

220 Sheppard Avenue West - Official Plan Amendment, Zoning By-law Amendment and Site Plan Control Applications – Final Report

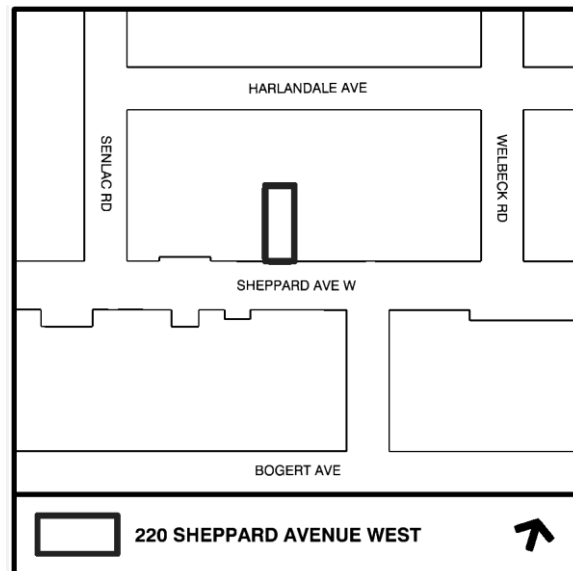
Date:	August 22, 2013
To:	North York Community Council
From:	Director, Community Planning, North York District
Ward:	Ward 23 – Willowdale
Reference Numbers:	12 137280 NNY 23 OZ & 12 137284 NNY 23 SA

SUMMARY

The applicant proposes to amend the City's Official Plan and the former City of North York Zoning By-law No. 7625, to permit the redevelopment of the property at 220 Sheppard Avenue West. The applications propose the development of a 3-storey professional office building with 6 at-grade parking spaces. There is a concurrent site plan application to facilitate the proposal.

The proposal provides for a multiple-unit professional office that will fit within the existing and planned built form context along Sheppard Avenue West and the building design will contribute to and enhance the public realm.

This report reviews and recommends approval of the Official Plan Amendment and Zoning By-law Amendment applications and approval in principle of the Site Plan Application subject to the conditions outlined in this report.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 220 Sheppard Avenue West substantially in accordance with the draft Official Plan Amendment attached as Attachment 6.
2. City Council amend the Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Zoning By-law Amendment as may be required.
4. City Council approve in-principle the draft site plan approval conditions as indicated on the drawings and conditions listed in Attachment 8.
5. City Council authorize the Chief Planner or her designate to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 8 of this report have been fulfilled.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The applicant is seeking permission to construct a 3-storey (10.83 metre high) commercial office building, which includes 6 parking spaces (including 1 accessible space and 1 oversized space) at the rear of the building. A 6.28 m wide driveway would provide vehicular access to the parking spaces and an enclosed garbage storage area located at the rear. The proposed commercial office building would have a gross floor area of 660 m² and a Floor Space Index (FSI) of 1.3.

Additional information is provided in the Application Data Sheet (Attachment 5).

Site and Surrounding Area

The subject site is located on the north side of Sheppard Avenue West, just east of Senlac Road. The site currently contains a 2-storey single detached residential dwelling which is to be demolished. The site has an area of approximately 492 m² with frontage of 13.7 metres and a depth of 35.8 metres.

Land uses surrounding the site are as follows:

North: Single detached residential dwellings;

East: Single detached dwellings, many of which have been converted to commercial uses;

South: Commercial uses ranging in height from 2 to 4 storeys, and;

West: Single detached commercial buildings, with a small commercial strip plaza at the corner of Senlac Road.

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 these districts is to frame streets and provide an attractive, comfortable and safe pedestrian environment to take advantage of nearby transit services.

Sheppard Avenue Commercial Area Secondary Plan

The site is located within the Sheppard Avenue Commercial Area Secondary Plan. The general objective of the Sheppard Avenue Commercial Area Secondary Plan is to permit and encourage development and redevelopment which will create a professional office and commercial district accommodating primarily office and health care uses. The

retention of existing buildings or the development of new buildings which complement existing houseform buildings is also encouraged.

The Sheppard Avenue Commercial Area Secondary Plan designates the site *Mixed Use Area 'A'* which permits detached dwellings, financial institutions, institutional uses, office uses, necessary public utilities and accessory uses. The Secondary Plan seeks to ensure compatibility with adjacent residential areas and contains density limits and development criteria that are met through appropriate zoning and site plan control requirements.

The Sheppard Avenue Commercial Area Secondary Plan permits a maximum height of 8 metres, with the height of any building, or portion thereof, not to exceed the horizontal distance separating that building from the rear lot line.

The Secondary Plan provides for a maximum Floor Space Index (FSI) of 1.0 times the lot area for all permitted uses. This is subject to the following development criteria: suitable opaque fencing between uses in the Sheppard Avenue Commercial Area Secondary Plan and uses in designated residential areas, a 1 metre landscape strip along the rear property line, and signs, lighting and garbage areas which are appropriately located to minimize impact on residential uses and do not detract from the overall residential appearance of the area.

The Sheppard Avenue Commercial Area Secondary Plan also requires that land be secured for the future widening of Sheppard Avenue and that sufficient on-site parking be provided behind the principal structure so as to not create demand for street parking in designated residential areas.

New buildings within the Sheppard Avenue Commercial Area shall have massing and an appearance that has regard for siting, roof lines, fenestration design, floor levels and materials used in existing houseform buildings.

Zoning

The lands were excluded from the new City of Toronto Zoning By-law No. 569-2013. As such, the former City of North York general Zoning By-law No. 7625 continues to apply.

The site is zoned "Special Commercial Area Zone (C6)" in Zoning By-law No. 7625 for the former City of North York. This zoning permits business and professional offices, professional medical offices, financial institutions, places of worship, public libraries, museums and art galleries, and day nurseries. A single family dwelling is a permitted use if such dwelling was used as a dwelling on May 15, 1991.

The "Special Commercial Area Zone (C6)" requires a minimum 18 metre front yard setback from the centre line of Sheppard Avenue, and a minimum 7.5 metre setback from the rear property line. A maximum building height of 8 metres is permitted, as measured between the established grade and the underside of the ceiling of the uppermost storey. In

addition, the C6 zone requires a minimum 1 metre landscape strip along the rear property line.

Site Plan Control

The applicant has submitted a concurrent site plan application. The site plan application has been "bumped up" by the local councillor for a decision by City Council.

Reasons for Application

An amendment to the Official Plan is required as the proposed building has an FSI of 1.3, which exceeds the Secondary Plan's maximum permitted FSI of 1.0. The proposed building would also have a height of 10.83 metres, which exceeds the Secondary Plan height limit of 8 metres.

