



7 August 2014

City of Toronto City Clerk's Office
Toronto City Hall
10th Floor, West Tower
100 Queen Street West,
Toronto, ON M5H 2N2

**Attention: Nancy Martins, Administrator, Planning and Growth
Management Committee**

Dear Ms. Martins,

**RE: Eglinton Connects Planning Study – Phase 1 (Part 2)
Implementation
Zoning By-law Amendment
416-418 Eglinton Avenue West
Skypod View Inc.
09.552**

We represent the Skypod View Inc., owners of the property located on the north side of Eglinton Avenue West between Avenue Road and Castle Knock Road, known municipally as 416-418 Eglinton Avenue West ('subject site').

We were retained to assist in the application and approval for minor variance and site plan approval to facilitate in the expansion of an existing one storey building through the addition of 3 floors. The application for minor variance (File # A900/12NY) was heard and approved by the Committee of Adjustment on March 20, 2014. The accompanying Site Plan Agreement was signed on April 8, 2014 (File # 13 160272 NNY 16 SA). The development provides retail uses at grade, office uses on the second storey and residential uses on the upper storeys. The decision from the Committee of Adjustment and the applicable Site Plan Agreement have been attached to this letter for your reference.

We also made a submission on June 4th, 2014 with regard to the recently adopted Official Plan Amendment No. 253 implementing a portion of the study's recommendations.

We have reviewed the proposed zoning by-law amendment as it applies to the subject site. Site and area specific exception 2631 is proposed for the subject site and would apply the following regulations to the subject site:

- an overall permitted height of 22.5 metres intended for redevelopment in a mid-rise built-form of 5-6 storeys;

- at least 75% of the main wall must be built within 0 metres and 0.5 metres from the front lot line and the remaining 25% of the main building wall must be built within 5.5 metres of the front lot line; and,
- the first storey of the building may not be used for residential uses.

The staff report accompanying the proposed amendment indicates that properties subject to development applications currently in progress are not subject to the proposed by-law. Technically, our client's development approvals are not in progress but are recently completed and construction has since commenced. The development approvals in place for the subject site are specific to the building now under construction and follow from a lengthy process of review with the City. To avoid any issues or potential issues or non-compliance as a result of this City initiated process.

We would suggest that the subject site be removed from the exception, and allow the recent approvals to remain in place. In the alternative, the exception should be modified to add a further exception to recognize the recent approvals.

On behalf of the owners, we would ask that our office be provided with notice of any decision with respect to this study and any amendments to the Official Plan or Zoning By-law resulting from this initiative.

We trust that the information provided above is sufficiently clear. Should you have any questions or require clarification, please do not hesitate to contact the undersigned.

Yours very truly,

WND associates
planning + urban design

A handwritten signature in black ink, appearing to read "Robert A. Dragicevic". The signature is fluid and cursive, with a large, sweeping initial "R".

Robert A Dragicevic, MCIP, RPP
Senior Principal

Encl.

cc. Skypod View Inc.

RECEIVED

MAR 28 2013

WALKER, NOTT, DRAGICEVIC
ASSOCIATES LIMITEDNorth York Civic Centre
5100 Yonge Street
North York, Ontario
Canada, M2N 5V7
Tel: (416) 395-7000
Fax: (416) 395-7200

Wednesday, March 9, 2013

**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A900/12NY	Zoning	MCR T3.0 C2.0 R2.5 (WAIVER)
Owner(s):	SKYPOD VIEW INC	Ward:	Eglinton-Lawrence (16)
Agent:	WALKER NOTT DRAGICEVIC ASSOC LTD		
Property Address:	416 EGLINTON AVE W	Community:	Toronto
Legal Description:	PLAN M256 BLK B PT LOT 2 CLOSED ROAD		

Notice was given and a Public Hearing was held on Wednesday, March 20, 2013, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a four-storey mixed use building with new commercial/office and residential uses. The ground floor would consist of existing retail uses, the second floor is proposed to have commercial/office uses, the third floor is proposed to have four residential units, and the fourth floor is proposed to have one residential unit.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**Toronto By-law 438-86**

