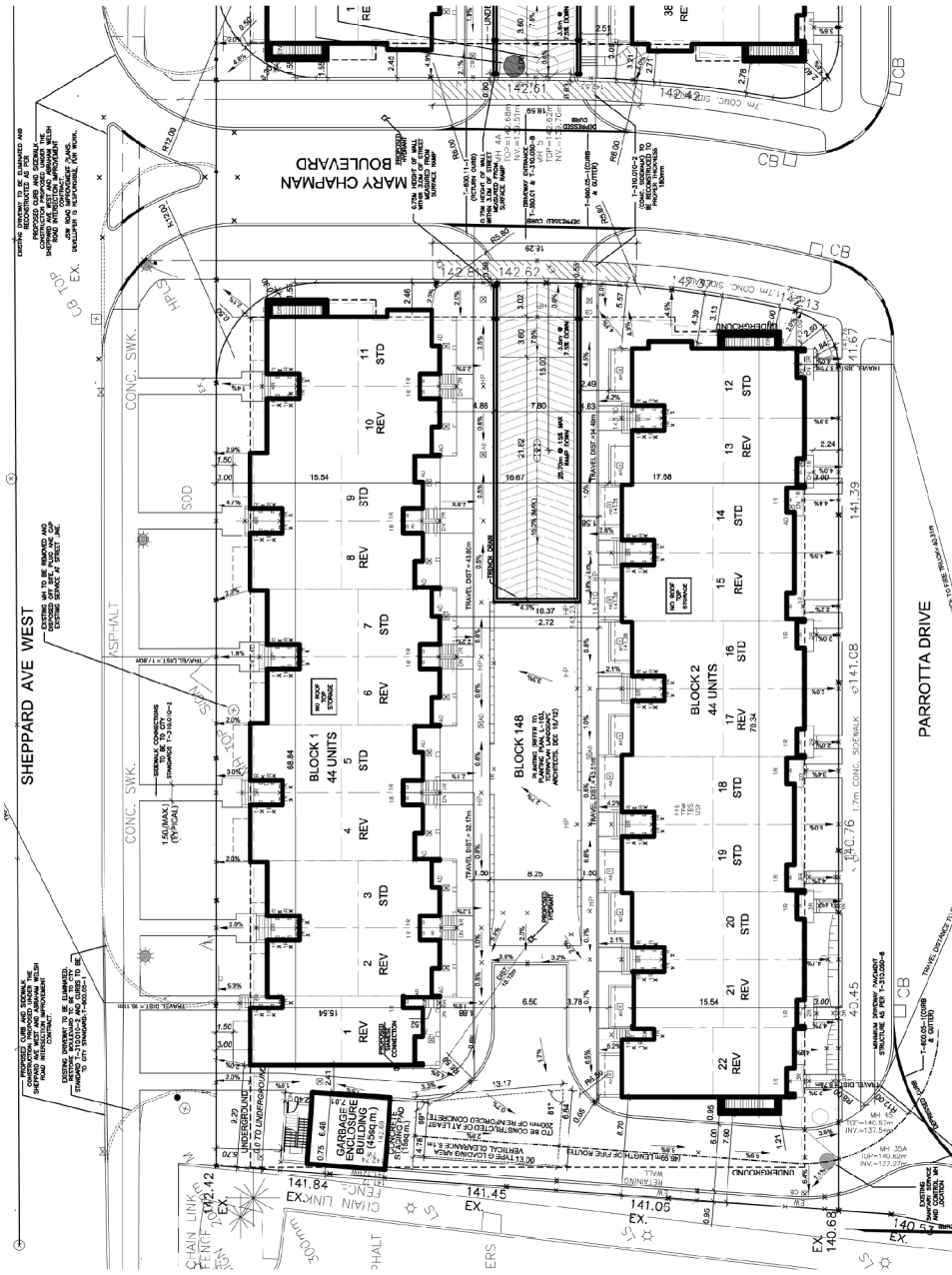
- |   |  |
|---|--|
| R4 One-Family Detached Dwelling Fourth Density Zone | RM6 Multiple-Family Dwellings Sixth Density Zone |
| R5 One-Family Detached Dwelling Fifth Density Zone  | C1 General Commercial Zone                       |
| RM1 Multiple-Family Dwellings First Density Zone    | M1 Industrial Zone One                           |
| RM2 Multiple-Family Dwellings Second Density Zone   | M2 Industrial Zone Two                           |
| RM5 Multiple-Family Dwellings Fifth Density Zone    | O1 Open Space Zone                               |
|   | O3 Semi-Public Open Space Zone                   |

