

1970 Victoria Park Avenue and 9 Clintwood Gate – Site Plan Control Application – Final Report

Date:	April 22, 2015
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 34 – Don Valley East
Reference Number:	13 172935 NNY 34 SA

SUMMARY

This application for Site Plan Control proposes the construction of 67 three-storey townhouse units, and a private driveway at 1970 Victoria Park Avenue and 9 Clintwood Gate.

This application has been referred to North York Community Council by the local Councillor for a decision, in accordance with By-law No. 483-2000. This report reviews and recommends approval of the Site Plan Control application, subject to the conditions listed in Attachment No. 4.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve, in principle, the conditions set out in Attachment No. 4, for 67 three-storey townhouse units at 1970 Victoria Park Avenue and 9 Clintwood Gate.
2. City Council delegate back to the Chief Planner or his/her designate the authority to issue final Site Plan Approval.



Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On May 22, 2013, the applicant submitted an application for Zoning By-law Amendment (13 172109 NNY 34 OZ) to allow for the construction of 67 three-storey townhouse units, and a private road at 1970 Victoria Park Avenue and 9 Clintwood Gate. On May 23, 2014, the applicant submitted a concurrent application for Site Plan Control.

At its meeting of August 12, 2014, North York Community Council adopted the recommendations set out in a final report from the Director of Community Planning, North York District, dated July 18, 2014, approving the proposed amendments to North York Zoning By-law No. 7625 and Toronto Zoning By-law No. 569-2013. These recommendations were adopted, and Zoning By-law Nos. 1013-2014 and 1014-2014 were enacted by City Council on August 28, 2014.

On March 23, 2015, Councillor Denzil Minnan-Wong referred the Site Plan Control application to North York Community Council for a decision, in accordance with By-law No. 483-2000.

ISSUE BACKGROUND

Proposal

As outlined in Attachment No. 1, this application proposes to develop the lands at 1970 Victoria Park Avenue and 9 Clintwood Gate with 67 townhouse units, the majority of which would be three-storeys in height, with rooftop outdoor amenity space. The building heights scale down to two-storeys toward the west side of the property, adjacent to the existing residential neighbourhood.

The townhouses are organized into five blocks of back-to-back units, as shown on Attachment No. 1. With respect to the exterior-facing units, Block A would front onto Clintwood Gate, Block B would front onto Victoria Park Avenue, and Blocks C and D would front onto Curlew Drive. The interior facing units of each of these blocks, as well as all of Block E, would face the internal open space and landscaped walkways. The landscaped walkways would provide pedestrian connections throughout the internal open space, to the interior-facing units, the private driveway, and the public streets.

An underground parking garage, which would provide 91 parking spaces, would be accessed off of Curlew Drive. A private one-way driveway is proposed at the west side of the site, running north from Curlew Drive to Clintwood Gate, which would provide access for service vehicles.

Site and Surrounding Area

The subject lands are located north of Lawrence Avenue East, at the southwest corner of Victoria Park Avenue and Clintwood Gate. The site, which is currently vacant, has an area of 0.7 hectares, with frontages on three streets: Victoria Park Avenue, Clintwood Gate and Curlew Drive.

Land uses surrounding the site are as follows:

North: Townhouses (two-storey) and apartment buildings (11-storey and 12-storey)

South: Automobile service station

East: Commercial (retail and office) and apartment buildings (seven-storeys each)

West: Detached dwellings

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. 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.

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. The Growth Plan promotes intensification of development and transit supportive densities. The Plan encourages concentrating new development in urban areas including along arterial roads and planning for a range and mix of housing, taking into account affordable housing needs. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

Map 19 of the Toronto Official Plan identifies the subject site as being designated *Mixed Use Areas*. It is anticipated that *Mixed Use Areas*, which are considered growth areas, will absorb most of the City's new housing, retail, office, and service employment.

Development criteria in *Mixed Use Areas* include:

- create a balance of commercial, residential, institutional, and open space uses that reduce automobile dependency and meet the needs of the local community;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale;

- provide good site access and circulation, and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage areas to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents.

Zoning

On August 28, 2014, Zoning By-law Nos. 1013-2014 and 1014-2014 were enacted by Toronto City Council, amending Toronto Zoning By-law No. 569-2013 and North York Zoning By-law No. 7625 to allow for the proposed development.

As a result of these amendments, the subject property is now zoned CR1.0(c1.0; r1.0) SS3(x99) under Toronto Zoning By-law No. 569-2013, and C1(140) under North York Zoning By-law No. 7625. Each of these exceptions allow for commercial and residential uses, a maximum of 67 dwelling units, a maximum gross floor area of 8,556 square metres, a maximum lot coverage of 48%, a maximum building height of three-storeys and 11.3 metres, and a minimum of 300 square metres of outdoor amenity space.

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

This application proposes residential intensification on a vacant lot, through the development of 67 three-storey townhouses, as permitted by the site-specific zoning by-law. The site will be serviced by a one-way private driveway, at the west side of the site. Several pedestrian connections are proposed into, within, and around the site. An underground parking garage is proposed, which would provide for all on-site parking.

