



Engineering and Construction Services  
 Development Engineering - North York  
 North York Civic Centre  
 5100 Yonge Street, 4<sup>th</sup> Floor  
 North York, Ontario  
 M2N 5V7

Reply Attention:  
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**MEMORANDUM**

**TO:** ✓ Committee of Adjustment,  
 Urban Development Services

**FROM:** Frank Clarizio, P. Eng.  
 Manager, Development Engineering

**DATE:** February 19, 2013

**RE:** **LAND DIVISION APPLICATION:** B004/13NY, A031/13NY, A032/13NY  
 & A033/13NY  
**YOUR MEMORANDUM DATED:** January 31, 2013  
**APPLICANT:** Richard Wengle Architect Inc.  
**LOCATION:** 1254 Avenue Rd.

RECEIVED

FEB 20 2013

AVAILABLE MUNICIPAL SERVICES					
Roadway	Water	Curbs	Combined Sewer	Storm Sewer	Sidewalk
Avenue Rd.	X	X	X		X
Strathallan Blvd.	X	X	X	X	X

**ENGINEERING AND CONSTRUCTION SERVICES CONDITIONS**

1. Despite any other general or specific provision in Zoning By-law No. 7625 of the former City of North York, enacted under section 34 of the Planning Act or its predecessor section the following shall apply:
  - (1) for a ONE FAMILY DETACHED DWELLING, SEMI-DETACHED DWELLING, DUPLEX DWELLING, DOUBLE DUPLEX DWELLING, TRIPLEX DWELLING, MULTIPLE ATTACHED DWELLING, BOARDING OR LODGING HOUSE, CONVERTED DWELLING, the elevation of the lowest point of an opening to an area that may be used for parking or storage of a vehicle located inside or abutting the dwelling shall be:
    - a) higher than the elevation of the street, arterial road or minor arterial road, the lot abuts measured at its centreline directly across from the driveway leading to the parking space; and


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- b) higher than the elevation of a public lane that the lot abuts measured at its centreline directly across from the driveway leading to the parking space.

**ENGINEERING AND CONSTRUCTION SERVICES ADVISORY COMMENT**

1. The owner will be required to make application to the Toronto Water Services Division, and pay for the installation of City service connections for each building from the property line to the City mains and the abandonment of the old service connections. The owner is responsible to provide for the installation of the water and sanitary/combined service connections from each building to City services at the property line.
2. The owner shall install a sump pump in the dwellings for the purposes of draining ground water from weeping tiles and any driveway catchbasins to grade.
3. The owner will be required to make an application to Technical Services Division, Mapping and Survey Section for revised municipal numbering.
4. All accesses must be at least 1.0 metre from existing utilities and must be explicitly shown on site plan drawings. If required, the relocation of any public utilities would be at the cost of the developer and shall be subject to the approval of the applicable governing agencies;
5. The applicant is advised that doors must not open into a parking space as shown for Unit "A" ←

  
Frank Clarizio, P. Eng.  
Manager, Development Engineering - North York

  
cc: Director, Transportation Services, North York District  
M. Crognale, P. Eng., Director, Toronto Water, District Operations