The C6 zoning that applies to this site also limits building height to 8 metres, whereas the proposed development contemplates a height of 10.83 metres. In addition, the applicant is proposing 7 parking spaces whereas 13 are required. An amendment to the Zoning By-law is required to implement the necessary zoning standards to regulate the proposed development

Community Consultation

A community consultation meeting was held on June 13, 2012. The meeting was attended by a representative of the Ward Councillor, City Planning Staff, the applicant and approximately 7 members of the public.

Issues raised by area residents which have been considered in the review of the application were generally related to the following matters:

- Impacts related to building above the angular plane;
- The need for appropriate tree planting;
- Feasibility of the proposed land use with respect to height and floor space index;
- Sheppard Avenue Commercial Area study.

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 is consistent with the PPS in this regard. The proposed land use and density provides a compact built form that supports an efficient use of land and existing transit infrastructure.

The proposal also conforms to the Growth Plan for the Greater Golden Horseshoe which states that population growth will be accommodated by directing new growth to the built up areas of the community through intensification. As this site is located in a built up area designated for growth in the City’s Official Plan, the proposal conforms to the Growth Plan.

Density, Height, Massing

The Sheppard Avenue Commercial Area Secondary Plan provides for a maximum permitted density of 1.0 FSI. The proposed development would have an FSI of 1.3.

The Secondary Plan’s height limits are intended to protect stable residential neighbourhoods by providing appropriate transitions in height between commercial uses and adjacent residential communities. For the subject lands, the permitted height for the site is 8 metres.

The proposal meets the office use objectives of the Secondary Plan, and is consistent with what is emerging along Sheppard Avenue West. The proposed density of 1.3 FSI represents a modest increase to the 1.0 FSI permitted in the Secondary Plan.

The application proposes an increase in height from 8.5 metres to 10.83 metres and one additional storey. The building has been sited on the lot with a set back from the rear lot line that maintains a 45 degree angular plane, which seeks to minimize overlook and impacts on the privacy of adjacent residential properties. A landscaping strip and treed area at the rear will also assist to further screen and minimize overlook from the proposed development to residential uses to the north.

As designed, the proposed building maximizes the build out of the lot, while maintaining the angular plane. The design provides for ample glazing and façade detail which

complements existing houseform buildings as well as being typical of newer buildings in the area.

The Sheppard Avenue Commercial Area Secondary Plan encourages development that will lead to the eventual formation of a commercial district accommodating primarily office and health care uses. The proposed professional office use can be considered compatible with the land use objectives of the Plan.

Site Plan Control Approval

This report recommends approval of the site plan drawings and draft conditions of site plan approval attached as Attachment 8.

Road Widening

A 4.89 metre road widening dedication along the Sheppard Avenue frontage of the subject lands is required. This will be a condition of Site Plan approval.

Traffic Impact, Access, Parking

The proposed development would have vehicular access via a driveway from Sheppard Avenue at the east side of the subject lands. The building is designed so that the second and third floors would be built above this driveway, which will provide access to 6 at grade parking spaces at the rear, including one handicapped space, as well as 6 bicycle parking spots.

Review of the proposal against the City's parking requirements indicates the 6 parking spaces on site are sufficient to accommodate anticipated parking demand. One oversized space doubles as both an extra parking space and a delivery space. Given the limited and light-weight nature of anticipated deliveries for the proposed professional office use, and the constraints of the site, a loading area would be shared within the proposed parking area. City Transportation staff have concurred with this analysis.

The proposal provides for a minimum 1.5 metre landscape strip with landscape shrubbery and privacy fencing along the north property line. Vehicular impact on the adjacent residential properties to the north can be expected to be minimal.

Servicing

The proposed development as designed, complies with the Best Management Practices for Stormwater Management and the City of Toronto's Wet Weather Flow Management Guidelines which requires grades that allow overland water flow. As per City guidelines, the proposed professional office development will be required to arrange for private contractor collection of recyclables and refuse.

Streetscape

The design of the proposal would result in an attractively landscaped pedestrian oriented street-edge along Sheppard Avenue. The proposed 1.5 metre building setback from the new property line also creates a defined street “wall” that will help delineate the street. The location of the front door to the building, landscaping, and the glazing and views provided from inside the building would promote a safe and comfortable pedestrian experience.

In keeping with the overall objectives of the Secondary Plan, the proposed development will provide an opportunity to create an attractive and safe pedestrian experience that will encourage walking along this portion of Sheppard Avenue.

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 the local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.80 to 1.56 hectares of local parkland per 1,000 people. The site is in the middle quintile of local parkland provision and is in a parkland priority area, as per the Harmonized Parkland Dedication By-law 1020-2010.

The applicant has submitted an application to construct a 3-storey commercial building within a site area of 0.492 ha (492.17 m²). The proposed development will be subject to a 2% commercial rate for parkland dedication. The required parkland dedication will be 0.0010 ha/10 m².

The applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. The parkland dedication for the subject site is too small to be functional. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit. This parkland payment is required under Section 42 of the Planning Act and is required as a condition of the building permit application process.

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. Performance measures for the Tier 1 development features will be secured through the Site Plan Agreement and includes construction activity, stormwater retention and tree protection.

Conclusion

This site's location along Sheppard Avenue West is appropriate for commercial uses and the proposal offers a compatible building design and transition to adjacent properties. The intent of both the Secondary Plan and the C6 zone to facilitate commercial development is being achieved.

This report recommends approval of this application to amend the Official Plan and Zoning By-law. The report also recommends approval in principle of the Site Plan conditions.

CONTACT

Jason Brander, Planner
Tel. No. (416) 395-7124
Fax No. (416) 395-7155
E-mail: jbrande@toronto.ca