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement (PPS, 2014), and conforms to the Growth Plan for the Greater Golden Horseshoe. Both the PPS and the Growth Plan encourage intensification and redevelopment in urban areas. The proposed townhouse development promotes intensification through a compact urban form, along an arterial road. The development would make efficient use of land and resources, infrastructure and public service facilities.

Built Form, Streetscape and Pedestrian Connections

Each block consists of back-to-back townhouse units. Blocks A, B, D, and E would largely be three-storeys in height with an additional level of private rooftop amenity space. The two units on the western end of each of Blocks A, D, and E have been stepped down to two-storeys to allow for a proper transition to the neighbourhood to the west. Block C is proposed to be three-storeys in height, with the south-facing units having an outdoor amenity space on the third floor.

Blocks A, B, C, and D would line Clintwood Gate, Victoria Park Avenue, and Curlew Drive, with front entrances to the street having between two and five risers to the front door, creating an attractive, pedestrian oriented edge. As outlined in Attachment No. 5, landscaping and trees, as well as 1.7 metre wide sidewalks, are also proposed along these street frontages. Through the site plan control process, Engineering and Construction Services will secure the construction of the sidewalks along each of Clintwood Gate, Victoria Park Avenue, and Curlew Drive.

Pedestrian walkways from the new public sidewalks to the interior of the site are proposed on each street frontage. From Clintwood Gate, a walkway would be provided at the east end of Block A; from Victoria Park Avenue, a walkway would be provided at the south end of Block B, and from Curlew Drive, a walkway would be provided between Block C and Block D. Pedestrian access would also be provided along the east side of the private driveway, in the form of a 1.5 metre wide sidewalk.

Each of these walkways would be connected to an interior pedestrian walkway system, which would loop around Block E and the private outdoor amenity area, providing frontage to the units in Block E, as well as the interior-facing units in Blocks A, B, C, and D.

Through the zoning by-law amendment process, comments were received from the local residents regarding the poor condition of the centre median along Clintwood Gate. Through the site plan control process, Engineering and Construction Services will secure \$40,260 toward the reconstruction of the Clintwood Gate median. The design of the median would be coordinated by the Public Realm section of Transportation Services.

Amenity Space and Open Space

The proposal includes a central private open space, having an area of 312 square metres, to serve the residents of the development. The open space will include a play structure, outdoor chalk board, landscaped planters, and benches, all of which would be secured through the Site Plan Agreement. Additionally, each townhouse unit would have a private amenity space in the form of an outdoor rooftop patio.

Traffic Impact and Access

The applicant submitted a Traffic Impact Study which has been accepted by Transportation Services. The study concludes that under future traffic conditions, the Victoria Park Avenue and Curlew Drive intersection and private driveway will operate at acceptable levels of service and that, overall, the proposed traffic generated by the development will have a minimal impact on the adjacent road network.

Vehicular access to the underground parking garage would be provided for at the south end of the site, off of Curlew Drive. Along the western property line, a private one-way northbound driveway is proposed. This would provide for a fire route, as well as access for service vehicles, such as garbage collection.

Stormwater Management and Servicing

The applicant submitted a Stormwater Management and Servicing Report which reviews existing drainage conditions, and physical opportunities and constraints with respect to stormwater management practices. Additionally, the report addresses water balance requirements, stormwater quality and quantity controls, and proposes site servicing for the development. The report, which concludes that the proposal can be fully serviced in accordance with the City's standards, has been accepted by Development Engineering.

One loading bay is proposed, which would be accessed by the private driveway. It would be between Block D and Block E, and would be the site of garbage collection. The garbage bins would be rolled out from the storage room, located between Block D and Block C, to the loading area for pick-up.

Other Matters

The proposed development includes a number of common elements, such as the parking garage, the private driveway, walkways throughout the site, and the common private outdoor amenity area. As such, plan of condominium approval will be required.

CONTACT

Michelle Corcoran, Planner
Tel. No. (416) 395-7130
Fax No. (416) 395-7155
E-mail: mcorcor@toronto.ca