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

  
 Not to Scale  
 Former North York Zoning By-law 7625  
 Extracted 07/26/13

Staff report for action – Site Plan Bump Up - A Portion Of The Lands Formerly Known as 2277-2295 Sheppard Avenue West and 100 Mainshel Road (Blocks 148 and 149 on Plan 66M-2474)

# Attachment 2: Site Plan (Block 148)



2277 - 2295 Sheppard Avenue West

Site Plan - Block 148

Applicant's Submitted Drawing

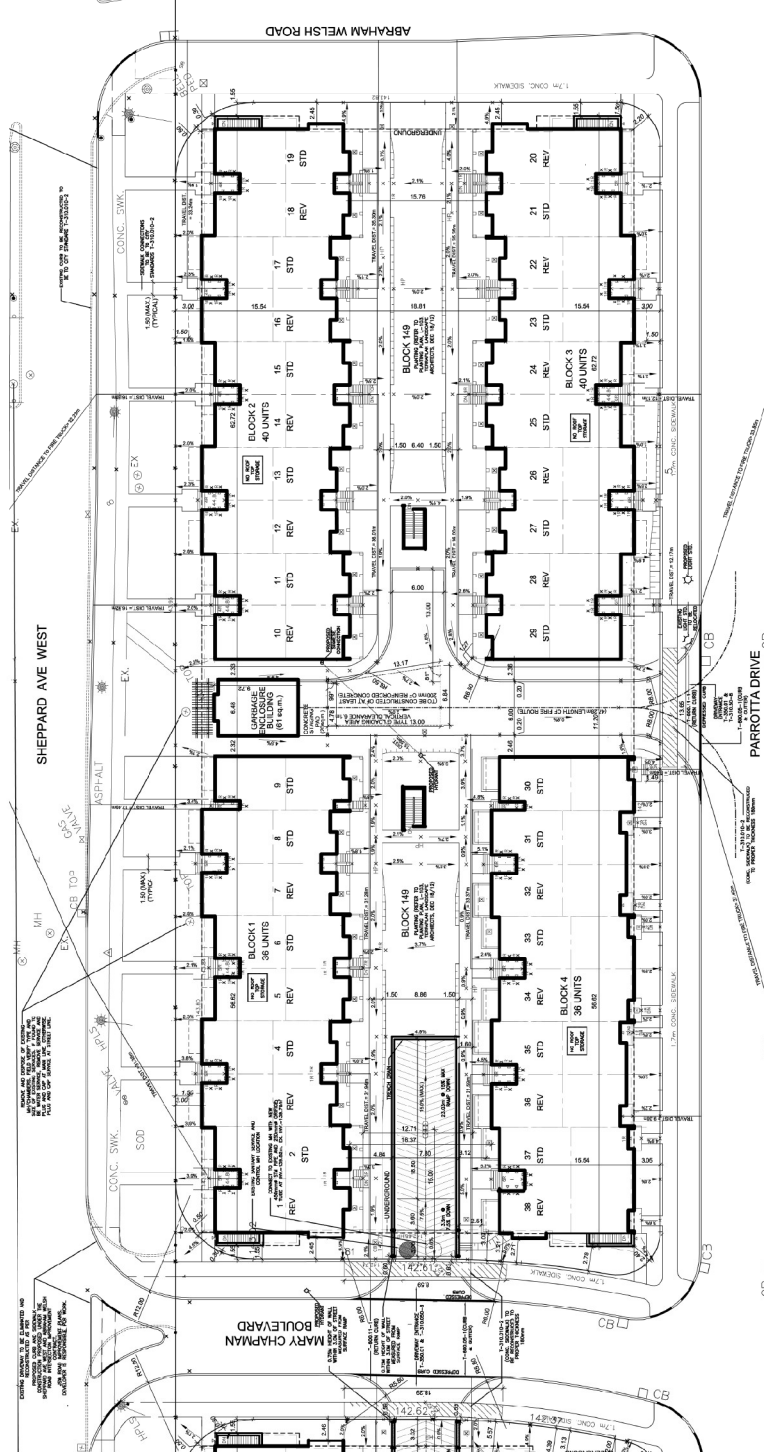
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File # 12 142263 WET 07 SA

