243 Perth Avenue – Site Plan Control Application – Final Report

Date: August 5, 2014

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Wards: Ward 18 – Davenport

Reference Number: 11 296310 STE 18 SA

SUMMARY

This application proposes to convert the existing church at 243 Perth Avenue into 42 residential units, with 28 units contained in the converted church and 14 units contained within a 4-storey addition on the north side of the church. A total of 19 parking spaces are proposed, including 16 spaces located under the new building and three spaces at-grade accessed from the laneway to the east of the site. The attached Site Plan Approval Conditions require the applicant to provide indoor garbage storage as part of the development. The applicant has submitted plans showing these facilities to the satisfaction of City Staff. However, the applicant is now stating that they are unable to provide these facilities which are necessary for this project.

City Planning Staff have finished their review of the site plan application for 243 Perth Avenue and are prepared to issue Notice of Approval Conditions. 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 the proposed Site Plan Control application for the lands at 243 Perth Avenue, subject to the conditions set out in Attachment No. 3 to the report dated August 5, 2014, from the Director, Community Planning, Toronto and East York District.

2. City Council delegate back to the Chief Planner or his designate the authority to issue final Site Plan Approval.

Financial Impact
The recommendations in this report have no financial impact.

DECISION HISTORY
City Council included this property on the City of Toronto Inventory of Heritage Properties on June 23, 2008. The Staff Report and further information can be found at the following link:

At its meeting of October 2, 3 and 4, 2012, Toronto City Council adopted the recommendations in the report from the Director, Community Planning, Toronto and East York District (dated August 12, 2012) entitled "243 Perth Avenue – Official Plan Amendment and Zoning Amendment Applications – Final Report" (File No. 11 296294 STE 18 OZ).
http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE18.4

At the same meeting, Council also adopted the recommendations in the report from the Acting Chief Planner and Executive Director, City Planning Division (dated June 12, 2012), entitled "Alteration to a Heritage Property and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to enter into a Heritage Easement Agreement- 243 Perth Avenue".

On March 21, 2013, City Council enacted site specific By-law 417-2013 to designate the property. A Heritage Easement Agreement was registered on June 13, 2013, securing important historic features of the church building facade.

At its meeting of June 11, 12 and 13, 2013, Toronto City Council enacted site specific By-laws 811-2013 and 812-2013 allowing for the Official Plan and Zoning By-law Amendments to permit the development proposal for a 40-unit residential building.
On September 25, 2013, the Committee of Adjustment granted 3 variances to Site Specific By-law 812-2013 (File No. A0640/13TEY), allowing for an increase in building height, 3 additional dwelling units, and the reduction of 1 visitor parking space.

On January 31, 2014, a conditional building permit was issued for the construction of the proposal.

On July 10, 2014, Councillor Bailao referred site plan control application for a decision, in accordance with By-law No. 483-2000.

ISSUE BACKGROUND

Proposal
This site plan application is to permit the conversion of the existing church at 243 Perth Avenue into 42 residential units, with 28 units contained in the converted church and 14 units contained within a 4-storey addition on the north side of the church. A total of 19 parking spaces are proposed, including 16 spaces located below the new building addition and three parking spaces at-grade accessed from the laneway to the east of the site.

The total gross floor area of the project is 3,561 square metres, with a total density of 2.09 times the area of the lot. There are 42 units including 26 1-bedroom units, 12 1-bedroom plus den units, 4 2-bedroom units. A total of 19 parking spaces are provided with 16 spaces underground and 3 spaces at grade of which 2 are visitor spaces. 56 bicycle parking spaces are provided including 46 in the underground parking level and 6 at-grade. An indoor residential amenity space with 35 square metres is provided in the lower level and 81 square metres of outdoor space is provided on site.

Site and Surrounding Area
The 1,737 square metre site is located on the northeast corner of Wallace and Perth Avenues. The Heritage-designated Perth Avenue Methodist Church currently occupies the site along with a vacant parking lot on the northern portion of the site.

The site is located in a stable, low-scale neighbourhood and surrounding the site in all four directions are detached, semi-detached and row houses, 2 and 2½ storeys in height. Southwest of the site is a new 134-unit townhouse development.