1. Proposed combined density of 3.72 times the area of the lot (1,815.30m²)
WHEREAS the maximum permitted combined density is 3.0 times the area of the lot (1,464.19m²);
2. Proposed non-residential density of 2.29 times the area of the lot (1,116.00m²)
WHEREAS the maximum permitted non-residential density is 2.0 times the area of the lot (976.13m²);
3. Proposed zero (0) parking spaces for the 382m² of proposed office space
WHEREAS four (4) parking spaces are required (based on 1 space for each 93m² of rental office space);
4. Proposed zero (0) parking spaces for the 4, two bedroom units, and 1, two bedroom unit
WHEREAS four (4) parking spaces are required (based on the residential parking requirements for the Yonge-Eglinton area of 0.85 spaces per two bedroom units and 1.0 space per three or more bedroom units);
5. Proposed rear yard setback of 4.2m
WHEREAS the minimum required rear yard setback is 7.5m;
6. Proposed portions of the third floor and fourth floors protrude into the required 45 degree angular plane above 10m from setback
WHEREAS an angular plane of 45 degrees is required above 10m from setback;

7. Proposed rear yard setback of 4.2 m
WHEREAS the minimum required rear yard setback is 6.1m;
8. Proposed third and fourth floors protrudes into the angular plane in the front yard above 10m
WHEREAS an angular plane of 60 degrees is required in the Yonge-Eglinton area; and
9. Proposed second and fourth floors protrudes into the angular plane in the rear yard at the property line
WHEREAS an angular plane of 60 degrees is required in the Yonge-Eglinton area.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to **APPROVE** the following variance(s):

Toronto By-law 438-86

1. Proposed combined density of 3.72 times the area of the lot (1,815.30m²)
WHEREAS the maximum permitted combined density is 3.0 times the area of the lot (1,464.19m²);
2. Proposed non-residential density of 2.29 times the area of the lot (1,116.00m²)
WHEREAS the maximum permitted non-residential density is 2.0 times the area of the lot (976.13m²);
3. Proposed zero (0) parking spaces for the 382m² of proposed office space
WHEREAS four (4) parking spaces are required (based on 1 space for each 93m² of rental office space);
4. Proposed zero (0) parking spaces for the 4, two bedroom units, and 1, two bedroom unit
WHEREAS four (4) parking spaces are required (based on the residential parking requirements for the Yonge-Eglinton area of 0.85 spaces per two bedroom units and 1.0 space per three or more bedroom units);
5. Proposed rear yard setback of 4.2m
WHEREAS the minimum required rear yard setback is 7.5m;
6. Proposed portions of the third floor and fourth floors protrude into the required 45 degree angular plane above 10m from setback
WHEREAS an angular plane of 45 degrees is required above 10m from setback.;
7. Proposed rear yard setback of 4.2 m
WHEREAS the minimum required rear yard setback is 6.1m;
9. Proposed second and fourth floors protrudes into the angular plane in the rear yard at the property line
WHEREAS an angular plane of 60 degrees is required in the Yonge-Eglinton area.

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

It is the decision of the Committee of Adjustment to **REFUSE** the following variance(s):

8. Proposed third and fourth floors protrudes into the angular plane in the front yard above 10m
WHEREAS an angular plane of 60 degrees is required in the Yonge-Eglinton area; and

For the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

This decision is subject to the following condition(s):