Staff report for action – Site Plan Bump Up - A Portion Of The Lands Formerly Known as 2277-2295 Sheppard Avenue West and 100 Mainshep Road (Blocks 148 and 149 on Plan 66M-2474)

V.01/11

### Attachment 3: Site Plan (Block 149)

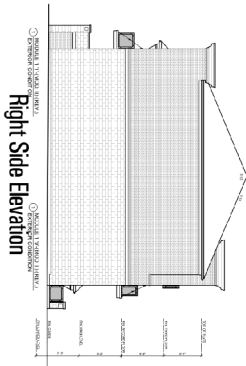


**Site Plan - Block 149**  
**2277 - 2295 Sheppard Avenue West**  
 Applicant's Submitted Drawing  
 Not to Scale  
 07/30/13

File # 12 142263 WET 07 SA

Staff report for action – Site Plan Bump Up - A Portion Of The Lands Formerly Known as 2277-2295 Sheppard Avenue West and 100 Mainshep Road (Blocks 148 and 149 on Plan 66M-2474)  
 V.01/11

# Attachment 4a: Elevations



**Elevations (Block 148 - Block 1)**

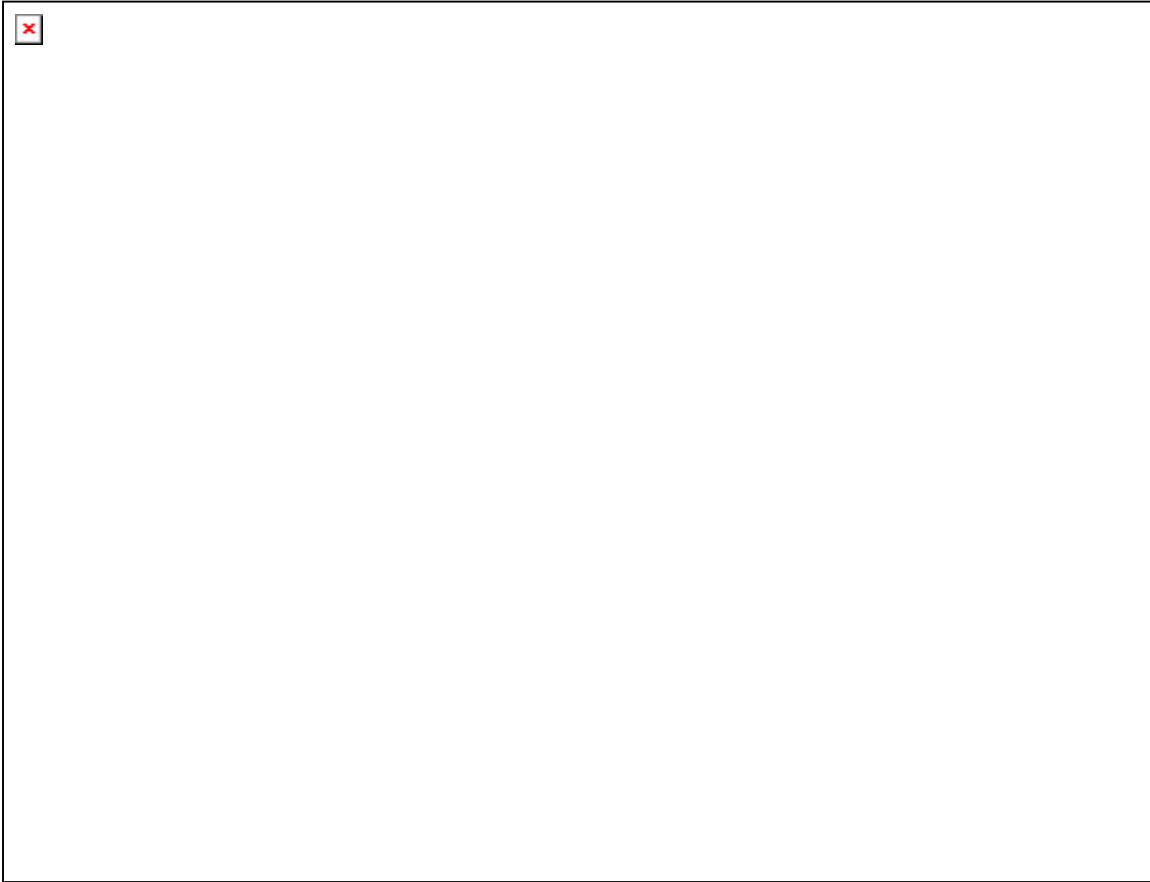
**2277 - 2295 Sheppard Avenue West**

Applicant's Submitted Drawing

