

From: [Fraser, Hugh \(MTO\)](#)
To: [Vanessa Covello](#)
Cc: [North York Community Council](#); [Akhtar, Usman \(MTO\)](#)
Subject: Request for MTO Comments: Application No. 14 182666 NNY 15 OZ
Date: Monday, November 9, 2015 9:58:57 AM

Hi Vanessa,

We received a notice of public meeting and request for comments from the City of Toronto on Oct. 8, 2015 regarding the following Rental Housing Demolition and Conversion Application / Official Plan and Zoning By-Law Amendment Application:

- Application Numbers: 14 182666 NNY 15 OZ
15 155052 NNY 15 RH
- Applicant: Marquette Urban Townhomes Inc.
- Property Address: 12, 14, 16, 18 Marquette Avenue & 7 Carhartt Street
- Municipality: Toronto

The Ministry has reviewed the applications. In accordance with the requirements under the Ministry's *Public Transportation and Highway Improvement Act* we provide the following comments:

This land is within the Ministry of Transportation's permit control area and future development of these lands will require Ministry review and approval. The owner / applicant will require an MTO Building & Land Use Permit for any development, entrance, change of entrance use, building or structure within 45 metres of the provincial highway property line or within 395 metres of the centre point of an intersection or interchange with a provincial highway. In addition, construction on these lands must not commence prior to the issuance of the necessary MTO permits.

Any proposed structures (above or below ground) or amenities which are essential to the viability of the site (e.g. utilities, frontage roads, fire routes, parking, stormwater management ponds) must be set back a minimum of 14 metres from the highway property line.

MTO Sign permits are required for any signs which are visible from Highway 401 and within 400 metres of the highway property line. This requirement includes alterations or location changes of existing signage. For more information on MTO sign permits including submission requirements and application forms, please refer the applicant to the following link:

<http://www.mto.gov.on.ca/english/engineering/management/corridor/signs.shtml>

An MTO encroachment permit is required for any proposed works within an MTO Right of Way, including survey work and any preliminary investigative engineering work (e.g. boreholes, coring). For further information on encroachment permits, please refer to the following link:

<http://www.mto.gov.on.ca/english/engineering/management/corridor/encroach.shtml>

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

Thank you

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

Corridor Management Section | Central Region | Ontario Ministry of Transportation

7th Floor, Building D | 1201 Wilson Avenue | Downsview, Ontario | M3M 1J8

Tel: 416-235-5382 | Fax: 416-235-4267 | Email: Hugh.Fraser2@ontario.ca