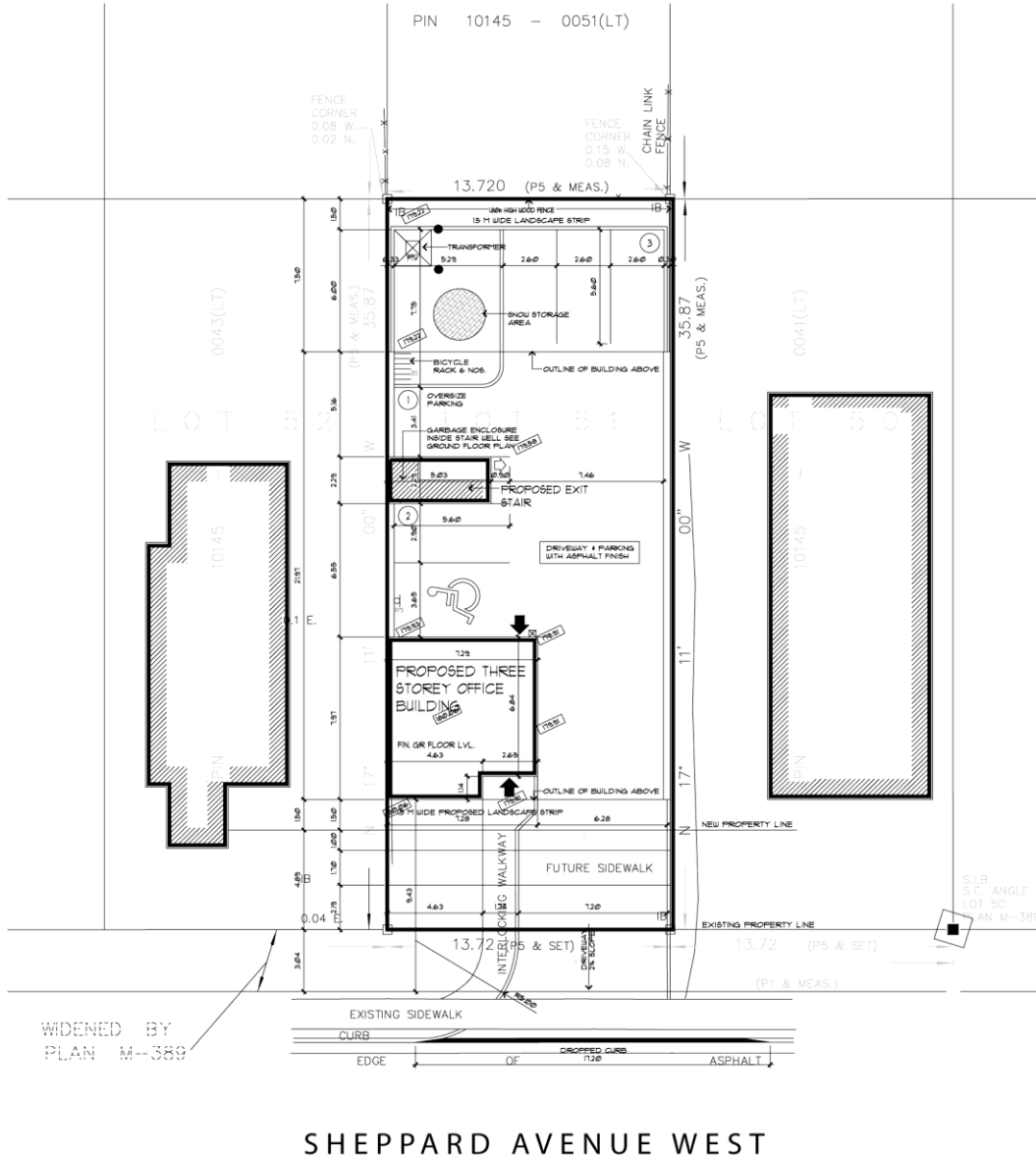
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

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

Attachment 1: Site Plan



Site Plan

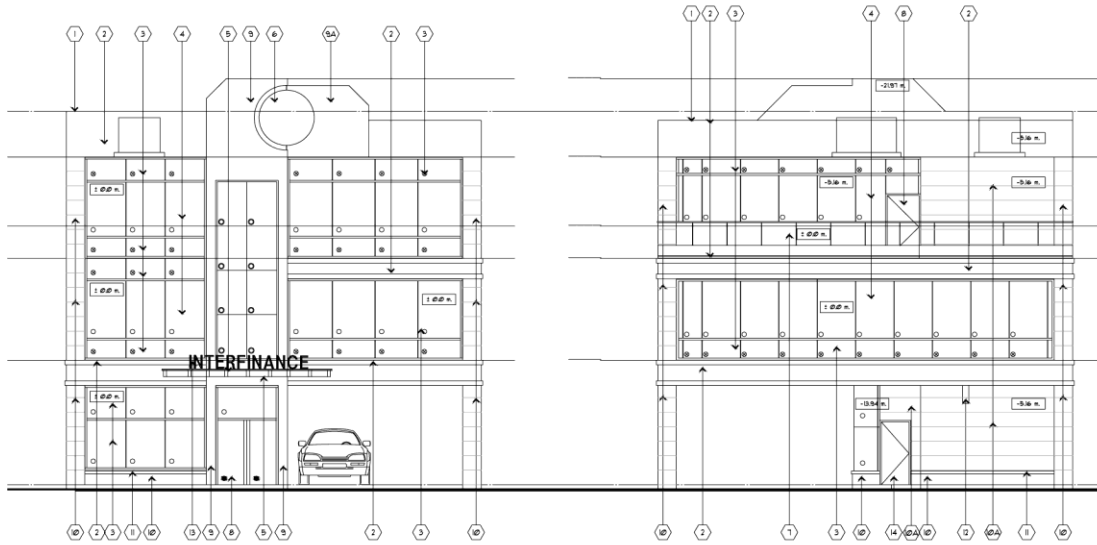
220 Sheppard Avenue West

Applicant's Submitted Drawing

Not to Scale 
07/17/2013

File # 12 137280 NNY 23 0Z

Attachment 2a: North and South Elevations



SOUTH ELEVATION (SHEPPARD AVENUE SIDE)

NORTH ELEVATION (REAR SIDE)

