

2966 Bayview Avenue and 400 Hillcrest Avenue - Zoning Amendment – Further Supplementary Report

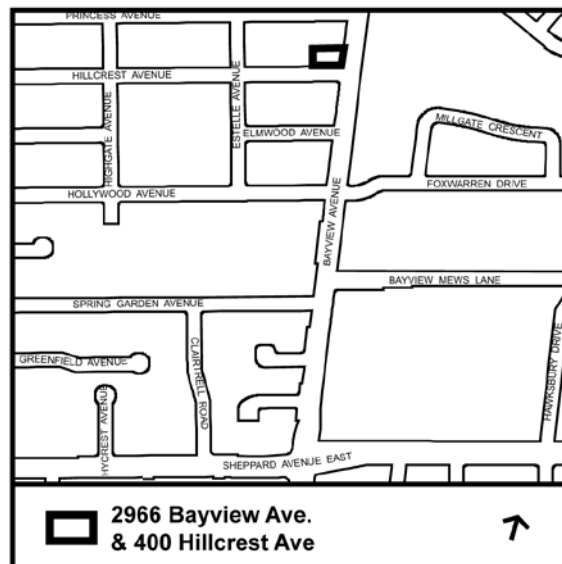
Date:	July 5, 2016
To:	City Council
From:	Chief Planner and Executive Director, City Planning
Wards:	Ward 23 – Willowdale
Reference Number:	P:\2016\Cluster B\PLN\City Council\CC16086

SUMMARY

At its June 14, 2016 meeting, North York Community Council had before it a Final Report and Supplementary Report from the Director of Community Planning, North York District, Planning recommending approval of applications to amend the former City of North York Zoning By-law No. 7625 and the City of Toronto Zoning By-law No. 569-2013 to permit five (5) townhouse units fronting on Bayview Avenue and one (1) detached dwelling fronting on Hillcrest Avenue at the property known as 2966 Bayview Avenue & 400 Hillcrest Avenue.

This supplementary report responds to direction from North York Community Council on June 14, 2016 (Item NY 15.39), requesting that: Planning Staff bring forward the approved site plan drawings list and the Notice of Approval Conditions for City Council's consideration at the July 12, 2016 meeting.

This report provides City Council with the additional requested information as it relates to site plan matters.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council authorize the Chief Planner or her designate to issue the Notice of Approval Conditions substantially in accordance with the Draft Notice of Approval Conditions included in Attachment 1 of this report.
2. City Council authorize the Chief Planner or her designate to give final approval to the Site Plan Control application when the conditions to be satisfied prior to site plan approval have been fulfilled as set out in Attachment 1 of this report.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Applications for a Zoning By-law Amendment and Site Plan Control were received and deemed complete as of April 13, 2015. Staff prepared a Preliminary Report to the June 16, 2015 meeting of North York Community Council. The preliminary report is available at:

<http://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-80604.pdf>

A Final Report and Supplementary Report with changes to the Draft Zoning By-law were prepared for the June 14, 2016 meeting of North York Community Council. The report was considered by Community Council and was sent to City Council requesting that City Planning Staff bring forward the approved site plan drawings list and the Notice of Approval Conditions for City Council's consideration at the July 12, 2016 meeting.

The decision of North York Community Council can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.NY15.39>

COMMENTS

The Final Report dated May 27, 2016 from the Director, Community Planning recommended that prior to introducing the necessary Bills to City Council for enactment, the applicant be required to revise the site plan to provide one visitor parking space, as per the requirements of Transportation Services. This recommendation was not adopted by North York Community Council on June 14, 2016.

In addition, City Planning recommended that prior to introducing the necessary Bills to City Council for enactment, the applicant be required to obtain Notice of Approval Conditions under Section 41(16) of the Planning Act, to the satisfaction of the Director of Community Planning, North York District. Further to this, North York Community Council requested that City Planning Staff bring forward the approved site plan drawings list and the Notice of Approval Conditions for City Council's consideration at the July 12, 2016 meeting.

