

Francine Adamo - Request for MTO Comments: Zoning By-Law Application No. 11 324675 NNY 16 OZ

From: "Fraser, Hugh (MTO)" <Hugh.Fraser2@ontario.ca>
To: "fadamo@toronto.ca" <fadamo@toronto.ca>
Date: 08/01/2014 4:11 PM
Subject: Request for MTO Comments: Zoning By-Law Application No. 11 324675 NNY 16 OZ
CC: "Della Mora, Dan (MTO)" <Dan.DellaMora@ontario.ca>

Attention: Francine Adamo, Administrator, North York Community Council
 Your department sent a notice of public meeting and request for comments to the Ministry of Transportation on July 22, 2014 for the following Zoning By-Law Application:

- Application No.: 11 324675 NNY 16 OZ
- Applicant: Marie Worobec
- Location: 228 Wilson Avenue

The Ministry has reviewed the application by Marie Worobec to amend the former City of North York Zoning By-law No. 7625 to permit a 17-storey (57 metre) condominium apartment building at 228 Wilson Avenue. In accordance with the requirements under the Ministry's *Public Transportation and Highway Improvement Act* we provide the following comments:

The Ministry does not object in principle to the rezoning application, however, this land is within the Ministry of Transportation's permit control area. The owner / applicant will require an MTO Building & Land Use Permit for any development, entrance, change of entrance use, building or structure on these lands. In addition, construction on these lands must not commence prior to the issuance of the necessary MTO permits. Any proposed structures (above or below ground) or amenities which are essential to the viability of the site (e.g. utilities, frontage roads, fire routes, parking, stormwater management ponds) must be set back a minimum of 14 metres from the provincial highway property line.

In support of an MTO Building & Land Use Permit application, the applicant will be required to submit a set of full scale (1:500) plans including site and grading plans. For more complex applications the applicant may also be required to submit a Traffic Impact Study, a Storm Water Management Report, detailed storm water management plans and/or illumination plans.

The Ministry is currently reviewing other submission materials associated with this proposed development. We have given notice to the City of Toronto on June 12, 2014 and prior outlining additional outstanding requirements which must be reviewed / fulfilled for the MTO Building & Land Use Permit application to be successful.

All access to these lands shall be via the municipal road network. No direct access will be permitted to Hwy. 401.

The applicant may require additional MTO permits. An MTO Sign Permit is required for any sign

which is visible from a provincial highway and within 400 metres of the highway property line.

All applicable MTO permit application forms may be obtained from our office located on the 7th Floor, Atrium Tower, 1201 Wilson Avenue, Toronto, Ontario M3M 1J8. They are also available on-line at the MTO Corridor Management public website:

www.mto.gov.on.ca/english/engineering/management/corridor/index.html

If you have any questions regarding these comments, please feel free to contact me.

Thank you.

Hugh Fraser, C.E.T. | Corridor Management Planner

Corridor Management Section | Central Region | Ontario Ministry of Transportation

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