Provincial Policy Statement and Provincial Plans
The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character
is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council’s planning decisions are required to be consistent with the PPS.

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 property is designated *Neighbourhoods* in the Official Plan. Neighbourhoods are considered to be stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, and townhouses, as well as interspersed walk-ups apartments no higher than 4 storeys. The Official Plan also recognizes that Neighbourhoods are not static, meaning there will be change in these areas. It is expected that some physical change will occur in the form of enhancements, additions and infill housing. As the proposed development included the reuse of the existing church building for residential purposes, it included an overall built form that was a different character than the surrounding neighbourhood. The adopted Official Plan Amendment through Site and Area Specific Policy No. 385 (By-law 811-2013), allows for a 4-storey residential building on the subject property within the former church with a 4-storey addition.

**Zoning**

The property is subject to Site Specific By-law 812-2013, as amended by the Committee of Adjustment variances A0640/13TEY which allows for the construction of the project outlined above.

**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**

**Site Plan**

The building is being constructed in accordance with the permissions secured in the site specific By-law, and the variances granted by Committee of Adjustment. City Planning Staff have worked with the applicant to address site plan concerns such as landscaping, building façade materials, Toronto Green Standard requirements, privacy and overlook issues, garbage storage and tree preservation. For further information refer to the site plan drawing in Attachment 1 of this report.
Heritage
As part of the proposed development process, the applicant has entered into a Heritage Easement Agreement with the City to secure the key historic elements of the designated church and ensure that the alterations to the building are appropriate.

The proposed alterations including the enlargement of window and door openings, replacing existing glazing, adding new windows and doors, and the creation of a below grade patio were found to be appropriate to staff.

Height, Massing
The height and massing of the church is remaining the same, with the addition of some dormers in the roofline. The new building which will be constructed on the surface parking lot north of the church will be four storeys in height with parking located underneath. The fourth storey on the building addition to the north of the church was setback from all the edges of the building in order to limit the impact of the height from the street perspective.

Access, Parking
Vehicular access to the site is proposed from the laneway off of Wallace Avenue, leading to an underground garage below the new building addition. As the church building is designated heritage it is exempt from parking and loading requirements. Parking will be supplied to the amount secured in the site specific by-law, as varied by the Committee of Adjustment, which comprises of a total of 19 spaces including 2 visitor spaces. 16 of the residential spaces will be provided below grade.

A lane widening of 0.98 metres along the eastern portion of the property will be conveyed to the City as a condition of Site Plan Approval.

Solid Waste
Since the initial application, revisions have been made by the applicant in order to meet Solid Waste Management's development criteria. As the property includes a heritage building, staff acknowledged challenges with meeting requirements for new development, and therefore provided accommodations in an acceptable solution which is provided in the current drawings.

In order to satisfy the requirements of Solid Waste Management, the applicant eliminated one dwelling unit in the lower level of the Church building in order to accommodate a garbage storage area. In addition to the below grade garbage room, 2 smaller enclosed garbage storage areas are located outside alongside the rear of the Church building and one enclosed bulk storage area at the rear of the addition. Solid Waste Management Staff have reviewed the proposed solid waste provisions, and have agreed that the current proposal is acceptable and can accommodate once a week City curb-side pick-up service.
Since submitting the approved revisions, the applicant has advised staff that the current proposal is not practical for the future residents of the building and the elimination of one dwelling unit is financially restrictive. The applicant has requested that the garbage room be reverted back to a dwelling unit, and for the development to have private collection service. Solid Waste does not support this approach, nor the elimination of the indoor garbage room.

In consultation with Solid Waste staff has advised that the elimination of the garbage room is not acceptable. The 3-proposed outdoor storage areas could not provide sufficient storage space for a week's worth of garbage collection, and would require that a private collection company to service the development between 3-5 times a week. Private collection service would also occur through the substandard laneway, as opposed to curbside.