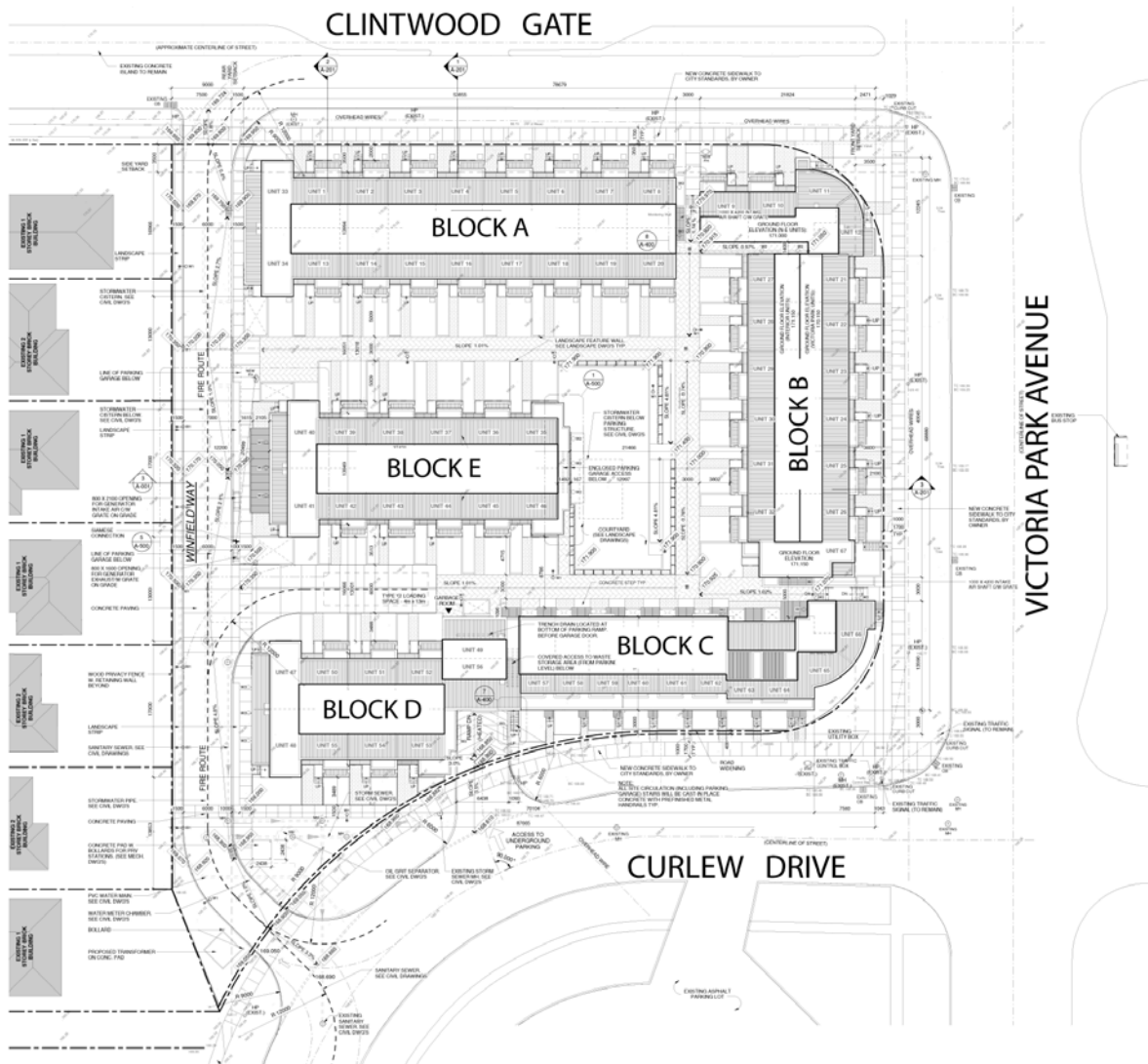
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Landscape Plan
Attachment 4: Conditions of Site Plan Approval
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