1. The owner shall satisfy the City of Toronto Municipal Code Chapter 813, Article II, with respect to City owned trees, to the satisfaction of the Urban Forestry Division.
2. The owner shall satisfy the City of Toronto Municipal Code Chapter 813, Article III, with respect to privately owned trees, to the satisfaction of the Urban Forestry Division.
3. The owner shall submit a Tree Security Deposit (in the form of a certified cheque or letter of credit only) and sign a Tree Preservation Agreement to the satisfaction of the Urban Forestry Division.
4. The applicant be required to submit a Site Plan Control Application and enter into a Site Plan Agreement under section 114 of the *City of Toronto Act*, so that an appropriate review of the proposed building can be undertaken, particularly with regard to impact on adjacent *Neighbourhoods*, the Designated Heritage Building to the east of the subject site, and other city policies pertaining to development in *Mixed Use Areas* on an *Avenue*, all to ensure that appropriate conditions of approval be secured.
5. Variance # 6 is conditional on the following : *Every building on the lot must not penetrate a 45 degree angular plane projected along the entire required rear yard setback, starting at a height of 10.50m above the average elevation of the ground along the rear lot line.*
6. The applicant to satisfy the requirements of the Transportation Services Division.

SIGNATURE PAGE

File Number:	A900/12NY	Zoning	MCR T3.0 C2.0 R2.5
Owner:	SKYPOD VIEW INC	Ward:	(WAIVER)
Agent:	WALKER NOTT DRAGICEVIC ASSOC LTD		Eglinton-Lawrence (16)
Property Address:	416 EGLINTON AVE W	Community:	Toronto
Legal Description:	PLAN M256 BLK B PT LOT 2 CLOSED ROAD		



Isaac Lallouz (signed)

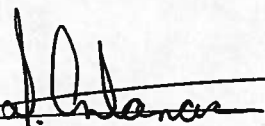


Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, March 28, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, April 9, 2013

CERTIFIED TRUE COPY



Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$125.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

B E T W E E N:

SKYPOD VIEW INC.

(the "Owner")

- and -

CITY OF TORONTO

(the "City")

WHEREAS:

- (A) The Owner is the owner of the land known as **416-418 Eglinton Avenue West**, in the City of Toronto, more particularly described in Schedule "A" to this Agreement (the "Land");
- (B) Pursuant to Subsection 114(12) of the *City of Toronto Act*, 2006, S.O. 2006, Chapter 11, Schedule A, the Council for the City of Toronto by enactment of By-law No. 774-2012 designated the City of Toronto as a site plan control area;
- (C) The Owner has applied to the City under Section 41 of the *Planning Act* and Section 114 of the *City of Toronto Act*, 2006, for site plan approval in respect of its development for a four-storey mixed use building with new commercial/office and residential uses (the "Project");
- (D) Section 114(17)(b) of the *City of Toronto Act*, 2006, states that the City may by by-law delegate any of the City of Toronto's powers or authority in Section 114 to an appointed official;
- (E) Article 415-19 of the Toronto Municipal Code delegates the powers and authority granted to Council with respect to site plan approval, to the Chief Planner or his/her designates, the Directors of Community Planning;
- (F) The Director of Community Planning, North York District, (the "Director") on **February 19, 2014**, issued Notice of Approval Conditions with respect to application no. **13 160272 NNY 16 SA**, wherein the Director indicated that he/she would be in a position to issue the Statement of Approval with respect to the Plans and Drawings listed in Schedule "B" to this Agreement (the "Plans and Drawings") once the Owner has satisfied all of the pre-approval conditions set out in the Notice of Approval Conditions, including the entering into of this Agreement;
- (G) Subsection 114(14) of the *City of Toronto Act*, 2006, provides that an agreement entered into to secure the provision of facilities, works or matters may be registered on the title of the land to which it applies.

IN CONSIDERATION of the premises and other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties agree as follows:

DEVELOPMENT OF PROJECT

1. The Owner agrees to develop the Land and construct the Project in substantial conformity with the Plans and Drawings and in accordance with the conditions set out in Schedule "C" to this Agreement, including, without limiting the

26. The Owner acknowledges that the entering into of this Agreement does not in itself constitute the approval of the Plans and Drawings under Section 114 of the *City of Toronto Act*, 2006.

IN WITNESS WHEREOF the Owner and the City have executed this document under the hands of their officers duly authorized in that behalf.