Note to Scale  
07/30/13

File # 12 142263 WET 07 SA

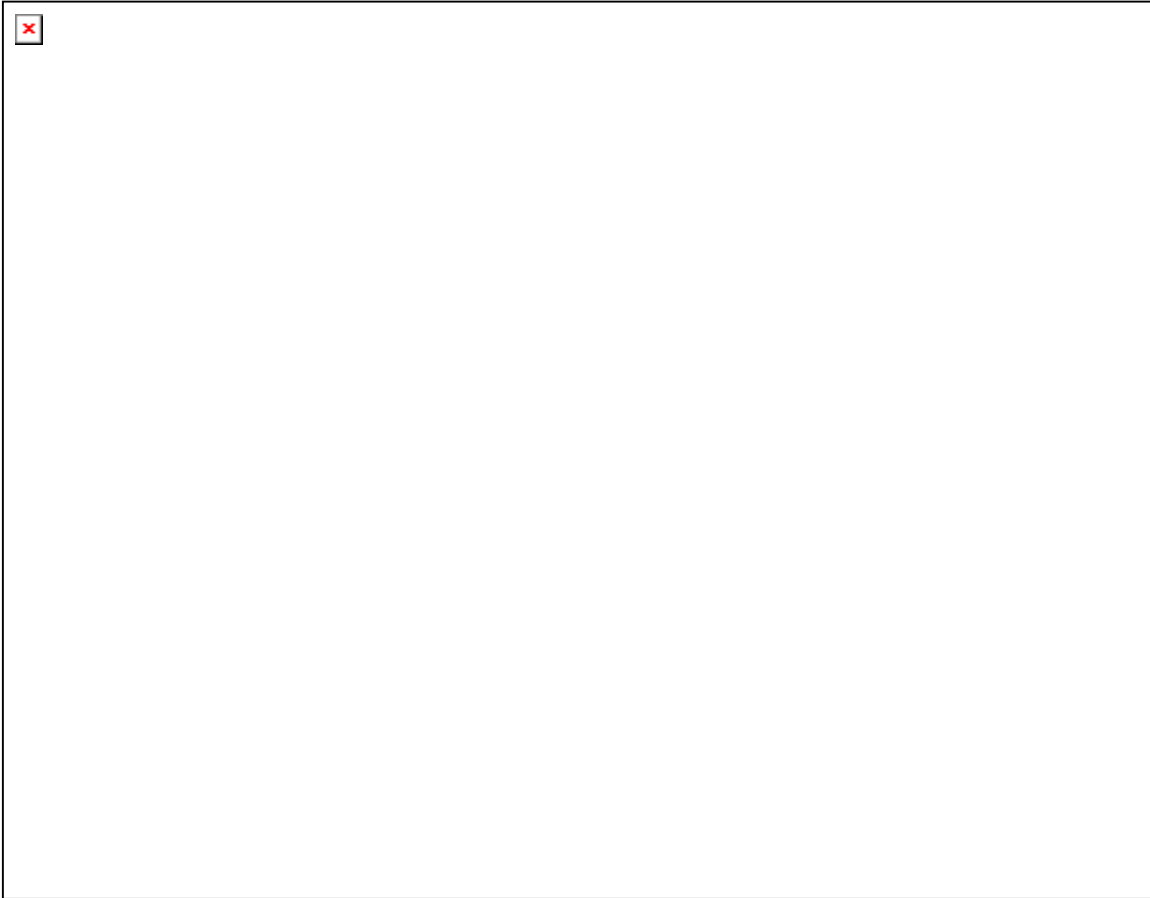
**Attachment 4b: Elevations**



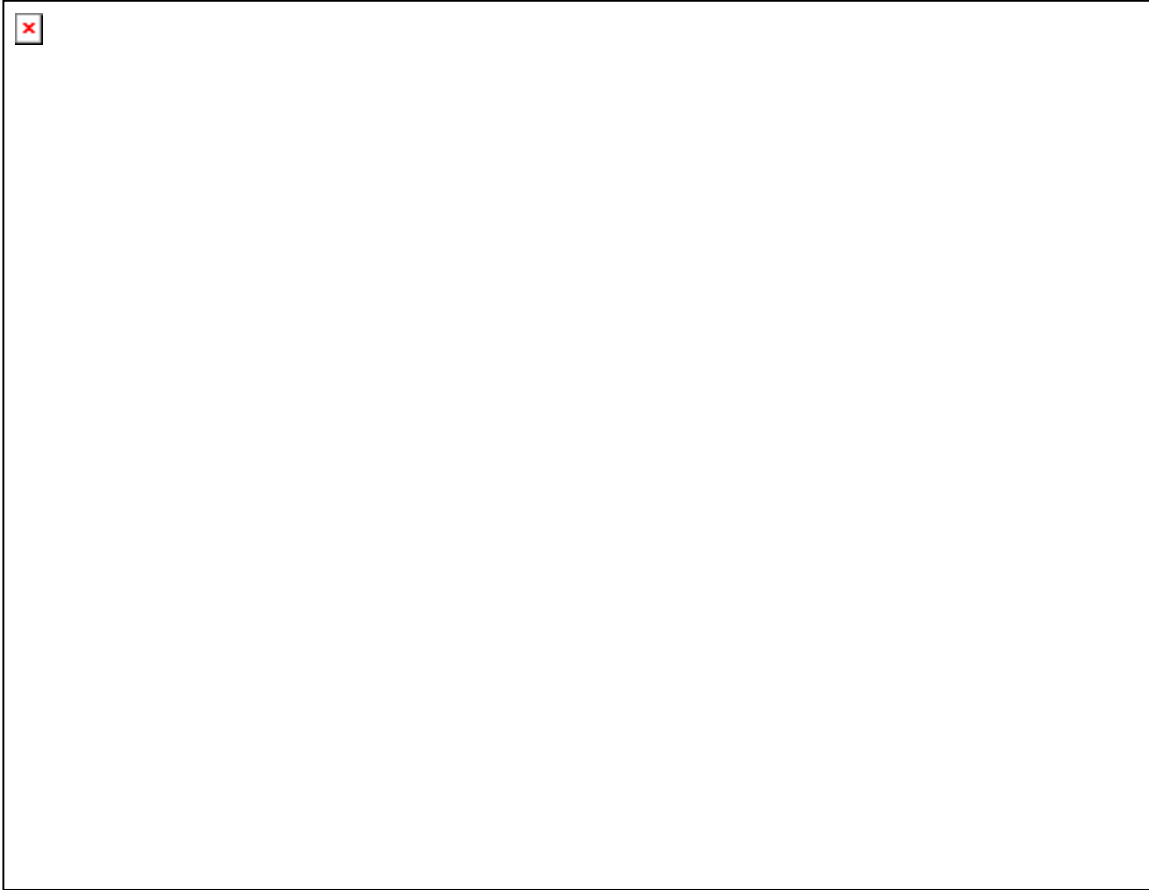
## Attachment 4c: Elevations



**Attachment 4d: Elevations**



### Attachment 4e: Elevations





## Attachment 4f: Elevations



## Attachment 5: Conditions of Site Plan Approval

The following are the recommended Site Plan drawings and conditions of approval:

The proposal is for a 240 residential unit stacked townhouse development on Blocks 148 and 149 (Plan 66M-2474) as outlined in the plans and drawings listed below.

Plan No.	Title	Prepared By	Date	Date Stamped
A2	Module '1'	RN Design	May 8, 2013	May 23, 2013
A3	Module '1' Corner Upgrade Block148 (Lot 1- Lot 11) and Block 149 (Blocks 2 – Lot 19)	RN Design	May 8, 2013	May 23, 2013