Planning Staff are of the opinion that as the applicant has been able to demonstrate through the current drawings an acceptable storage solution which allows for City services, the elimination of the garbage room is not acceptable, and does not serve the interest of the residents of this future development nor the area residents that live adjacent to the laneway where private collection would occur. Staff recommends that the requested changes are not supportable.

Trees
Five City-owned trees are proposed to be removed, and will be replaced with 5 new street trees along the Perth Avenue street frontage, and 5 new street trees along the Wallace Avenue street frontage.

The application proposes to maintain one large growing City-tree along Wallace Avenue. The application was proposing three below-grade outdoor patios connected to three lower units in the church building facing Wallace Avenue. Urban Forestry staff concluded through air-spade testing that the length of the root system of the tree was extensive, and the introduction of the below grade patios would severely compromise the integrity and health of the tree. In consultation with Forestry staff, the applicant agreed to eliminate the proposed patios and replace them with 1-metre window wells in order to increase the tree protection zone to preserve the tree. Urban Forestry Staff find the proposed revisions acceptable.

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, which are secured through the Site Plan Approval.

The applicant has indicated they will pursue Tier 2 of the TGS which includes possible refunds against Development Charges payable for the development. The City requires that achievement of Tier 2 is verified before it will provide a refund on the development charges. Verification is conducted by a third party project evaluator.

CONTACT
Aviva Pelt, Planner
Tel. No. 416-392-0877
Fax No. 416-392-1330
E-mail: apelt@toronto.ca

SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS
Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Conditions of Site Plan Approval
Attachment 4: Application Data Sheet
Attachment 1: Site Plan
Attachment 2: Elevations

South Elevation

West Elevation

Church Elevations

Applicant’s Submitted Drawing
Not to Scale
07/21/2014

243 Perth Avenue

File # 11296310 STE 18 SA
Vestry Elevations

Applicant's Submitted Drawing

Not to Scale
07/2/2014

243 Perth Avenue

File # 11 296310 STE 18 SA
Staff report for action – Site Plan Bump Up – 243 Perth Ave

V. 01/11
Attachment 3: Conditions of Site Plan Approval

The City Planning Division Toronto and East York District, has completed the review of the proposal for a 42 dwelling unit building at 243 Perth Avenue as outlined in the following plans and drawings:

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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.

ENGINEERING AND CONSTRUCTION SERVICES – Stephen Sudac (416) 392-1803

2. Convey to the City, at a nominal cost, a 0.98 metre wide strip of land to the full extent of the site abutting the west limit of the lane with the exception of the area directly adjacent to the existing stairwell to be maintained, such lands to be free and clear of all encumbrances, save and except for utility poles, and subject to a right-of-way for access purposes in favour of the Grantor until such time as the said lands have been laid out and dedicated for public highway purposes.

3. Submit to the Executive Director of Engineering & Construction Services, for review and acceptance, prior to depositing in the appropriate Land Registry Office, a draft Reference Plan of Survey, in metric units and integrated into the Ontario Coordinate System, showing the coordinate values at the main corners of the subject lands, and delineating thereon, by PARTS, the lands to be conveyed to the City, as noted under condition B(1)(1.1), the remainder of the site, and any appurtenant rights-of-way.

CITY PLANNING – Aviva Pelt (416) 392-0877

4. Landscape Drawing be revised to show that all planters facing Perth Avenue are to be cladded with grey stone veneer and not as currently labelled indicating exposed concrete.

5. Submit an irrevocable Letter of Credit in the amount of $137,430.00 to secure landscaping requirements.
6. The applicant shall provide final site plan drawings, substantially in accordance with the approved Conservation Plan prepared by Goldsmith Borgal & Company Ltd. Architects dated May 17, 2013 to the satisfaction of the Manager, Heritage Preservation Services.

7. Provide a Letter of Credit in a form and amount satisfactory to the Manager, Heritage Preservation Services to secure the approved conservation work.

**URBAN FORESTRY – Gary LeBlanc (416) 392-0494**

8. Provide a cash-in-lieu payment for the planting of five (5) trees off-site by Urban Forestry at a value of $583.00 per tree for a total of $2,915.00 in recognition of the applicant's contravention of the City of Toronto's City Street Tree By-law.