A number of issues were raised in the May 27, 2016 staff report relating to the Site Plan Control application (15 139702 NNY 23 SA) submitted with this rezoning application. The following issues were noted in the report:

- Site plan will need to be revised to show a 6 metre corner rounding at the northwest corner of Hillcrest Avenue and Bayview Avenue;
- A 2.1 metre sidewalk is required along Hillcrest Avenue;
- Site plan and grading plan must be revised to be consistent with one another;
- Revised site plan will need to illustrate the location of waste storage;
- An irrigation system plan must be provided;
- Revisions are required to the stormwater management plan, and;
- Revisions are required to illustrate one visitor parking space.

Following the June 14, 2016 meeting of North York Community Council, the applicant submitted revised plans intended to address the above-noted concerns. The revised site plan illustrates the 6 metre corner rounding and the 2.1 metre sidewalk. As noted previously, the requirement for a visitor parking space was not adopted by North York Community Council.

With respect to the other outstanding issues, staff is of the opinion that these matters can be addressed by including conditions within the Notice of Approval Conditions requiring revisions to address the outstanding issues. This ensures that these issues must be resolved prior to the issuance of final site plan approval.

The applicant has been in discussions with City Staff and is working towards resolving the outstanding issues as noted in the May 27, 2016 staff report. The revised plans, site plan drawing table, and Notice of Approval Conditions are included in Attachment 1 to this report.

CONTACT

Jason Brander, Planner
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SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Draft Notice of Approval Conditions

Attachment 1: Draft Notice of Approval Conditions

The City Planning Division North York District has completed the review of your proposal for five (5) townhouse units fronting on Bayview Avenue and one (1) detached dwelling fronting on Hillcrest Avenue as outlined in the following plans and drawings. All plans stamped received on July 5, 2016 - City of Toronto Planning North York Civic Centre.

Plan Number	Plan Title	Author / Date
A1.0	Survey	CS & P Architects, issue date May 16, 2016 (rev. 3)
A1.1	Site Plan	CS & P Architects, issue date June 30, 2016 (rev. 5)
A2.1	Basement Plan Townhouse	CS & P Architects, issue date July 5, 2016 (rev. 4)
A2.2	Ground Floor Plan Townhouse	CS & P Architects, issue date July 5, 2016 (rev. 4)
A2.3	Second Floor Plan Townhouse	CS & P Architects, issue date July 5, 2016 (rev. 4)
A2.4	Third Floor Plan Townhouse	CS & P Architects, issue date July 5, 2016 (rev. 4)
A2.5	Roof Plan Townhouse	CS & P Architects, issue date May 16, 2016 (rev. 3)
A2.6	Basement and Ground Floor Plans Single House	CS & P Architects, issue date May 16, 2016 (rev. 3)
A2.7	Second Floor and Roof Plans Single House	CS & P Architects, issue date May 16, 2016 (rev. 3)
A3.1	East and West Elevations Townhouse	CS & P Architects, issue date May 16, 2016 (rev. 3)
A3.2	South and North Elevations Townhouse	CS & P Architects, issue date May 16, 2016 (rev. 3)
A3.4	Elevations Single House	CS & P Architects, issue date May 16, 2016 (rev. 3)
L1	Landscape Plan	JSW+ Associates, issue date June 30, 2016 (rev. 5)
L2	Landscape Plan - Details	JSW+ Associates, issue date June 30, 2016 (rev. 5)
S1	Servicing Plan	JSW+ Associates, issue date May 20, 2016 (rev. 3)
G1	Grading Plan	JSW+ Associates, issue date May 20, 2016 (rev. 3)
CM-1	Construction Management and Sedimentation Control Plan	JSW+ Associates, issue date May 13, 2016 (rev. 3)
GN-1	Sections and Notes	JSW+ Associates, issue date May 20, 2016 (rev. 3)

The issuance of the City's Notice of Approval Conditions letter does not constitute site plan approval. The Chief Planner's designate, the Director of Community Planning will be in a position to issue approval of the plans and drawings listed herein and to satisfy applicable law requirements of Section 41(16) of the *Planning Act* and Section 114 of the *City of Toronto Act*, once the owner has satisfied all of the pre-approval conditions set out herein.