Elevations

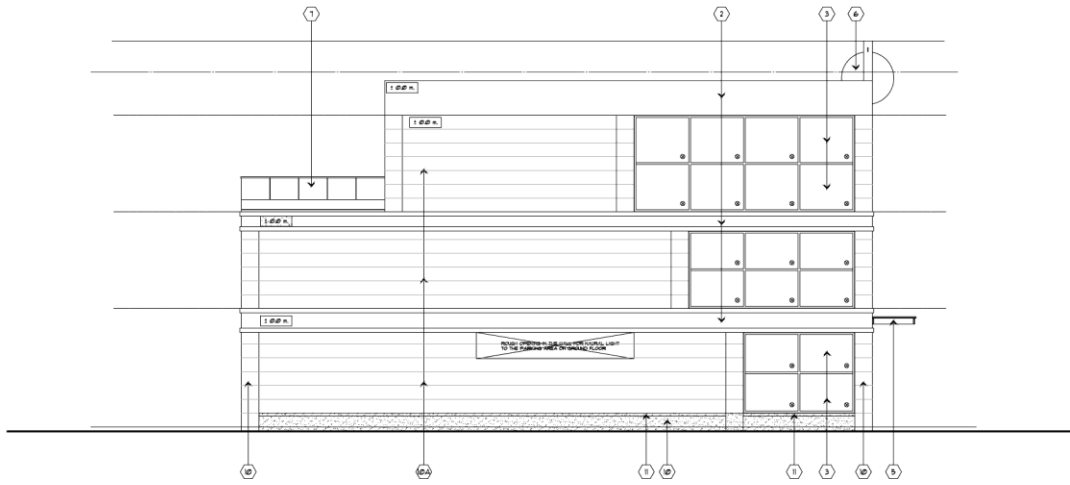
Applicant's Submitted Drawing

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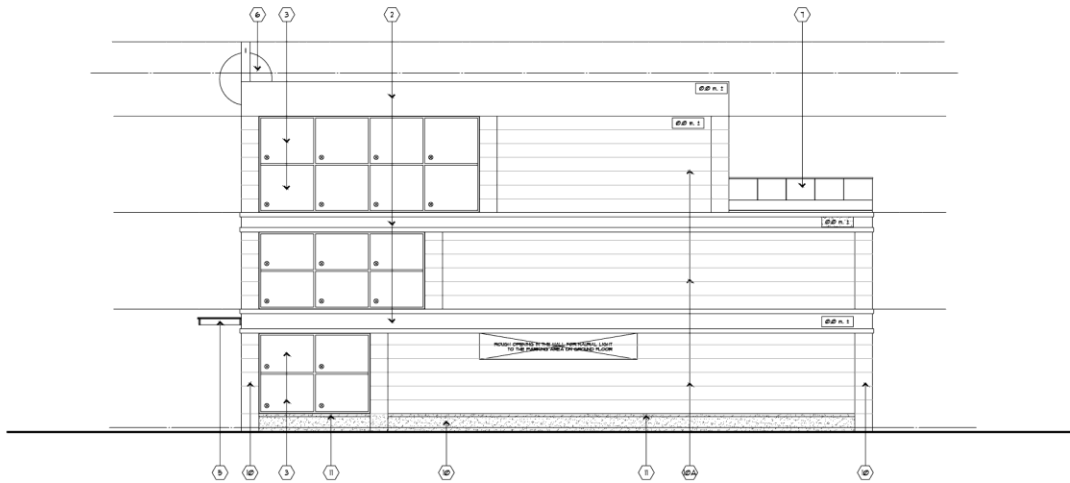
220 Sheppard Avenue West