9. Provide a tree protection security deposit in the form of an irrevocable Letter of Credit or certified cheque or money order/bank draft payable to 'Treasurer, City of Toronto', or by Visa, MasterCard, American Express or debit, in the amount of $7,642.00 to cover the appraised tree value, removal and replacement costs of one (1) City-owned tree situated within the Wallace Avenue City road allowance. This deposit shall be drawn upon to cover all costs incurred by the City of Toronto if the City-owned tree requires maintenance or removal and replacement as a result of construction activities associated with this project. The tree protection security deposit must be submitted to the attention of the Supervisor of Urban Forestry, Tree Protection & Plan Review. Payment must be made in person at the Urban Forestry office located at 50 Booth Avenue, 2nd Floor. Our front reception desk hours are 8:30 a.m. to 3:00 p.m., Monday to Friday.

10. Provide a tree removal payment in the form of a certified cheque or money order/bank draft payable to 'Treasurer, City of Toronto', or by Visa, MasterCard, American Express or debit, in the amount of $11,277.00 to cover the appraised tree value, and set fees of City-owned trees to be removed as part of this project. This tree removal payment must be submitted to the attention of the Supervisor of Urban Forestry, Tree Protection & Plan Review.

11. The owner shall conduct an investigation of underground utilities prior to proposing new tree planting within the City road allowance. If planting is not possible due to a utility conflict, a utility locate information sheet from the respective utility company must be provided to the Supervisor of Urban Forestry, Tree Protection & Plan Review.

12. Prior to Site Plan Approval and prior to any demolition, construction or grading activities taking place, tree protection barriers shall be installed in the locations indicated on the approved plans. Such barriers must be installed to the satisfaction
of Urban Forestry, Tree Protection & Plan Review on behalf of the General Manager of Parks, Forestry & Recreation.

13. Once the tree protection barriers have been installed, and other tree protection measures undertaken, the applicant/owner shall notify Gary LeBlanc, Urban Forestry Planner at 416-392-0494 to arrange for an inspection of the site and approval of aforementioned tree protection requirements. The owner must not proceed with any construction related or grading activities until clearance has been received from Urban Forestry that the tree protection barriers have been installed in accordance with the approved plans.

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.

ENGINEERING AND CONSTRUCTION SERVICES – Stephen Sudac (416) 392-1803

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

2. Provide and maintain an on-site staff/maintenance person(s) that will be responsible for moving the carts from the residential waste storage rooms to the curb on Perth Avenue for collection and will return them after collection has occurred.

3. Assign and/or lease the bicycle storage racks located at the front of parking spaces Nos. 1 through 16 on Plan No. AV100 to occupants/lessees of the adjoining parking spaces.

4. In respect of the proposed encroachment of the landscaped areas including walkways with unit pavers and flagstone borders within the Perth Avenue and Wallace Avenue public rights-of-way, this encroachment shall be permitted by the City of Toronto pursuant to the following terms:

   a. The property owner accepts these boulevard areas in their current condition as of the date of the agreement, and shall not call upon the City to do or pay for any work or supply any equipment to make the boulevard more suitable for the uses specified herein;
b. All encroachments within the boulevard areas of the adjoining public highways shall be constructed and maintained according with the approved site plan/landscape plan, approved by Transportation Services, and the Executive Directors of Engineering & Construction Services and City Planning, subject to any modifications approved by the Right-of-Way Management Unit of Transportation Services in connection with the separate application for work within the public right-of-way;

c. To provide unobstructed driver sight lines, the owner shall ensure that all vegetation, street furniture, retaining walls, feature walls and fences located within 4.5 metres of the travelled portion of the adjoining public highway do not exceed a maximum height of 0.85 meters measured from the travelled surface of the adjoining highway.