SKYPOD VIEW INC.

Per: _____
Name:
Title:

Per: _____
Name:
Title:

I/We have the authority to bind the Corporation

CITY OF TORONTO

Allen Appleby, Director
Community Planning, North York District

I have authority to bind the City

SCHEDULE "A"

DESCRIPTION OF LAND

MUNICIPAL ADDRESS: 416 – 418 Eglinton Avenue West

LEGAL DESCRIPTION: PCL 2-1-B SEC M256; PT LT 2 BLK B PL M256 TORONTO; PT BEDFORD RD PL M256 TORONTO COMM AT A POINT IN THE NLY LIMIT OF EGLINTON AV, AS WIDENED BY BY-LAW 11494 OF THE CORPORATION OF THE CITY OF TORONTO DISTANT 478 FT 2 1/2 INCHES, MEASURED WLY THEREON FROM THE ELY LIMIT OF LT 1, BLK "A" AS SHOWN ON SAID PL; THENCE NLY IN A STRAIGHT LINE, A DISTANCE OF 109 FT 5 1/2 INCHES, TO A POINT IN THE SLY LIMIT OF REGISTERED PL M512 (THE SAID SLY LIMIT BEING A LINE DRAWN PARALLEL TO THE SLY LIMIT OF LANDS AS SHOWN IN PL M256, BEING THE FORMER NLY LIMIT OF EGLINTON AV AND DISTANT 120 FT MEASURED NLY THEREFROM ALONG THE ELY LIMIT OF SAID LT 1), THE SAID POINT BEING DISTANT 484 FT 4 INCHES MEASURED WLY ALONG THE SAID SLY LIMIT OF PL M512, FROM THE ELY LIMIT OF SAID LT 1; THENCE ELY ALONG THE SAID SLY LIMIT, 48 FT TO A POINT IN THE SAID LIMIT, DISTANT 436 FT 4 INCHES MEASURED WLY THEREON FROM THE ELY LIMIT OF SAID LT 1; THENCE SLY IN A STRAIGHT LINE, 109 FT 5 1/2 INCHES MORE OR LESS TO A POINT IN THE NLY LIMIT OF EGLINTON AV, AS WIDENED BY SAID BY-LAW, DISTANT 430 FT 2 1/2 INCHES, MEASURED WLY ALONG THE SAID LIMIT FROM THE ELY LIMIT OF SAID LT 1; THENCE WLY ALONG THE NLY LIMIT OF EGLINTON AV AS WIDENED, 48 FT TO THE POC; 66BA665 (D304, A509218) CONFIRMS PT OF THE BOUNDARIES OF THIS LAND; T/W A ROW IN, OVER, ALONG AND UPON A STRIP OF LAND, 14 FT IN WIDTH EXTENDING WLY FROM THE WLY LIMIT OF THESE LANDS TO THE ELY LIMIT OF CASTLE KNOCK RD, DESCRIBED AS FOLLOWS: COMM AT THE NW ANGLE OF THESE LANDS BEING AT A POINT IN THE SLY LIMIT OF SAID PL M512, DISTANT 484 FT 4 INCHES MEASURED WLY ALONG THE SAID SLY LIMIT OF PL M512, FROM THE ELY LIMIT OF LT 1; THENCE WLY ALONG THE SAID SLY LIMIT, 136 FT 3/4 OF AN INCH, MORE OR LESS TO THE ELY LIMIT OF CASTLE KNOCK RD; THENCE SLY ALONG THE SAID ELY LIMIT OF CASTLE KNOCK RD, 14 FT MORE OR LESS TO A POINT DISTANT 14 FT MEASURED SLY FROM AND AT RIGHT ANGLES TO THE SAID SLY LIMIT OF PL M512; THENCE ELY AND PARALLEL TO THE AFOREMENTIONED SLY LIMIT, 135 FT 4 3/4 INCHES, MORE OR LESS TO THE WLY LIMIT OF THESE LANDS; THENCE NLY ALONG THE WLY LIMIT OF THESE LANDS 14 FT 1/4 INCH, MORE OR LESS TO THE POB; S/T A ROW OVER THE NLY 14 FT MEASURED AT RIGHT ANGLES TO THE NLY LIMIT OF SAID LANDS IN AN EVEN WIDTH FROM SIDE TO SIDE; TORONTO, CITY OF TORONTO