It is the owner's responsibility to work with the respective City divisions to satisfy the pre-approval conditions set out below. Please note that if the pre-approval conditions are not fulfilled within two (2) years of the date of this notice, then this notice is no longer valid and a new submission is required unless a written request for time extension is received and granted by the Chief Planner or her designate.

A. DRAFT PRE-APPROVAL CONDITIONS

LEGAL SERVICES – Stephanie Morrow, Supervisor of Law Clerks, (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 as appropriate, by the City at the Owner's expense.

CITY PLANNING (including Urban Design, Transportation Planning, Heritage Preservation Services) – Jason Brander, Planner (416) 395-7124

2. Submit a landscaping cost estimate for the proposed landscaping shown on L1 and L2 as referenced in the approved plans to the satisfaction of the Director of Community Planning, North York District.
3. Prior to final Site Plan approval, submit a financial guarantee in the form of an irrevocable Letter of Credit or certified cheque for 75% of the approved landscaping cost estimate.

ENGINEERING AND CONSTRUCTION SERVICES – Eddy Bologna, Project Manager, (416) 395-6233

4. The Owner acknowledges and agrees to address all remaining requirements and changes related to drawings, reports and any other supportive documentation as set out in the memo from Development Engineering dated June 30, 2016, attached as Appendix A to this Notice of Approval Conditions, to the satisfaction of the Executive Director of Engineering and Construction Services, prior to the sign off on the final drawings and execution of Site Plan Agreement.
5. Widening of Highways that abut on the Land:

- a. Prepare all documents and convey to the City, at nominal cost, 6.0 metre radius corner rounding at the corner of Hillcrest Avenue/Bayview Avenue 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 and Construction Services and the City Solicitor;
 - b. Submit a draft Reference Plan of Survey to the Executive Director of Engineering and 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).
6. 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 provide access to and from the land and provide financial security in the amount of \$13,800.00. Submit an engineering and inspection fee in the amount of \$779.70 and insurance as required.
7. Facilities for the Landscaping of the Lands or the Protection of Adjoining Lands:
- a. The owner acknowledges and affirms that the concrete unit pavers shown in the landscaping plan, which are installed in the boulevard along Hillcrest Ave are the owner's responsibility to maintain in a state of good and proper repair, and at the owner's sole expense.
8. Groundwater:
- a. Provide underground mechanical drawings for all building structures showing no private water drainage system. Ensure all drawing(s) are signed and stamped by a Professional Engineer licensed to work in Ontario.

- b. Submit two letters in attention to General Manager, Toronto Water, confirming there will be no long term discharge of groundwater to City's sewage works. Please see wordings below.

These letters should be to the attention of General Manager, Toronto Water, City of Toronto, care of Manager, Environmental Monitoring & Protection, 30 Dee Avenue, Toronto, M9N 1S9:

- i. A signed and stamped letter from a professional engineer (Structural), licenced to practice in Ontario and qualified in the subject matter, confirming to the City that all buildings on the subject lands (2966 Bayview Ave.) can be constructed completely water-tight below grade in a manner that will resist hydrostatic pressure without any necessity for foundation drains (weeping tiles, sub-floor drains), groundwater collections systems (groundwater collection sump(s), pump(s), etc.) or any other type of permanent drainage system or any direct or indirect connection to the City's sewage works.
- ii. A signed letter from the property owner or a representative of the property owner who has authority to bind the property owner confirming and undertaking to the City that the property owner will construct and maintain all buildings on the subject lands (2966 Bayview Ave.) in a manner which shall be completely water-tight below grade and resistant to hydrostatic pressure without any necessity for foundation drains (weeping tiles, sub-floor drains), groundwater collections systems (groundwater collection sump(s), pump(s), etc.) or any other type of permanent drainage system or any direct or indirect connection to the City's sewage works.