d. The owner agrees that they will, at their expense, maintain the encroachments in a state of good repair, free of graffiti, posters, litter, snow and ice, and that vegetation will be maintained in a healthy and vigorous state of growth. The owner shall not make any additions or modifications to the encroachments beyond what is allowed pursuant to the terms of this site plan agreement. The owner further acknowledges that should they neglect to maintain the encroachment(s), then the City, after providing 24 hours notice, shall, at the owner's expense, perform the required maintenance and remove graffiti, posters, litter, snow and ice, and the City may recover its costs in a like manner as municipal taxes;

e. The owner agrees that if the City should at any time undertake any widening or other alteration to the adjoining public highway(s) necessitating the removal of any encroachment(s), the City shall not be liable to pay any compensation whatsoever for such removal, nor shall it restore any encroachment that it removes. The encroachments permitted by this agreement shall be removed by owner, at their expense, within 14 days of receiving written notice from the General Manager of Transportation Services or his/her designate. In default of the removal not occurring as requested, the City may carry out the removal, at the owner's expense, and may recover its costs in a like manner as municipal taxes;

f. The owners acknowledge that there may exist municipal and/or utility services within, upon or under the boulevard, and acknowledges that the City or the utility responsible for such service(s) may need to undertake repairs or carry out maintenance on such service(s) or to install new service(s). The owner agrees that the City or utility shall have the right to remove the encroachments for the purpose of carrying
out such installation, replacement, repair or maintenance. Prior to removing the encroachment the City shall give 48 hours notice of its intention to remove the encroachment for maintenance purposes, except in the case of emergency, in which case no notice shall be required. On completing the installation, replacement, repairs or maintenance, the owner, at their sole expense, shall proceed immediately to restore the encroachments to the condition it was in prior to the commencement of such installation, replacement, repairs or maintenance. Under no circumstances, shall the City be required to so restore the lands, or to compensate the owner for the cost of doing so; and

g. The owner agrees to defend, save and keep harmless and fully indemnify the city, its officers, employees, agents and other representatives, from and against all actions, claims, suits or damages whatsoever that may be brought or made against the city as a result of the owner's use of the boulevard area of the adjoin public highways.

5. The owner shall provide certification to the Executive Director, Engineering and Construction Services from the architect who designed the building to confirm that all solid waste management facilities and the vertical and horizontal clearances required for a collection vehicle have been constructed in accordance with the approved site plan drawings.

6. The owner shall construct and maintain stormwater management measures/facilities and site grading as recommended in the Stormwater Management Report, dated June 9, 2014 and Site Servicing & Grading Plan (Dwg. No. SW1), revision #6 dated and sealed June 9, 2014, both prepared by Soscia Engineering Ltd.

7. The owner shall construct and maintain site servicing indicated on the accepted Site Servicing & Grading Plan (Dwg. No. SW1), revision #6 dated and sealed June 9, 2014 and Notes & Details Plan (Dwg. No. SW2), revision #6 dated and sealed June 9, 2014, prepared by Soscia Engineering Ltd.

8. 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 grading have been constructed in accordance with the accepted Stormwater Management Report and the accepted Grading Plans;

9. 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.
HERITAGE PRESERVATION SERVICES – Georgia Kuich (416) 398-1078

10. Prior to the release of the Letter of Credit, the owner shall provide a certificate of completion prepared by a qualified heritage consultant confirming that the conservation work has been completed in accordance with the approved Conservation Plan, satisfactory to the Manager, Heritage Preservation Services.

URBAN FORESTRY - Gary LeBlanc (416) 392-0494

11. Tree protection barriers must remain in place and in good condition during construction and must not be altered or moved. Established tree protection zones must not be used as construction access, storage or staging areas. Grade changes are not permitted within established tree protection zones. Tree protection barriers may be removed once development and all site activities are complete and only when Urban Forestry has approved its removal.

12. The applicant shall have a qualified company implement the approved Landscape Plan and all approved tree preservation and maintenance strategies to the satisfaction of Urban Forestry. As well, prior to construction or grading activities, where necessary to ensure the health and vigour of trees to be preserved, tree maintenance measures must be undertaken by a certified arborist or other qualified expert and according to currently accepted sound arboricultural practices.

13. Tree planting must be completed according to the approved Landscape Plan and to the satisfaction of Urban Forestry within a reasonable time frame. Any proposed revisions to the planting plan must first be approved by Urban Forestry.