1970 Victoria Park Ave. & 9 Clintwood Gate

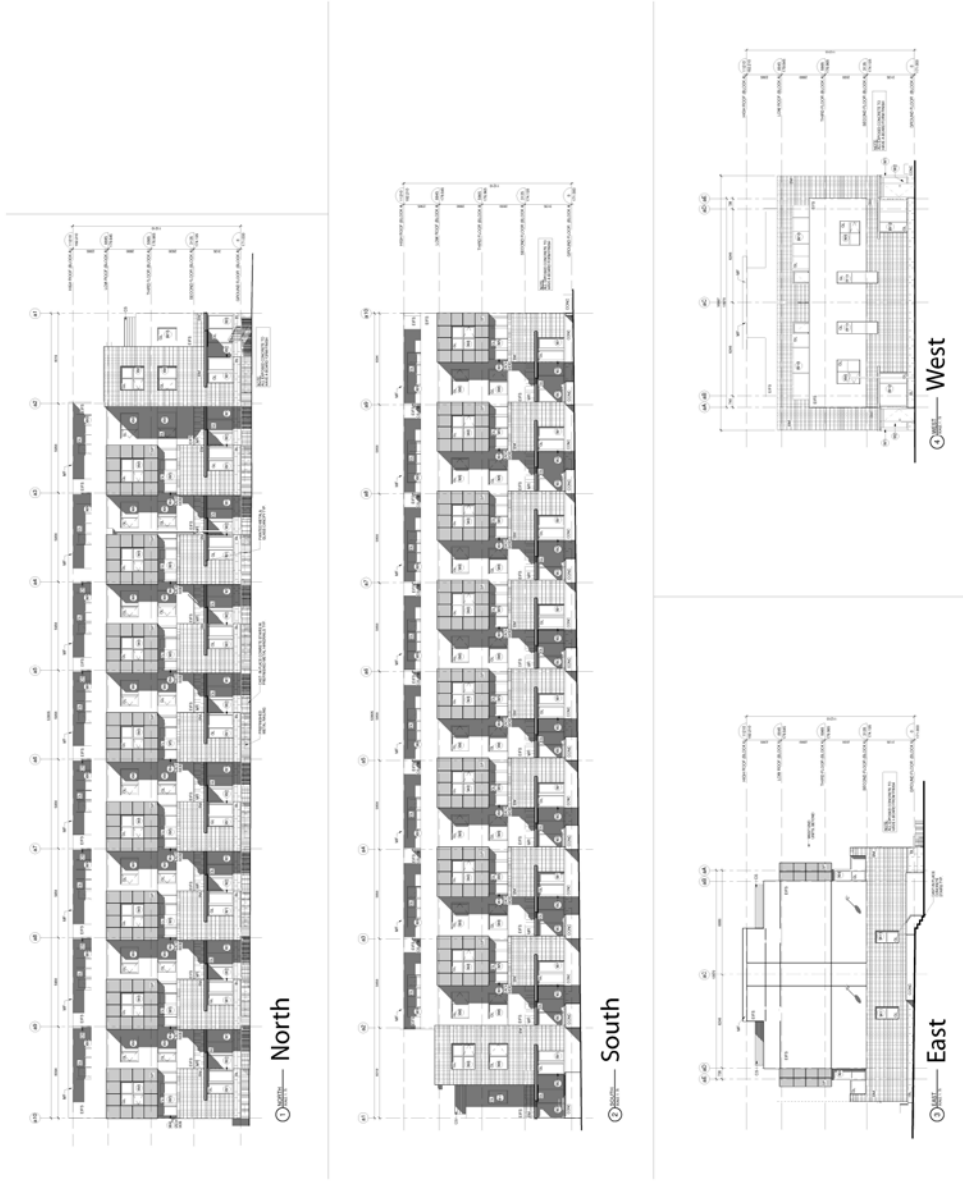
Applicant's Submitted Drawing

Not to Scale
04/08/2015



File # 13 172935 NNY 34 SA

Attachment 2: Elevations



Block A Elevations

Applicant's Submitted Drawing

Not to Scale
04/08/2015

1970 Victoria Park Avenue & 9 Clintwood Gate

File # 13 172935 NNY 34 SA



East



West



North



South

1970 Victoria Park Avenue & 9 Clintwood Gate

Block B Elevations

Applicant's Submitted Drawing

Not to Scale
04/08/2015

File # 13 172935 NNY 34 SA



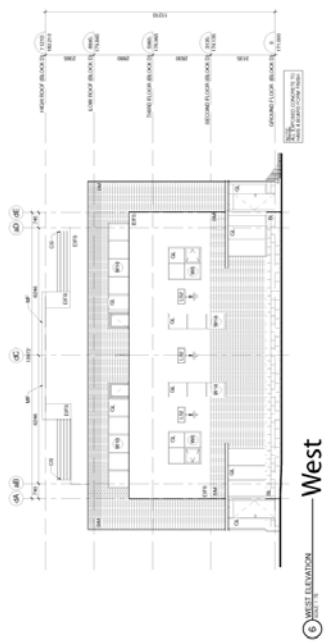
Block C Elevations

Applicant's Submitted Drawing

Not to Scale