A4	Module 1 (MOD.) Lot Specific (Corner Upgrade) Block 148 (Block 2 – Lot 12)	RN Design	May 8, 2013	May 23, 2013
A5	Module 1 Lot Specific (Corner Upgrade) Block 149 (Block 1 – Lot 1) and Block 149 (Block 3 – Lot 20)	RN Design	May 8, 2013	May 23, 2013
A6	Module 1 (MOD.) Lot Specific (Corner Upgrade) Block 149 (Block 4- Lot 38)	RN Design	May 8, 2013	May 23, 2013
A10	Block 148 Block 1 - 44 Units	RN Design	May 8, 2013	May 23, 2013
A14	Block 148 Block 2 - 44 Units	RN Design	May 8, 2013	May 23, 2013
A18	Block 149 Block 1 - 36 Units	RN Design	May 8, 2013	May 23, 2013
A22	Block 149 Block 2 - 40 Units	RN Design	May 8, 2013	May 23, 2013
A26	Block 149 Block 3 - 40 Units	RN Design	May 8, 2013	May 23, 2013
A30	Block 149 Block 4 - 36 Units	RN Design	May 8, 2013	May 23, 2013
A31	Garbage Enclosure Building (Block 148)	RN Design	May 8, 2013	May 23, 2013
A32	Garbage Enclosure Building (Block 149)	RN Design	May 8, 2013	May 23, 2013
A33	Gargage Enclosure Building Streetscape for Block 149 and 149	RN Design	May 8, 2013	May 23, 2013
L-101	Layout and Landscape Grading Plan	Terraplan Landscape Architects	May 16, 2013	May 23, 2013
L-102	Surfaces Plan	Terraplan Landscape Architects	May 16, 2013	May 23, 2013
L-103	Planting Plan	Terraplan Landscape Architects	June 24, 2013	July 2, 2013
L-201	Details	Terraplan Landscape Architects	May 16, 2013	May 23, 2013
L-202	Details	Terraplan Landscape Architects	May 16, 2013	May 23, 2013

Staff report for action – Site Plan Bump Up - A Portion Of The Lands Formerly Known as 2277-2295 Sheppard Avenue West and 100 Mainshep Road (Blocks 148 and 149 on Plan 66M-2474)