14. 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, on behalf of the General Manager of Parks, Forestry & Recreation.

15. The owner agrees to notify all Builders, contractors and agents of all tree protection requirements where any part of the development will be carried out by them on behalf of the owner.

16. The owner shall protect at all times Tree Nos. 1 situated within the Wallace Avenue City road allowance adjacent to the subject site in accordance with the plans approved under the Site Plan Control application.

17. The owner shall remove City-owned trees, only upon the agreement of the local Councillor and receipt of the required tree removal payment by the Supervisor of Urban Forestry, Tree Protection & Plan Review and the building and/or demolition
permits have been obtained and the permitted construction and/or demolition related activities associated with this project warrant the removal of the trees.

18. The owner shall provide a two-year renewable guarantee for all new tree plantings within the City road allowance and shall notify the Supervisor of Urban Forestry, Tree Protection & Plan Review in writing, of the planting date prior to planting. This date is used to establish the anniversary date of the required two-year renewable guarantee.

19. 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.

20. The owner shall be responsible for the maintenance or replacement of all new tree plantings within the City road allowance if during or at the end of the renewable guarantee period the trees are not in good condition, require maintenance or require replacement. The owner will be responsible for rectifying the problem as determined by and to the satisfaction of the General Manager of Parks, Forestry & Recreation.

21. The owner shall maintain all newly replanted trees within the City road allowance in good condition and shall provide an additional two-year renewable guarantee.

22. Prior to the issuance of a Landscape Permit (by Transportation Services, Right-of-Way Management), the owner shall provide a tree planting security deposit in the form of an irrevocable Letter of Credit or certified cheque or money order/bank draft payable to Treasurer, 'City of Toronto', or by Visa, MasterCard, American Express or debit, in the amount of $5,830.00 ($583.00 per tree subject to change) for new tree planting within the City Road allowance. 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. The tree planting security deposit must be submitted to the attention of the Supervisor of Urban Forestry, Tree Protection & Plan Review. Payment must be made in person at the Urban Forestry office located at 50 Booth Avenue, 2nd Floor. Our front reception desk hours are 8:30 a.m. to 3:00 p.m., Monday to Friday.

SITE PLAN ADVISORY COMMENTS

1. The owner is advised that the Green Roof By-law (By-law No. 583-2009) (Chapter 492 of the City of Toronto Municipal Code) including Article IV the Toronto Green Roof Construction Standard, may be applicable to the proposed development. For further information, please contact Andrew Osler, Toronto Building at 416-398-8196.

2. Prior to the issuance of any building permit, building permit drawings, including plans, elevations and details shall be submitted to the satisfaction of the Manager of
Heritage Preservation Services and a heritage permit shall be obtained under the provision of Section 42 of the Ontario Heritage Act.

3. That any physical or landscaping features to be installed within the Perth Avenue and Wallace Avenue public rights-of-way require encroachment agreements and approval by the City. The City, at its discretion, will incorporate the encroachment agreement terms into either the Site Plan Agreement and/or a separate encroachment agreement. The owner is responsible for the costs of installing and maintaining these encroachments. Notwithstanding that encroachments may be approved in principal in connection with the landscaping plan submitted with the site plan application, additional revisions/modifications to the proposed encroachments may be required as part of the more detailed review in connection with the separate application to be submitted to the Right-of-Way Management Unit of Transportation Services for work within the public rights-of-way. For further information regarding encroachment agreements, please contact Elio Capizzano, Right-of-Way Management Unit at 416-392-7873.

4. That the public lane used to access and egress the site will be given low priority for winter maintenance by the City, and that public lanes are salted only, not ploughed.

5. The owner is required to make separate applications to the General Manager of Transportation Services for permits to carry out any works involving the construction in, or occupancy of, the abutting public rights-of-way.

6. The owner shall have regard for the City’s Vibrant Streets design guidelines, which are available on the City’s website at: www.toronto.ca/involved/projects/streetfurniture/pdf/vibrant_streets.pdf.