04/08/2015

1970 Victoria Park Avenue & 9 Clintwood Gate

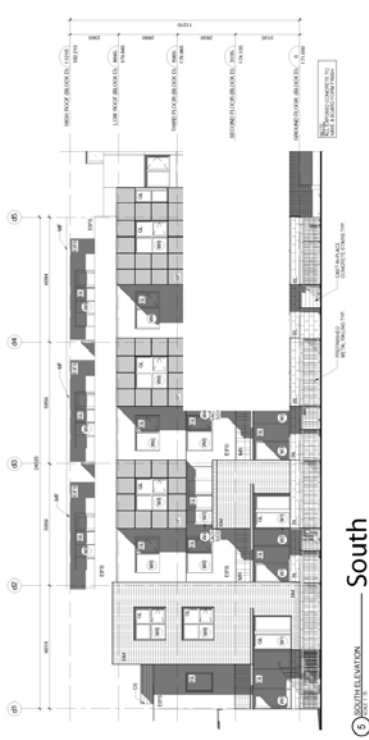
File # 13 172935 NNY 34 SA



6 WEST ELEVATION — West



5 NORTH ELEVATION — North



5 SOUTH ELEVATION — South

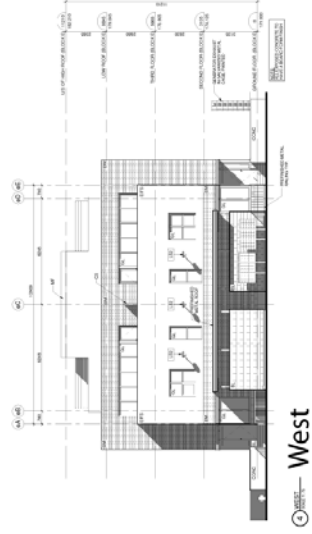
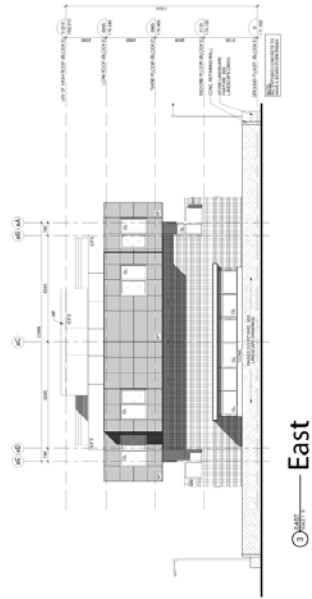
Block D Elevations

Applicant's Submitted Drawing

Not to Scale
04/08/2015

1970 Victoria Park Avenue & 9 Clintwood Gate

File # 13 172935 NNY 34 SA



Block E Elevations

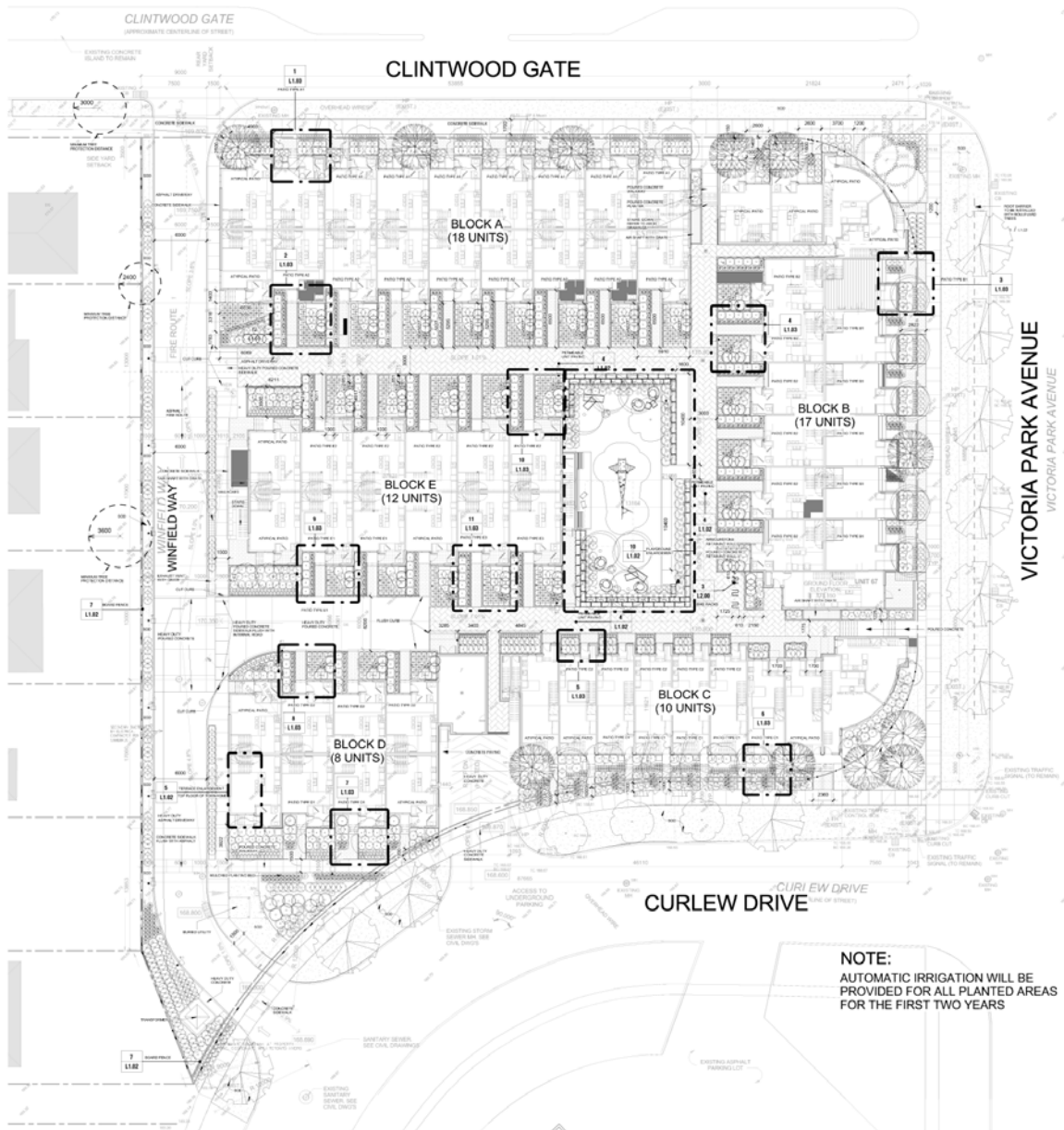
Applicant's Submitted Drawing

Not to Scale
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1970 Victoria Park Avenue & 9 Clintwood Gate