File # 12 137280 NNY 23 0Z

Attachment 2b: East and West Elevations



WEST ELEVATION



EAST ELEVATION

Elevations

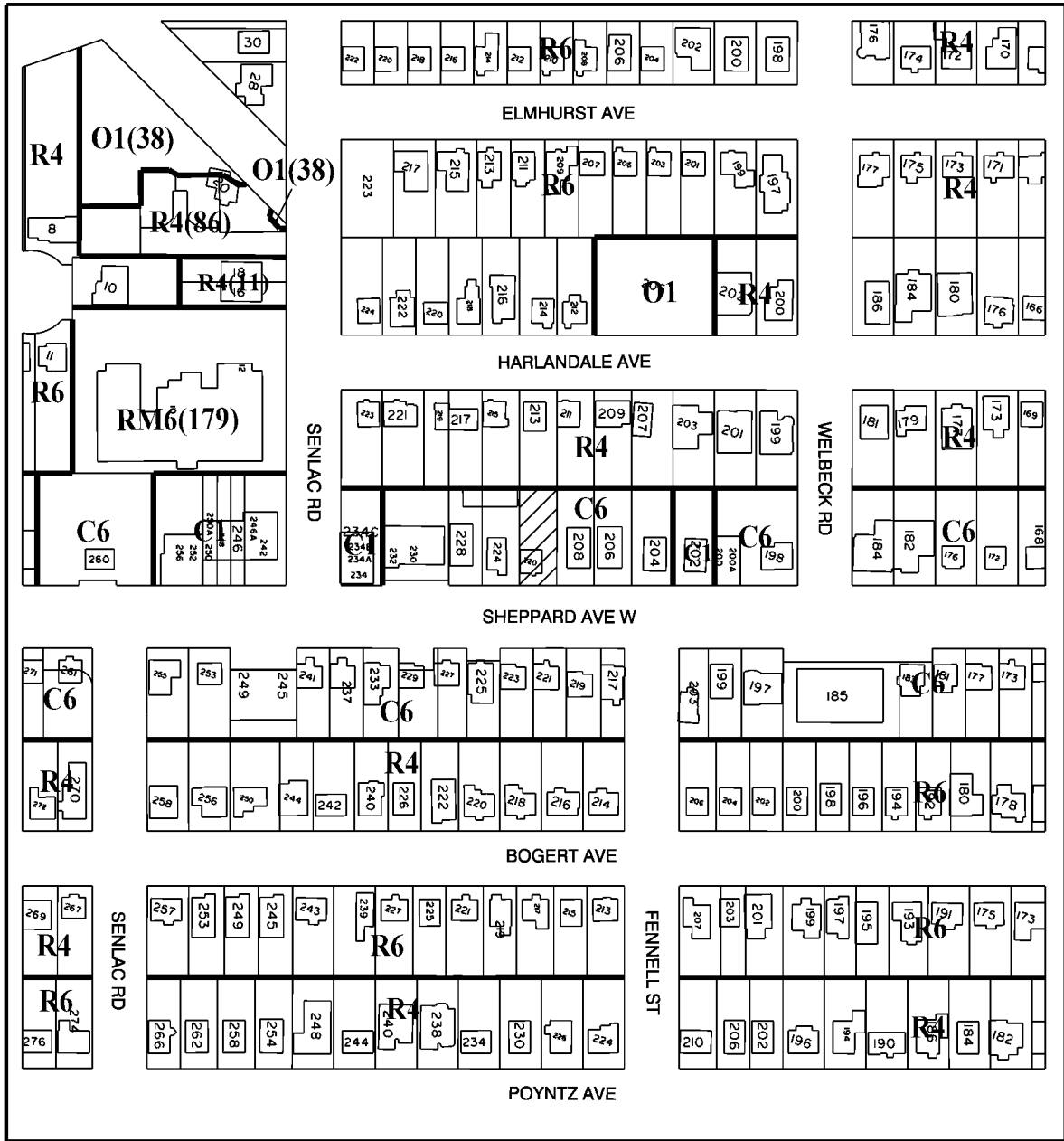
Applicant's Submitted Drawing

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220 Sheppard Avenue West

File # 12 137280 NNY 23 0Z

Attachment 3: Zoning By-law



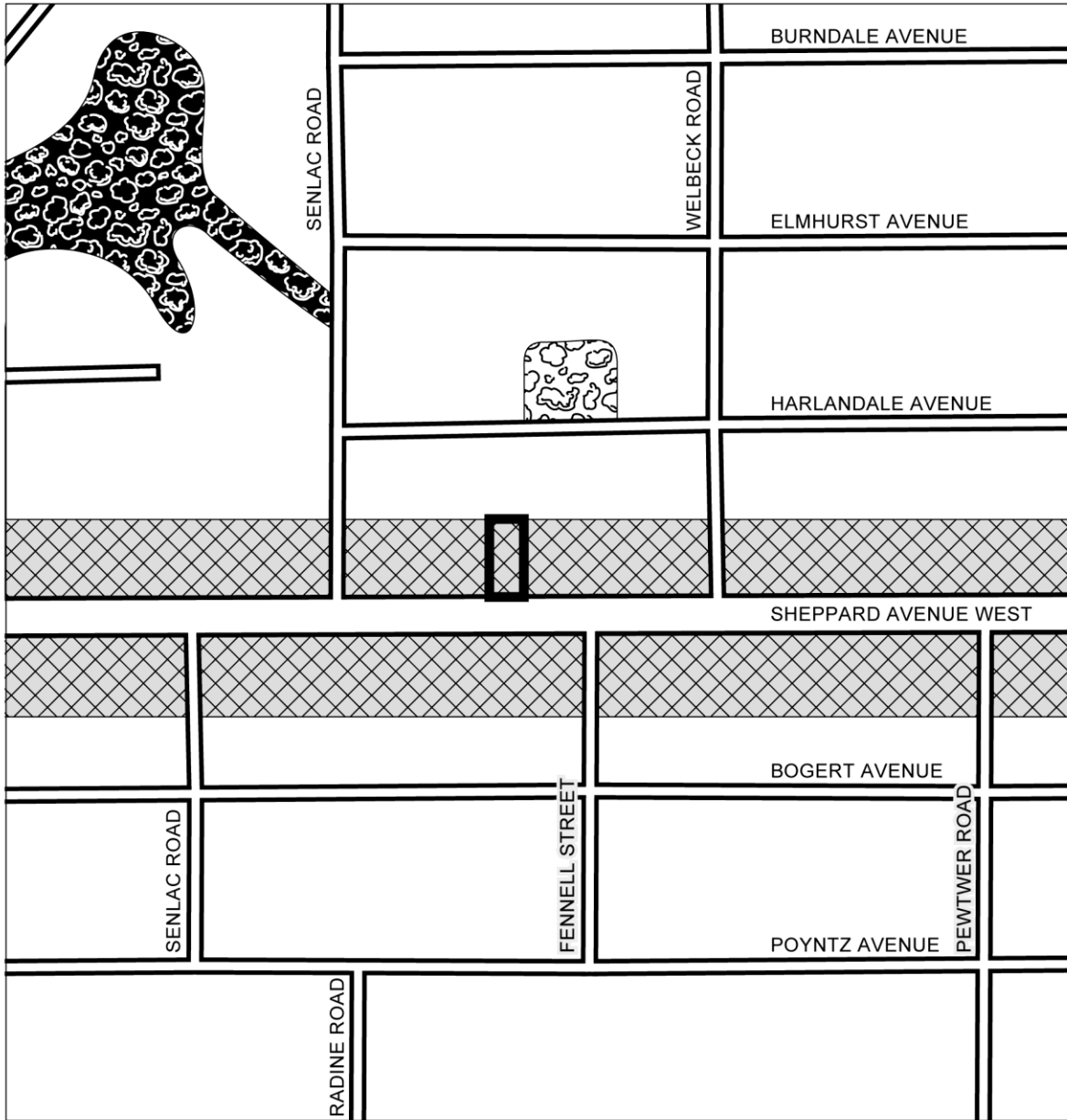
220 Sheppard Avenue West
 File # 12 137280 NNY 23 0Z

- 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 04/02/2012

Attachment 4: Official Plan



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

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Not to Scale
04/02/2012

Attachment 5: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	12 137280 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	March 15, 2012

Municipal Address: 220 SHEPPARD AVE W
 Location Description: PLAN M389 LOT 51 **GRID N2302
 Project Description: Proposed 3 storey professional office building with 7 at-grade parking spaces at the rear. Concurrent official plan amendment, rezoning and site plan applications.

Applicant:	Agent:	Architect:	Owner:
ARCHITECT RAVI DOIPHODE			2221002 ONTARIO INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	C6	Historical Status:	
Height Limit (m):	8	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	492.2	Height:	Storeys:	3
Frontage (m):	13.7		Metres:	10.83
Depth (m):	35.7			
Total Ground Floor Area (sq. m):	64.71			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	6
Total Non-Residential GFA (sq. m):	649.7		Loading Docks	0
Total GFA (sq. m):	649.7			
Lot Coverage Ratio (%):	13.15			
Floor Space Index:	1.3			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	585
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	0		

CONTACT: **PLANNER NAME:** **Jason Brander, Planner**
TELEPHONE: **(416) 395-7124**

Attachment 6: Draft Official Plan Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 2013

Enacted by Council: ~, 2013

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2013

**To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands known municipally in the year 2013, as
220 Sheppard Avenue West**

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. 188 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 2013.

ROBERT FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

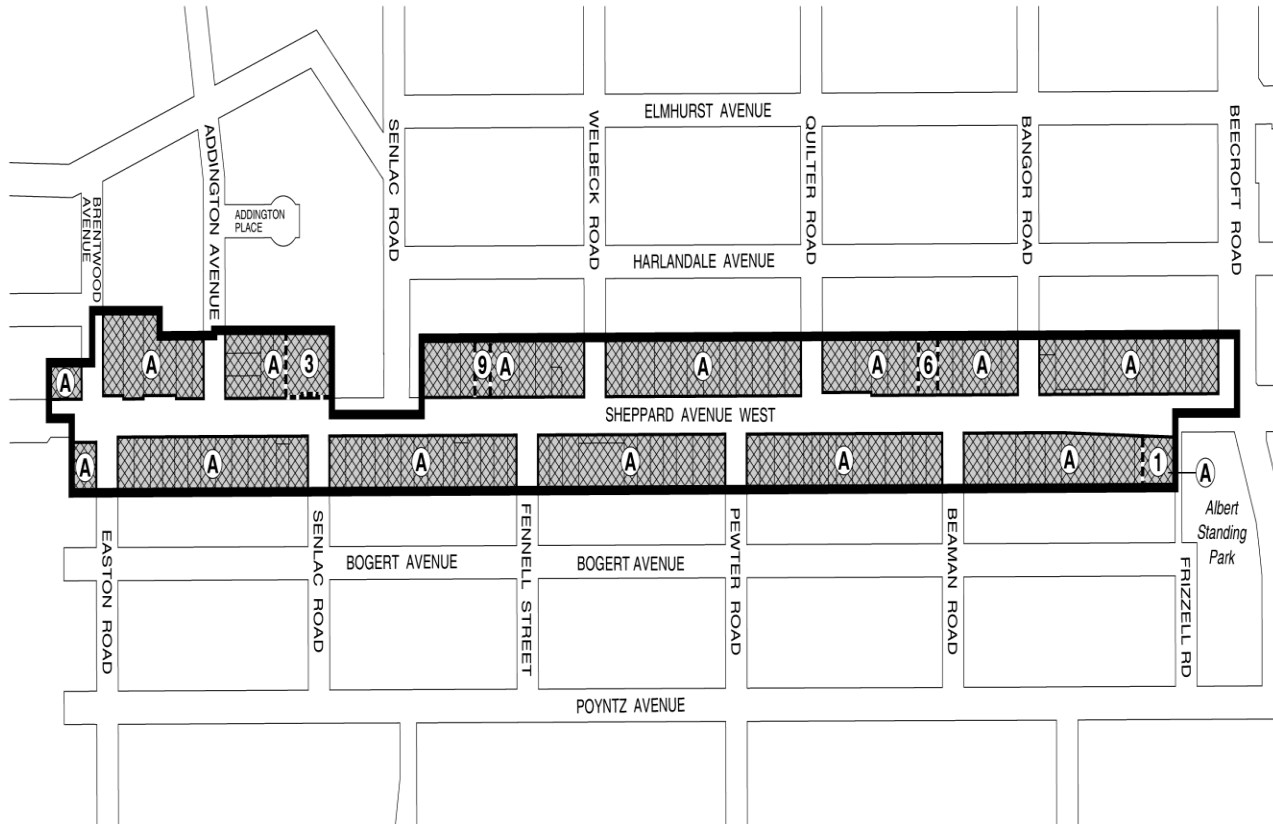
AMENDMENT NO. 188 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2013 AS
220 Sheppard Avenue West