L-203	Details	Terraplan Landscape Architects	May 16, 2013	May 23, 2013
CU-101	Composite Utility Plan	Terraplan Landscape Architects	May 16, 2013	May 23, 2013
S1	Site/Grading Plan – Block 148	RN Design	May 8, 2013	May 23, 2013
S2	Site/Grading Plan – Block 149	RN Design	May 8, 2013	May 23, 2013
S3	Construction Details	RN Design	May 8, 2013	May 23, 2013
P100	Underground Parking Garage	SNR Architects	May 8, 2013	May 23, 2013
STM-1	Servicing Plan	JSW	May 17, 2013	May 23, 2013
41029 GTP-01	Garbage Truck Turning Path Block 148 (Relocated Angle Pad)	RVA Engineering	May 15, 2013	May 23, 2013
1 of 3	Garbage Enclosure Room (Block 148)	RN Design	May 8, 2013	May 23, 2013
2 of 3	Garbage Enclosure Room (Block 148)	RN Design	May 8, 2013	May 23, 2013
3 of 3	Garbage Enclosure Room (Block 148)	RN Design	May 8, 2013	May 23, 2013
41029 GTP-02	Garbage Truck Turning Path Block 149 (Relocated Angle Pad)	RVA Engineering	May 15, 2013	May 23, 2013
1 of 4	Garbage Enclosure Room (Block 149)	RN Design	May 8, 2013	May 23, 2013
2 of 4	Garbage Enclosure Room (Block 149)	RN Design	May 8, 2013	May 23, 2013
3 of 4	Garbage Enclosure Room (Block 149)	RN Design	May 8, 2013	May 23, 2013
4 of 4	Garbage Enclosure Room (Block 149)	RN Design	May 8, 2013	May 23, 2013

## **A. PRE-APPROVAL CONDITIONS**

### **LEGAL SERVICES – Stephanie Morrow (416)397-5379**

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

### **CITY PLANNING - Gregory Byrne (416)394-8238**

2. The owner shall submit financial securities in the amount of \$201,670.00 to the Director, Community Planning, Etobicoke York District in the form of a Letter of Credit or certified cheque to guarantee the provision of landscape development works as detailed on the approved Landscape Plans.

### **TREE PROTECTION AND PLAN REVIEW -Jason Kostopoulos 416-394-8918**

3. The owner shall provide a tree planting security deposit in the form of an irrevocable Letter of Credit or certified cheque payable to the *Treasurer, City of Toronto*, in an amount of \$14,575.00 (\$583.00 per tree subject to change) for new tree planting within the City road allowance. The tree planting security deposit must be submitted to the attention of the Supervisor of Urban Forestry, Tree

Protection & Plan Review. The deposit will be drawn upon to cover all costs incurred by the City of Toronto in enforcing and ensuring that the trees are planted and kept in a healthy and vigorous state during the two-year guarantee period. Payment must be in person at Urban Forestry, 399 The West Mall, Main Floor.

## **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**

#### **Facilities to Provide Access to and from the Land**

1. Remove all existing accesses, curb cuts, traffic control signs, etc. along the development site frontage that are no longer required and reinstate the boulevard within the right-of-way, in accordance with City standards and to the satisfaction of the Executive Director, Engineering and Construction Services.

#### **Off-street Vehicular Loading and Parking Facilities and Access/Driveways**

2. The owner agrees that they will not install speed bumps on any main driving aisle or fire route.
3. Provide and maintain off-street vehicular loading and parking facilities and access driveways in accordance with the approved plans and drawings, to the satisfaction of the Executive Director, Engineering and Construction Services.

#### **Facilities for the Landscaping of the Lands or the Protection of Adjoining Lands**

4. Construct and maintain the retaining walls as specified in the accepted engineering design and drawings.
5. Provide certification to the Executive Director, Engineering and Construction Services by the Professional Engineer who designed the retaining walls that the walls were constructed in accordance to the accepted drawings.