File # 13 172935 NNY 34 SA

Attachment 3: Landscape Plan



Landscape Plan

1970 Victoria Park Ave. & 9 Clintwood Gate

Applicant's Submitted Drawing

Not to Scale
04/08/2015



File # 13 172935 NNY 34 SA

Attachment 4: Conditions of Site Plan Approval

The City Planning Division North York District, has completed the review of your proposal for 67 townhouse dwellings as outlined in the following plans and drawings:

Drawing No.	Title	Date Stamped	Issue and/or Re-issue and/or Revision Dates	Prepared By
A-001	Site Plan	October 20, 2014	October 17, 2014 Revision No. 6	Robin Clarke Architect Paradigm
A-002	Waste Management & Fire Services Plan	June 9, 2014	June 6, 2014 Revision No. 4	Robin Clarke Architect Paradigm
A-100	Parking Level Plan	June 9, 2014	June 6, 2014 Revision No. 4	Robin Clarke Architect Paradigm
A-201	Site Sections	April 17, 2014	April 16, 2014 Revision No. 2	Robin Clarke Architect Paradigm
A-301	Site Elevations	April 17, 2014	April 16, 2014 Revision No. 2	Robin Clarke Architect Paradigm
A-302	Site Elevations	April 17, 2014	April 16, 2014 Revision No. 2	Robin Clarke Architect Paradigm
A-303	Site Elevations	April 17, 2014	April 16, 2014 Revision No. 2	Robin Clarke Architect Paradigm
A-401	Perspectives	April 17, 2014	April 16, 2014 Revision No. 2	Robin Clarke Architect Paradigm
AA-102	Low and High Roof Plan	October 20, 2014	October 17, 2014 Revision No. 6	Robin Clarke Architect Paradigm
AA-200	Elevations	December 12, 2014	December 10, 2014 Revision No. 7	Robin Clarke Architect Paradigm
AA-300	Building Sections	April 17, 2014	April 16, 2014 Revision No. 2	Robin Clarke Architect Paradigm
AB-102	Low Roof and High Roof Plans	October 20, 2014	October 17, 2014 Revision No. 6	Robin Clarke Architect Paradigm

AB-200	Elevations	December 12, 2014	December 10, 2014 Revision No. 7	Robin Clarke Architect Paradigm
AB-300	Building Sections	April 17, 2014	April 16, 2014 Revision No. 2	Robin Clarke Architect Paradigm
AC-102	Mid Roof and High Roof	October 20, 2014	October 10, 2014 Revision No. 6	Robin Clarke Architect Paradigm
AC-200	Elevations	December 12, 2014	December 10, 2014 Revision No. 7	Robin Clarke Architect Paradigm
AC-300	Building Sections	April 17, 2014	April 16, 2014 Revision No. 2	Robin Clarke Architect Paradigm
AD-101	Roof Plans and Elevations	December 12, 2014	December 10, 2014 Revision No. 7	Robin Clarke Architect Paradigm
AD-200	Elevations	April 17, 2014	April 16, 2014 Revision No. 2	Robin Clarke Architect Paradigm
AD-300	Building Sections	April 17, 2014	April 16, 2014 Revision No. 2	Robin Clarke Architect Paradigm
AE-102	Low Roof, High Roof Plans	October 20, 2014	October 17, 2014 Revision No. 6	Robin Clarke Architect Paradigm
AE-200	Elevations	December 12, 2014	December 10, 2014 Revision No. 7	Robin Clarke Architect Paradigm
AE-300	Building Sections	April 17, 2014	May 3, 2013 Revision No. 1	Robin Clarke Architect Paradigm
E102	Site Plan Photometrics	December 12, 2014	December 11, 2014 Revision No. 3	Robin Clarke Architect Paradigm and Jain & Associates
L1.00	Overall Plan	October 20, 2014	October 1, 2014 Revision No. 5	Landartdesign Landscape Architects Inc.
L1.01	Layout Plan	December 12, 2014	December 1, 2014 Revision No. 6	Landartdesign Landscape Architects Inc.