P.I.N.: 21169-0172 (LT)

SCHEDULE "B"

APPROVED PLANS AND DRAWINGS

Drawing/ Plan No.	Title	Prepared By	Date
3	Site Plan	Bernard H. Watt Architect	May 1, 2012, revised to October 23, 2013, date stamped October 29, 2013
4	Ground Floor Plan	Bernard H. Watt Architect	May 1, 2012, revised to October 23, 2013, date stamped October 29, 2013
7	N-S Elevations	Bernard H. Watt Architect	May 1, 2012, revised to October 23, 2013, date stamped October 29, 2013
8	East Elevation	Bernard H. Watt Architect	May 1, 2012, revised to October 23, 2013, date stamped October 29, 2013
9	West Elevation	Bernard H. Watt Architect	May 1, 2012, revised to October 23, 2013, date stamped October 29, 2013

SCHEDULE "C"

SITE SPECIFIC CONDITIONS

PRE-APPROVAL CONDITIONS

Financial Guarantees

1. **Prior to final site plan approval**, the Owner shall submit a certified cheque, payable to Treasurer, City of Toronto, in the amount of **\$20,000.00**, as payment-in-lieu of parking, to the satisfaction of the Executive Director, Engineering and Construction Services.
2. **Prior to final site plan approval**, the Owner shall submit a certified cheque, payable to Treasurer, City of Toronto, in the amount of **\$9,272.00**, as a cash-in-lieu to allow for the future provision of stormwater balance as per Wet Weather Flow Management Guidelines to address impact caused by this Project, to the satisfaction of the Executive Director, Engineering and Construction Services.
3. **Prior to final site plan approval**, the Owner shall submit a complete "Application to Injure or Destroy Trees on Private Property", with a **Letter of Consent** from the neighbouring owner and an application fee in the amount of **\$300.00** for the tree inventoried as Tree No. 4, to the satisfaction of the General Manager, Parks, Forestry and Recreation.
4. **Prior to final site plan approval**, the Owner shall submit a financial guarantee in the form of an irrevocable letter of credit or certified cheque, made payable to the Treasurer, City of Toronto, in the amount of **\$1,249.00** for Tree Security Guarantee for Tree NOs. 1 and 2, to the satisfaction of the General Manager of Parks, Forestry and Recreation.

Transportation Services

5. **Prior to final site plan approval**, the Owner shall enter into an Encroachment Agreement for the proposed canopies and siamese connection with the Public Right-of-Way to the satisfaction of the General Manager of Transportation Services.

City Planning

6. **Prior to final site plan approval**, the Owner shall submit a lighting plan indicating that any floodlighting on the Project or on any building or structure thereon shall be directed away from all adjacent properties, buildings and road allowances to the satisfaction of the Director.

POST-APPROVAL CONDITIONS

City Planning

7. The Owner shall provide and maintain the landscaping for the lands in accordance with the approved landscape plan to the satisfaction of the Director.
8. The Owner shall install and maintain floodlighting on the Project or on any building or structure thereon in accordance with the approved lighting plan to the satisfaction of the Director.
9. The Owner shall protect the required bicycle parking to the satisfaction of the Director.