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 adding the following subsection to Section 4.0, Site and Area Specific Policies:

“4.6 Lands located on the north side of Sheppard Avenue West, known municipally as 220 Sheppard Avenue West (9 on Map 29-1):

A maximum building height of 3 storeys and 10.83 metres, and a maximum F.S.I. of 1.3 are permitted. The policies of Section 3.2.2 do not apply.”
2. Map 29-1, Land Use Areas of the Sheppard Avenue Commercial Area Secondary Plan, is amended to show the lands known municipally in 2013 as 220 Sheppard Avenue West (Lot 26 and Part of Lot 51, Registered Plan M-389) as Site and Area Specific Policy Area Number 9, as shown on the attached Schedule A.



Not to Scale



Official Plan Amendment #188 – Schedule A

220 Sheppard Avenue West

File # 12 137280 NMY 23 OZ

- 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 6

August 2013

Attachment 8: Draft Zoning By-law Amendment

CITY OF TORONTO

BY-LAW No. xxx-2013

To amend the former City of North York Zoning By-law No. 7625, as amended with respect to lands municipally known as 220 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. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are amended in accordance with Schedule “1” attached to this By-law.
2. Section 64.28 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

64.28 (8) C6 (8)

DEFINITIONS

ESTABLISHED GRADE

- a. For the purposes of this exception, "established grade" shall mean a geodetic elevation of 178.75 metres.

NET SITE

- b. For the purposes of this exception, "net site" means the gross site minus any lands conveyed to the City of Toronto for road widening purposes, with such net site comprising an area of 424.9 m².

PERMITTED USES

- c. All uses permitted in a C6 zone shall be permitted on the lands identified on Schedule C6 (8).

EXCEPTION REGULATIONS

YARD SETBACKS

- d. The minimum front, side, and rear yard setbacks for buildings and structures above established grade shall be as shown on Schedule C6 (8).

BUILDING HEIGHT

- e. The maximum building height of any portion of the building or structure shall not exceed 10.83 metres or 3 storeys above established grade.
- f. Enclosures for rooftop mechanical and stairwells may exceed the maximum building height by 2.59 m.
- g. Notwithstanding 'e.' above, the height of any part of the building or structure shall not exceed a measurement equal to 100% of the horizontal distance between that building or structure and the north lot line.

GROSS FLOOR AREA

- h. A maximum gross floor area of 660.11 m² shall be permitted.
- i. All portions of the building or structure erected and used above established grade shall be located wholly within the building envelope identified on Schedule C6 (8).

LANDSCAPING AND LOT COVERAGE

- j. A minimum area of 41.16 m² of landscaping shall be provided on the lot.
- k. A minimum 1.5 metre landscape strip shall be provided along the front and rear property lines as shown on Schedule C6 (8).

PARKING

- l. The minimum number of motor vehicle parking spaces shall be 6.

BICYCLE PARKING

- m. The minimum number of bicycle parking spaces shall be 6.

DRIVEWAY WIDTH

- n. The minimum driveway width shall be 6 m.