L1.02	Plan Enlargement and Details	December 12, 2014	December 1, 2014 Revision No. 6	Landartdesign Landscape Architects Inc.
L1.03	Patio Details	December 12, 2014	December 1, 2014 Revision No. 6	Landartdesign Landscape Architects Inc.
L1.04	Planting Plan	December 12, 2014	December 1, 2014 Revision No. 6	Landartdesign Landscape Architects Inc.
L1.05	Grading Plan	December 12, 2014	December 1, 2014 Revision No. 6	Landartdesign Landscape Architects Inc.
L1.06	Utilities Plan	December 12, 2014	December 1, 2014 Revision No. 6	Landartdesign Landscape Architects Inc.
L2.00	Furniture Cutsheets	December 12, 2014	December 1, 2014 Revision No. 6	Landartdesign Landscape Architects Inc.
L2.01	Lighting Cutsheet Details	December 12, 2014	December 1, 2014 Revision No. 6	Landartdesign Landscape Architects Inc.
L2.02	Typical Planting Details	December 12, 2014	December 1, 2014 Revision No. 6	Landartdesign Landscape Architects Inc.
L2.03	Typical Paving Details	December 12, 2014	December 1, 2014 Revision No. 6	Landartdesign Landscape Architects Inc.
L3.00	Tree Preservation Plan	December 12, 2014	December 1, 2014 Revision No. 6	Landartdesign Landscape Architects Inc.
L3.01	Arborist Report and Tree Preservation Plan Details	December 12, 2014	December 1, 2014 Revision No. 6	Landartdesign Landscape Architects Inc.
L3.02	Tree Preservation Details	December 12, 2014	December 1, 2014 Revision No. 6	Landartdesign Landscape Architects Inc.
C-01	Preliminary Site Servicing Plan	June 9, 2014	June 6, 2014 Revision No. 4	Lea Consulting Ltd.
C-02	Preliminary Site Servicing Details	June 9, 2014	June 6, 2014 Revision No. 2	Lea Consulting Ltd.

PRE-APPROVAL CONDITIONS

LEGAL SERVICES: Stephanie Morrow – 416-397-5379

1. The owner shall 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.

DEVELOPMENT ENGINEERING AND CONSTRUCTION SERVICES: Wayne Browne– 416-395-6255

2. Widening of Highways that abut on the Land
 - a. Prepare all documents and convey to the City, at nominal cost, 0.4 m widening abutting the Curlew Dr. right-of-way 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 & Construction Services and the City Solicitor;
 - b. Submit a draft Reference Plan of Survey to the Executive Director of Engineering & 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).
 - d. Retain a Qualified Person to conduct environmental site assessments for the lands to be conveyed to the City.
 - e. Submit all environmental site assessment reports prepared in accordance with the Record of Site Condition Regulation (O. Reg. 153/04) describing the current conditions of the land to be conveyed to the City and the proposed remedial action plan based on the site condition standards approach, to the Executive Director, Engineering & Construction Services, for peer review.
 - f. Pay all costs associated with the City retaining a third-party peer reviewer including a 7% administrative cost to the City, and submit a certified

cheque payable to the City of Toronto in the amount of \$5,000.00, as an initial deposit towards the cost of the peer review to the Executive Director; Engineering & Construction Services. Submit further deposits when requested to cover all costs of retaining a third-party peer reviewer.

- g. At the completion of the site remediation process, submit a Statement from the Qualified Person, to the Executive Director, Engineering & Construction Services, for peer review and concurrence, that, based on all necessary supporting environmental documents:
 - i. The land to be conveyed to the City meets the Site Condition Standards of the intended land use OR the most environmentally sensitive adjacent land use, whichever is more stringent; and
 - ii. It is unlikely that there is any off-site contamination resulting from past land uses on or in the vicinity of the development site, that has migrated on to the adjacent rights-of-way, that would exceed the applicable Site Condition Standards.
- h. File the Record of Site Condition (RSC) on the Ontario's Environmental Site Registry and submit the Ministry of the Environment's Letter of Acknowledgement of Filing of the Record of Site Condition (RSC) confirming that the RSC has been prepared and filed in accordance with O. Reg. 153/04, and that the MOE will not audit the RSC at this time or that the RSC has passed an MOE audit, to the Executive Director, Engineering & Construction Services.

3. Facilities to Provide Access to and from the Land

- a. Make satisfactory arrangements with Engineering and Construction Services for Work on the City's Right of Way to construct the Clintwood Gate Median infill and provide financial security in the amount of \$40,260. Submit engineering and inspection fee in the amount of \$2274.69 and insurance as required.
- b. Make satisfactory arrangements with Engineering and Construction Services for Work on the City's Right of Way to construct the 1.7m wide concrete sidewalks on Clintwood Gate, Victoria Park Ave., and Curlew Drive and provide financial security in the amount of \$37,400. Submit engineering and inspection fee in the amount of \$2113.10 and insurance as required.

4. Other Conditions

- a. Provide a Final Site Servicing Plan for review and acceptance. Should the Plan indicate the need for a City Storm Sewer extension, make satisfy arrangements with Engineering and Construction Services for this work and provide the necessary financial security and engineering/inspection fee.

URBAN FORESTRY: Bruce Gordon – 416-395-6686

5. The owner shall submit a Tree Planting Deposit in the amount of \$9,328.00 for new tree planting within the City road allowance to the satisfaction of the Supervisor of Urban Forestry, Tree Protection and Plan Review.
6. The owner shall submit an "Application to Injure or Destroy Trees on Private Property" and an application fee of \$614.16 for two private trees to the satisfaction of the Supervisor of Urban Forestry, Tree Protection and Plan Review.
7. All security deposit and payments must be submitted to the Attention of Harold Moffat, Supervisor of Urban Forestry, Tree Protection and Plan Review, in the form of an irrevocable Letter of Credit or certified cheque payable to the Treasurer, City of Toronto.