Engineering and Construction Services

10. The Owner shall remove all existing accesses, curb cuts, traffic control sign, etc. along the development site frontage that are no longer required and reinstate the curb, gutter and boulevard within the right-of-way, in accordance with City standards and to the satisfaction of the Executive Director, Engineering and Construction Services.
11. The Owner shall 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.
12. The Owner shall 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.
13. The Owner shall ensure that both sides of the driveway curbs are flush with the sidewalk, to a minimum of 0.45 metres, to the satisfaction of the Executive Director, Engineering and Construction Services.
14. The Owner shall surface and maintain all on-site driveways, loading and parking areas with asphalt, turfstone, concrete unit pavers or interlocking stone.
15. Facilities for the Storage of Garbage and Other Waste Material:

Residential units

- 15.1 The Owner shall construct and maintain all facilities necessary to permit City to collect solid waste and recyclable materials for residential units.
- 15.2 Residents will deposit solid waste in standard Toronto bins (plastic carts) in the residential garbage room as follows:
 - One Large Recycling Bin
 - One Large Garbage Bin
 - Two Green Bins.
- 15.3 An onsite staff/maintenance person is responsible for moving the carts from the garbage/recycling/organics room to the collection point which will be curb side on Eglinton Ave West or as per City of Toronto Solid Waste Services instruction.
- 15.4 The owner of the building must have a contract with a private service to:
 - a) Maintain the garbage room in good order,
 - b) Set out the bins at pick-up location defined by the City of Toronto Solid Waste Services at pick-up time and return them to the room when empty.
 - c) The area where the bins will be taken for collection will be kept clear by the on-site maintenance staff.
- 15.5 All waste materials and their respective containers must be stored on private property between collections.
- 15.6 All billing matters related to the City of Toronto solid waste collection services are the responsibility of the Condominium Corporation/Property Management.

- 15.7 The multiple household bin(s) must be obtained from the City of Toronto.

Commercial, retail /office units

- 15.8 The Owner acknowledges that refuse and recyclable materials generated by the commercial units of this development will be collected by a private refuse collection firm, at the Owner's expense.
- 15.9 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.
- 15.10 The Owner shall advise all owners and tenants/future purchasers of the units that refuse and recyclable materials generated by retail units must be collected by a private refuse collection firm.
16. The Owner shall maintain the sod covered portion including any walkways within the City's Right-of-Way fronting and/or flanking the Land in accordance with the approved plans and drawings, to the satisfaction of the Executive Director, Engineering and Construction Services.
17. The Owner shall construct and maintain stormwater management measures/facilities and site grading as recommended in the accepted Stormwater Management Report entitled "Functional Servicing & Stormwater Management Report", prepared by A.M. Candaras Associates Inc., revised dated February 6, 2014. and Grading Plan, Drawing No. G-1, prepared by A.M. Candaras Associates Inc., revised dated February 6, 2014.
18. The Owner shall 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 servicing facilities and grading have been constructed in accordance with the accepted Stormwater Management Report and the accepted Grading Plans. The Owner acknowledges and agrees to submit the above-noted certificate prior to occupancy.
19. The Owner shall construct and maintain site servicing indicated on the accepted Grading, Servicing and Stormwater Management Plan, Drawing No. G-1, prepared by A.M. Candaras consulting associates, revised dated February 6, 2014.
20. The Owner shall 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. The Owner acknowledges and agrees to submit the above-noted certificate prior to occupancy.
21. The Owner shall ensure that 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.
22. The Owner shall be responsible to provide flood protection or a safe overland flow route for the proposed development without causing damage to the proposed and adjacent public and private properties.
23. The Owner acknowledges and agrees that this application has been commented under the consideration that commercial/office units and corresponding above residential units are under the same ownership and therefore a single set of service connections including one sanitary, one storm, and one Fire/Domestic water connections have been approved.

24. Prior to Occupancy of the units, the Owner shall provide its solicitor's confirmation to the Executive Director of Engineering and Construction Services that the sharing access agreement including the maintenance provision between the land owners sharing the existing rear laneway from Castle Knock Road to the Land has been entered into. Any maintenance or cost sharing agreements in connection with the private laneway between landowners remain the sole responsibility of the property owners.
25. The Owner acknowledges and agrees that future purchasers will be made aware of the access agreement and maintenance agreement/arrangement on the shared laneway.