7. That prior to the issuance of a construction permit for work within the public rights-of-way, the owner must submit in the amount of $58,200.00, an Irrevocable Letter of Credit to guarantee the work to be undertaken and a certified cheque in the amount of $2,575.00, made payable to Treasurer, City of Toronto, to cover the cost of engineering and inspection fees related to same.

8. The owner shall obtain approval from Toronto Hydro Street Lighting Incorporated, THSLI, for removing and/or relocating any utility with attached municipal street lighting and for any upgrades. The owner is advised to contact THSLI (416-542-3195) or www.torontohydro.com/streetlighting for comment and cost estimates for required fieldwork.

9. The owner is financially responsible for all costs associated with the excavation, improvement, removal and/or relocation of any above or below-grade public or private utility resulting from the development of this property.

10. The owner will be required to make an application to the Toronto Water Division for the installation of any proposed services within the City right-of-way after
acceptance of the stormwater management report and site servicing plan. For further information, please contact Stephanie Oram, District Operations, Toronto Water 416-395-6297.

11. All elements of the proposed streetscape plans, within the limits of the City’s right-of-way, must comply with City standards and specifications. Further comments concerning streetscape related issues will be provided upon review of a future streetscape application pertaining to the subject site.

12. A completed Agreement for Contractors to Perform Arboricultural Services on City-Owned Street Trees is required prior to removal and stumping of City owned trees. Utility locates must be obtained prior to the work commencing.

13. The General Manager of Parks, Forestry & Recreation shall hold the tree planting security deposit for the duration of the renewable guarantee period.
Attachment 4: Application Data Sheet

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Site Plan Approval</th>
<th>Application Number: 11 296310 STE 18 SA</th>
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<tbody>
<tr>
<td>Details</td>
<td>ddd</td>
<td>Application Date: October 20, 2011</td>
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<tr>
<td>Municipal Address:</td>
<td>243 PERTH AVE</td>
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<tr>
<td>Location Description:</td>
<td>PLAN M13 PT LOT 231 **GRID S1801</td>
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<tr>
<td>Project Description:</td>
<td>Site Plan Approval Application to permit the conversion of the existing (heritage</td>
<td></td>
</tr>
<tr>
<td></td>
<td>structure place of worship into a residential apartment building containing 42</td>
<td></td>
</tr>
<tr>
<td></td>
<td>dwelling units complete with 19 parking spaces, 16 of which would be located in a</td>
<td></td>
</tr>
<tr>
<td></td>
<td>below grade parking structure.</td>
<td></td>
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| Applicant:            | WINDMILL DEVELOPMENT GROUP                                                       | Owner: UNION LOFTS LIMITED          |
| Agent:                | GREG DELL                                                                         |                                         |
| Architect:            | CARICARI LEE                                                                       |                                         |

**PLANNING CONTROLS**

- Official Plan Designation: Neighbourhoods
- Zoning: R2 Z0.6
- Height Limit (m): 12, 0, 0
- Site Specific Provision: Site Plan Control Area: Y
- Historical Status: Y

**PROJECT INFORMATION**

- Site Area (sq. m): 1701
- Frontage (m): 45.72
- Depth (m): 38
- Total Ground Floor Area (sq. m): 985
- Total Residential GFA (sq. m): 3561
- Total Non-Residential GFA (sq. m): 0
- Total GFA (sq. m): 3561
- Lot Coverage Ratio (%): 57.9
- Floor Space Index: 2.1
- Height: 4
- Storeys: 15.4
- Total
- Parking Spaces: 19
- Loading Docks: 0

**DWELLING UNITS**

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<th>Tenure Type</th>
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<tbody>
<tr>
<td>Rooms:</td>
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<td>零售 GFA (sq. m): 0</td>
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<tr>
<td>Bachelor:</td>
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<td>Office GFA (sq. m): 0</td>
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<td>Industrial GFA (sq. m): 0</td>
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<td>Institutional/Other GFA (sq. m): 0</td>
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<td>3 + Bedroom:</td>
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<td>0</td>
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<tr>
<td>Total Units:</td>
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</tbody>
</table>

**CONTACT:**

- PLANNER NAME: Aviva Pelt, Planner
- TELEPHONE: (416) 392-0877