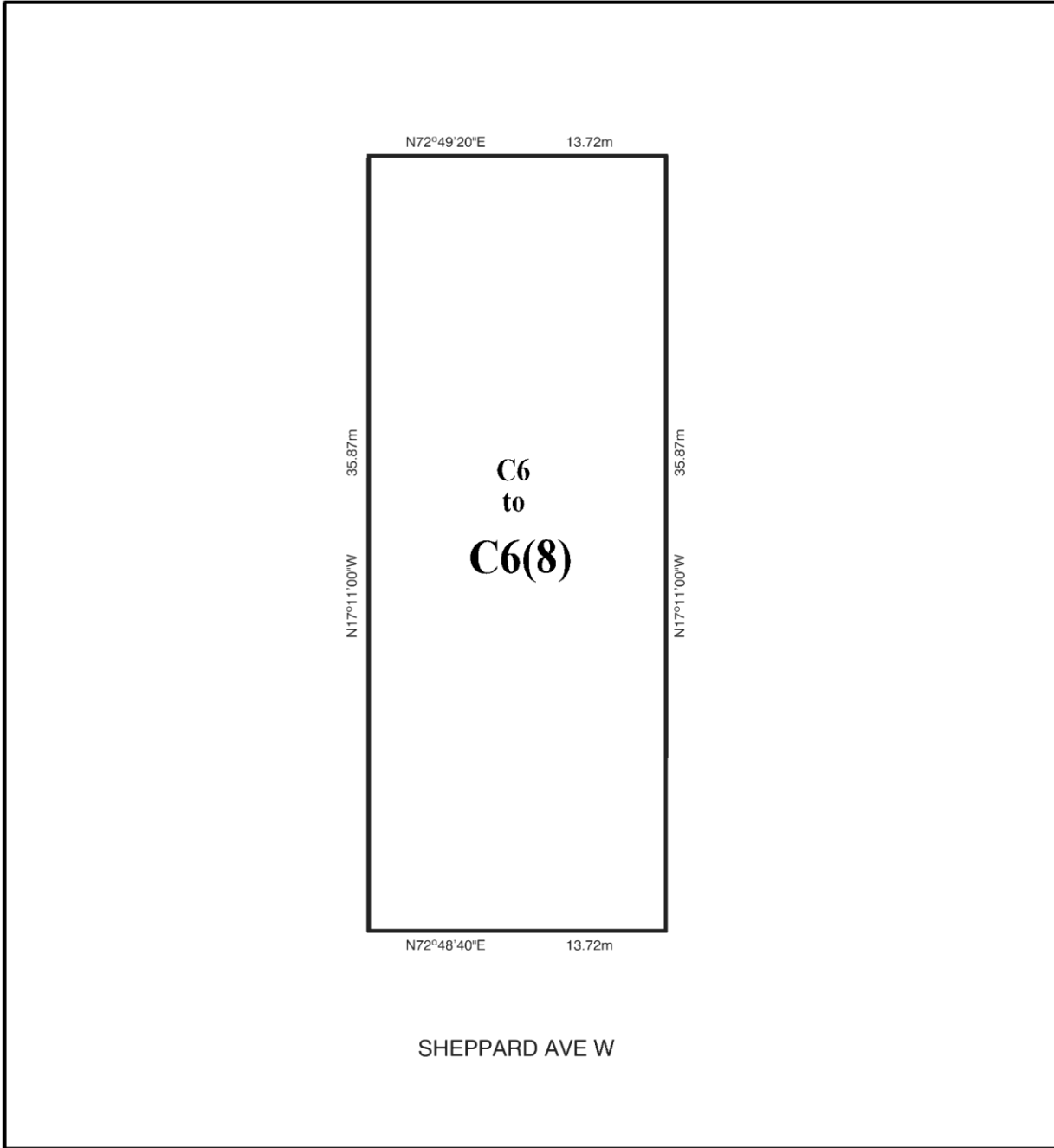
EXCLUSIONS

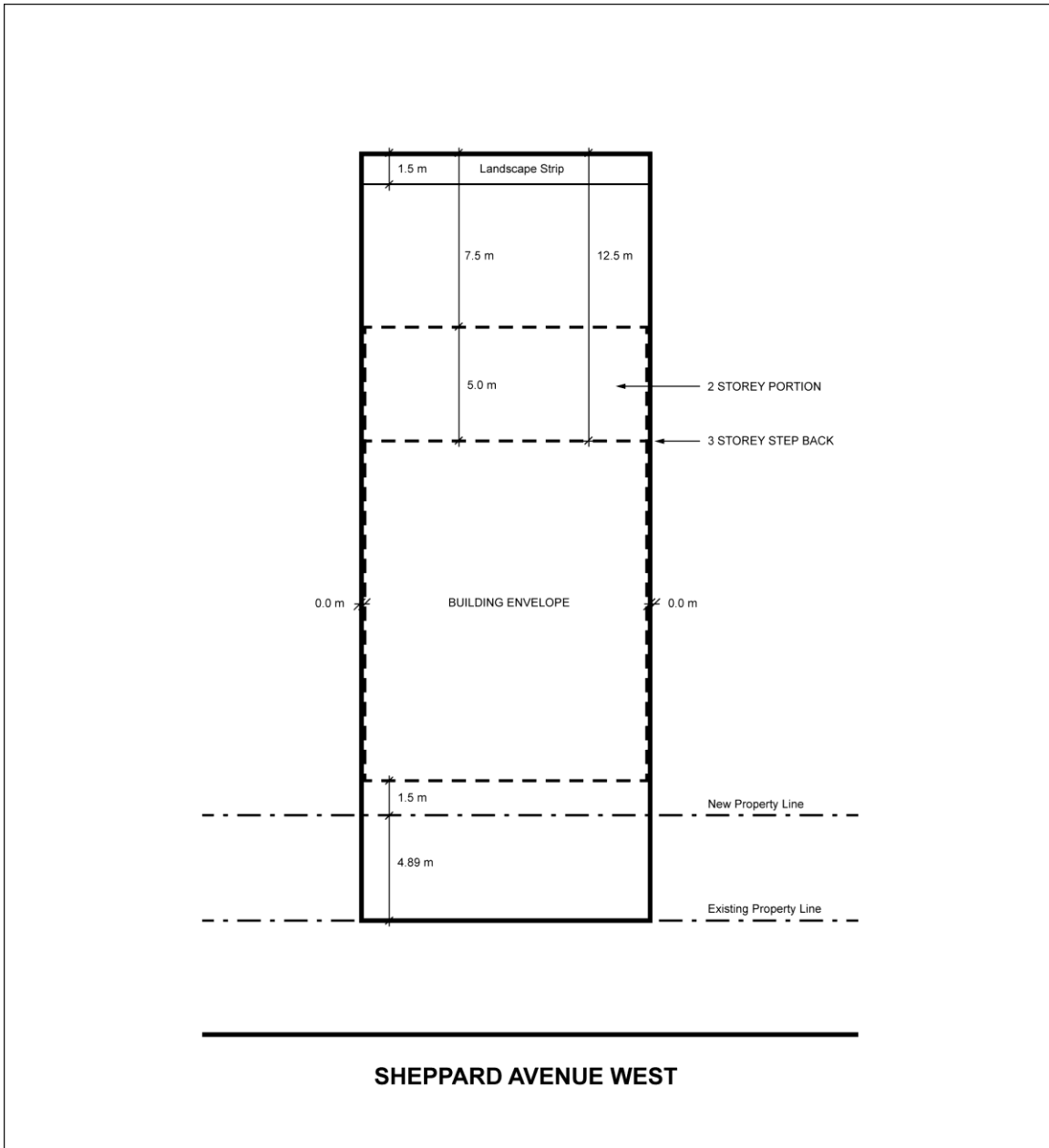
- o. The provisions of Sections 6-A(16) (Loading Space Requirements) shall not apply.
3. Within the lands shown on Schedule C6 (8) attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the 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.
4. Section 64.28 of By-law No. 7625 of the former City of North York is amended by adding Schedule C6 (8) attached to this By-law.
5. Except as provided herein, By-law No. 7625 of the former City of North York shall continue to apply.
6. Despite any existing or future severance, partition or division of the lot, the provisions of this by-law shall apply to the whole lot as if no severance, partition or division occurred.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk





Attachment 9: Draft Conditions of Site Plan Approval

Site Plan Application File No.: 12 137284 NNY 23 SA Residential Development – 220 Sheppard Avenue West

Proposal for the development of a 3-storey professional office building with 6 at-grade parking spaces. All plans stamped received on July 2, 2013 - City of Toronto Planning North York Civic Centre, with the exception of Plan Numbers L1 and L2, stamped received on March 19, 2013 - City of Toronto Planning North York Civic Centre.

Plan Number	Plan Title	Author / Date
SP-100	Site Plan	Architect Ravi Doiphode, plot date June 20, 2013 (rev. 8).
SP-101	Floor Plans: Basement Floor and Ground Floor	Architect Ravi Doiphode, plot date June 20, 2013 (rev. 5).
SP-102	Floor Plans: Second Floor and Third Floor	Architect Ravi Doiphode, plot date June 20, 2013 (rev. 5).
SP-103	Floor Plans: Roof Plan and Site Section	Architect Ravi Doiphode, plot date June 20, 2013 (rev. 5).
SP-104	Proposed Office Building	Architect Ravi Doiphode, plot date June 20, 2013 (rev. 5).
SS-1	Grading Plan	MNA Engineering Ltd, plot date June 24, 2013 (rev. 4).
SS-2	Site Servicing Plan	MNA Engineering Ltd, plot date June 24, 2013 (rev. 5).
GN-1	General Notes	MNA Engineering Ltd, plot date June 24, 2013 (rev. 1).
L1	Landscape Plan	John A. Russo, OALA, CSLA – Landscape Architect, plot date February 21, 2013 (rev. 3)
L2	Landscape Details	John A. Russo, OALA, CSLA – Landscape Architect, plot date February 21, 2013 (rev. 2)

A. DRAFT PRE-APPROVAL CONDITIONS

LEGAL SERVICES

1. Enter into a Site Plan Agreement with the City of Toronto.

CITY PLANNING

2. Submit a landscaping cost estimate for the proposed landscaping and financial securities to secure the cost of the landscaping.