CITY PLANNING: Michelle Corcoran – 416-395-7130

8. The owner shall submit to the Chief Financial Officer and Treasurer as a deposit a letter of credit or certified cheque for 75% of the value of the on-site landscaping, including for example (but not limited to) any planting, fencing, seating, decorative paving, retaining walls, terraces, and/or other landscape features.

The letter of credit shall be in a form satisfactory to the City Treasurer in accordance with its standard format for letters of credit as of the date of submission of the letter of credit to the City, and which shall provide for automatic renewal rights at the end of term, to complete all outstanding work required by these conditions. The deposit shall be returned to the owner at such time as the Director, Community Planning, North York District is satisfied that the property has been developed in accordance with the approved drawings and the conditions of approval.

9. The owner shall submit a Construction Management Plan to the satisfaction of the General Manager, Transportation Services and the Director, Community Planning, North York District.

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.

DEVELOPMENT ENGINEERING AND CONSTRUCTION SERVICES

1. Facilities to Provide Access To and From the Land
 - a. Remove all existing accesses, curb cuts, and traffic control sign(s) 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. Off-street Vehicle Loading, Parking Lots and 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 & 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 & Construction Services;
 - c. The owner acknowledges and affirms that the concrete unit pavers shown in the approved landscaping plan, which are installed in the Clintwood Gate, Victoria Park Avenue and Curlew Drive boulevard adjoining the subject property, are the owner's responsibility to maintain in a state of good and proper repair, and at the owner's sole expense; and
 - d. The owner acknowledges and affirms that the walkways greater than 1.5 m in width shown in the approved landscaping plan, which are installed in the Clintwood Gate, Victoria Pak Avenue and Curlew Drive boulevard adjoining the subject property, are the owner's responsibility to maintain in a state of good and proper repair, and at the owner's sole expense.

3. Widening of Highways that abut on the Land

a. Convey to the City, at nominal cost, the following:

i. 0.4 m widening along Curlew Dr. frontage.

Such lands to be free and clear of all physical and title encumbrances, subject to a right-of-way for access in favour of the Grantor until such times as said lands have been laid out and dedicated for public highway purposes.

4. Solid Waste

a. The loading area must be constructed of 8" (0.2m) thick reinforced concrete. The design of the staging area should not require the jockeying of containers by the driver. If jockeying of containers is necessary, a custodial staff person must be available to manoeuvre the containers for the driver. The City does not allow the driver to leave the collection vehicle.

If the collection vehicle is required to drive onto or over a supported structure (such as an underground parking garage) the City must be provided with a letter certified by a Professional Engineer that the structure can safely support a fully loaded collection vehicle (35,000 kilograms) and conforms to the following:

- i. Design Code - Ontario Building Code;
- ii. Design Load - City bulk lift vehicle in addition Building Code requirements; and
- iii. Impact Factor - 5% for maximum vehicular speeds to 15 km/h and 30% for higher speeds.

5. Grading and Provision for the Disposal of Storm, Surface and Wastewater from the Land

- a. Construct and maintain stormwater management measures/facilities and site grading as recommended in the accepted Stormwater Management Report prepared by LEA Consulting Ltd., and dated June 6, 2014;
- b. Construct and maintain site servicing indicated on the accepted Site Servicing Drawings No. ____, prepared by ____, and dated ____.(to be determined);
- c. 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; and

- d. 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.

CITY PLANNING

6. The Owner shall provide and maintain the landscaping for the lands in accordance with the approved landscape plan to the satisfaction of the Director, Community Planning, North York District.
7. Lighting located along the west property line adjacent to the residential lots shall project downward and shall not project onto adjacent properties.

Attachment 5: Application Data Sheet

Application Type	Site Plan Control	Application Number:	13 172935 NNY 34 SA
Details	Site Plan Control, Standard	Application Date:	May 23, 2013

Municipal Address: 1970 Victoria Park Avenue & 9 Clintwood Gate
 Location Description: PLAN M744 PT BLK A **GRID N3404
 Project Description: The applicant proposes to construct 67 three-storey townhouse units, and a private driveway.

Applicant:	Agent:	Architect:	Owner:
Andrew Cassel and Charles Weinstock		Robin Clarke Architect Paradigm Architecture+Design	Falconwin Holdings Ltd. Gilbert Ontario Ltd. 401705 Ontario Ltd.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR1.0(c1.0; r1.0) SS3(x99) C1(140)	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	7127.81	Height:	Storeys:	3
Frontage (m):	43.2		Metres:	11.23
Depth (m):	88.61			
Total Ground Floor Area (sq. m):	3176			Total
Total Residential GFA (sq. m):	8555.5		Parking Spaces:	91
Total Non-Residential GFA (sq. m):			Loading Docks	0
Total GFA (sq. m):	8555.5			
Lot Coverage Ratio (%):	44.5			
Floor Space Index:	1.2			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	8555.5
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	7	Industrial GFA (sq. m):	0
3 + Bedroom:	60	Institutional/Other GFA (sq. m):	0
Total Units:	67		

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