## **Facilities for the Storage of Garbage and Other Waste Material**

6. Construct and maintain all facilities necessary to permit bulk lift City collection of solid waste, recyclable and organic materials in accordance with Chapter 844 of the City of Toronto Municipal Code, Waste Collection, Residential Properties.
7. Provide and maintain the approved garbage, recycling and organic collection system.
8. Ensure that a trained on-site staff member is available to manoeuvre bins for the collection driver and also to act as a flagman when the truck is reversing and leaving the site. In the event the on-site staff member is unavailable at the time of the City collection vehicles arrival at the site, the collection vehicle will leave the site and not return until the next scheduled collection day.
9. Advise all owners, tenants and future purchasers of the units that are immediately adjacent to the garbage loading space, prior to the sale or purchase of their unit, of the close proximity of the waste loading operation.
10. Provide written certification to the Executive Director of Technical Services by the “qualified professional” who designed and supervised the construction that the waste management facilities have been constructed in accordance with the accepted Site Plan.

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

11. Construct and maintain stormwater management measures/facilities and site grading as recommended in the accepted Stormwater Management Brief, prepared by JSW, and dated September 20, 2012, and Grading Plans, Drawing Nos. S1 & S2, prepared by RN Design, latest revision dated May 8, 2013.
12. Construct and maintain site servicing indicated on the accepted Site Servicing Plan No. STM-1, prepared by JSW, dated March, 2012, with latest revision 3 dated May 17, 2013.
13. Provide certification to the Executive Director, Engineering and Construction 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.
14. Provide certification to the Executive Director, Engineering and Construction 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.

## **Other Conditions**

15. Provide certification to the Executive Director of Technical Services by the Professional Engineer who designed and supervised the construction of the parking structure that the parking structure, including air intake and air outlet grills located on the Fire Access Route or garbage truck routes, is able to support the loads of fire trucks and fully loaded garbage trucks (35,000 kilograms) and conforms to the following:
  - (a) Design Code - Ontario Building Code;
  - (b) Design Load - City bulk lift vehicle in addition Building Code requirements; and
  - (c) Impact Factor - 5% for maximum vehicular speeds to 15 km/h and 30% for higher speeds.
16. The applicant is responsible for all costs associated with removing and / or relocating street furniture along the frontage of the subject site.

## **Tree Protection and Plan Review**

17. The owner shall maintain all new tree plantings within the City road allowance in good condition. Trees will be inspected during and prior to the end of the renewable guarantee period. If the trees are in good condition at the end of the renewable guarantee period, the City will assume maintenance and ownership of the trees. The owner must notify Urban Forestry in writing after the trees have been planted to start the guarantee period.
18. The site shall be developed and maintained in accordance with the approved plans and conditions of approval associated with the Site Plan, Grading Plan, Site Servicing Plan, Landscape Plan, Building Permit and Tree Permit(s)/Approvals. Any proposed revisions/alterations to the approved plans or permits that affect trees must be approved by Urban Forestry in writing, on behalf of the General Manager of Parks, Forestry & Recreation.

## Attachment 6: Application Data Sheet

Application Type Details	Site Plan Approval	Application Number:	12 142263 WET 07 SA
		Application Date:	March 23, 2012

Municipal Address:	A portion of the lands formerly known as 2277-2295 SHEPPARD AVENUE WEST
Location Description:	Block 148 and 149 Plan 66M-2474
Project Description:	Proposed development of two townhouse blocks containing a total of 240 (condominium) units.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
LINDVEST PROPERTIES (WESTSHEP) LIMITED			LINDVEST PROPERTIES (WESTSHEP) LIMITED

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	64.20-A(162) RM6(162)
Zoning:	RM6(162)	Historical Status:	N/A
Height Limit (m):	15 metres	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	11965.1	Height:	Storeys:	3
Frontage (m):	0		Metres:	0
Depth (m):	0			
Total Ground Floor Area (sq. m):	0			<b>Total</b>
Total Residential GFA (sq. m):	24507.2		Parking Spaces:	288
Total Non-Residential GFA (sq. m):	0		Loading Docks	2
Total GFA (sq. m):	24507.2			
Lot Coverage Ratio (%):	0			
Floor Space Index:	1.8			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	24507.2	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	240	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

**CONTACT:      PLANNER NAME:      Gregory Byrne, Senior Planner, (416) 394-8238**