3. Prior to final Site Plan approval, submit a financial guarantee in the form of an irrevocable Letter of Credit or certified cheque for 75% of the approved landscaping cost estimate.

ENGINEERING AND CONSTRUCTION SERVICES

4. The owner is required to amend and/or provide reports and/or Studies and/or Drawings to address the following comments and resubmit for the review and acceptance by the Executive Director of Engineering and Construction Services prior to the issuance of Notice of Approval Condition:
 - a. SP-100 - Site Plan – Transportation Services - The curb radius must not encroach on the frontage of the adjacent property (208 Sheppard Avenue West). The end of the radius must not extend past the projected property line of the site. The curb should extend along the projected property line to the sidewalk. There should be no curb between the existing sidewalk and the roadway on the east side of the driveway. The raised curb between the two driveways should be dropped so that there is one curb cut for 220 and 208 Sheppard Avenue West.
 - b. SS-2 – Site Servicing Plan - Engineering and Construction Services –
 - i. Eliminate the term “Rider” on the plan.
 - ii. The water service connection shall be a 50 mm copper or 100 mm PVC pipe depending on your requirements. Please revise plan. Also. Show location of water meter assembly on Site Servicing Plan and Site Plan.
5. Widening of Highways that abut on the Land:
 - a. Prepare all documents and convey to the City, at nominal cost, a 4.89 meters widening for Sheppard Avenue West is required in order to satisfy the OP requirement of a 36 meter wide right-of-way at this location, 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 Engineering and Construction Services and the City Solicitor;
 - b. Submit a draft Reference Plan of Survey to the Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office. The plan should:
 - i. be in metric units and integrated with the Ontario Co-ordinate System (3° MTM, Zone 10, NAD 27, 1974 Adjustment):

- ii. 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
 - iii. show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan;
 - c. Pay all costs for registration and preparation of reference plan(s).
- 6. Facilities to Provide Access to and from the Land:
 - a. Make satisfactory arrangements with Engineering and Construction Services for Work on City's Right of Way and provide cash-in-lieu in the amount of \$3,570.00. (Please refer to background information for more detail regarding the future sidewalk constructed by the City forces.)
 - b. Submit 5% engineering and inspection fee in the amount of \$201.70. (Please refer to background information for more detail)

URBAN FORESTRY

- 7. Private tree removal application form and fee of \$1,500.00 to remove five by-law protected trees.
- 8. Submit revised landscaping/planting/site plan.
- 9. Signed Letter of Consent from the adjacent property owner.
- 10. Cash in Lieu payment of \$4,081.00 for the planting of 7 trees on site.

B. DRAFT POST-APPROVAL CONDITIONS

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

ENGINEERING AND CONSTRUCTION SERVICES

- 1. Facilities to Provide Access to and from the Land
 - a. Remove all existing accesses, curb cuts, traffic control sign, 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 of Engineering and Construction Services.

- b. The proposed driveway on City property must be graded downward towards the roadway and have a 2% to 6% slope.
2. Off-Street Vehicular Loading and Parking Facilities and Access/Driveways
 - a. 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;
 - b. 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, Engineering and Construction Services.
3. Walkway and Walkway Ramps
 - a. Provide and maintain a walkway on the private side from the principal entrance of the building to a sidewalk on the public street or to a driveway that provides access to a public street.
 - b. Driveway curbs must be flush on either side of the sidewalk for a minimum of 0.45 meters.
4. Facilities for the Storage of Garbage and Other Waste Material
 - a. Owner acknowledges that refuse and recyclable materials generated by this development will be collected by a private refuse collection firm, at the Owner's expense;
 - b. Advise all owners and tenants/future purchasers of the units that refuse and recyclable materials generated by this building must be collected by a private refuse collection firm.
 - c. The owner should be aware that the access route and loading platform must be designed in such a way to allow a collection vehicle to enter the site, collect the garbage and exit without the need to backup onto a public road.
5. Grading and Provision for the Disposal of Storm, Surface and Wastewater from the Land
 - a. Provide certification to the Executive Director of 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.

- b. Provide certification to the Executive Director of 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.
- c. 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.

6. Boulevard Maintenance

- a. The owner shall maintain the sod covered portion including any walkways within the City's Right-of-Way fronting and/or flanking the site in accordance with the approved plans and drawings to the satisfaction of the City.

OTHER CITY APPROVALS AND REQUIREMENTS

7. Site Servicing Connections

- a. 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).
 - i. For single entity development such as a condominium, co-operative or rental property to be held under separate ownership and/or under its address, only one sanitary and one water service connection will be permitted for the entire development.

The owner is responsible to provide for the installation of the water, sanitary and storm service connections from the building to City services at the property line. The owner is required to make application to the Toronto Water Services Division, after the zoning amendment by-law is in effect (site servicing plan is approved) and pay for the installation of City service connections from the property line to the City mains. These shall include one water and one sanitary service connection for each freehold residential unit or each single entity development such as a condominium, co-operative or rental property to be held under separate ownership and/or under its own address. The owner is responsible to provide for the installation of the water, sanitary and any necessary storm service connections from the building to the City services at the property line.

Please note that servicing on private property requires plumbing approval under the Ontario Building Code, and accordingly, application for the necessary permits should be made to the Building Division.

8. Construction Management Plan

- a. The Owner will be required to provide the City with a Construction Management Plan outlining the following:
 - i. Dust/mud control on and offsite;
 - ii. Location of truck loading points, trailer parking;
 - iii. Location of temporary material storage areas;
 - iv. Access/truck routing;
 - v. Provision of hoarding, temporary fencing & covered walkways;
 - vi. Location and extent of aerial crane operations; and
 - vii. Parking for construction trades;

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.

9. Streetscaping

- a. 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.

10. Road Allowance Permits

- a. The applicant must obtain the necessary authorizations and permits from our Right-of-Way Management Section before excavating or encroaching into municipal road allowance. The applicant is advised to contact our Right-of-Way Management Section at (416) 395-7112 regarding site-specific permit and licensing requirements.

11. Encroachments

- a. 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.

12. Toronto Hydro Approval

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

CITY PLANNING

13. The owner shall 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.

PARKS, FORESTRY, AND RECREATION

14. The applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. The parkland dedication for the subject site is too small to be functional. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit. This parkland payment is required under Section 42 of the Planning Act and is required as a condition of the building permit application process.