9. Other Conditions:

- a. The Owner must enter into an Encroachment Agreement for the proposed and existing retaining wall within the Bayview Ave. public right-of-way.

PARKS, FORESTRY & RECREATION (Urban Forestry) - Bruce Gordon, Planner
- Urban Forestry, (416) 395-6686:

10. Prior to the removal of removal of six (6) City trees, inventoried as Tree's 3, 4, 6, 7, 8 and 11 in the Arborist Report, located within the City's road allowance, submit a complete "Application to Remove a Healthy City-Owned Tree" together with the applicable application fee in the amount of in the amount of \$1,883.94 (\$313.99 per tree) in the form of a certified cheque payable to the Treasurer, City of Toronto. This must be submitted to the attention of Tara Bobie, Acting Supervisor of Urban Forestry, Tree Protection & Plan Review.

See following link:

http://www1.toronto.ca/City%20Of%20Toronto/Parks%20Forestry%20&%20Recreation/03Trees%20and%20Ravines/Files/pdf/A/Application_to_Injure_or_Destroy_Trees.pdf

11. Prior to the removal of six (6) City trees, inventoried as Tree's 3, 4, 6, 7, 8 and 11 in the Arborist Report, submit a complete "Agreement for Contractors to Perform Arboricultural Services on City-owned Street Trees" together with a payment in the amount of \$31,060.44 for the Amenity Value for the trees in the form of a certified cheque payable to the Treasurer, City of Toronto. This must be submitted to the attention of Tara Bobie, Acting Supervisor of Urban Forestry, Tree Protection & Plan Review.

See following links for the permit application and the Agreement for Contractors:

http://www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf

Once the application is received Urban Forestry will consult with the Ward Councillor prior to granting permission to remove the trees identified.

12. Prior to the issuance of a Landscape Permit (by Transportation Services, Right of Way Management), Urban Forestry requires the submission of a Tree Planting Deposit in the amount of \$1,166.00 (at \$583) per tree to ensure the planting of two (2) new City trees. The Tree Planting Deposit must be submitted to the attention of Tara Bobie, Acting Supervisor of Urban Forestry, Tree Protection & Plan Review.
13. The development proposes the removal of three (3) privately-owned trees, inventoried as Trees 5, 9 and 10 on the Arborist Report, having diameters of 30 cm or greater, situated on the subject property. Submit a complete "Application to Injure or Destroy Trees on Private Property" and an application fee in the amount of \$941.97 (\$313.99 per tree) in the form of a certified cheque payable to the Treasurer, City of Toronto. This must be submitted to the attention of Tara Bobie, Acting Supervisor of Urban Forestry, Tree Protection & Plan Review.

<http://www.toronto.ca/trees/pdfs/PrivateTreeBy-lawInfoSheetandPermitApplication.pdf>

14. The development proposes the removal of three (3) privately-owned trees protected under the provisions of the Private Tree By-law, which would require the planting of nine (9) replacement trees. Where tree planting to replace trees to be removed is not physically possible on site at a replacement ratio of 3:1, the General Manager of Parks, Forestry & Recreation will accept a cash in lieu payment in an amount equal to 120 percent of the cost of replanting and maintaining the trees for a period of two years. The Landscape Plan shows that the development proposes the planting of one (1) new large growing tree on private property. A payment of \$4,644.00 (at \$583.00 per tree) in lieu of planting the required eight (8) replacement trees on private

property is required. This must be submitted to the attention of Tara Bobie, Acting Supervisor of Urban Forestry, Tree Protection & Plan Review.

B. DRAFT POST-APPROVAL CONDITIONS

In addition to the above draft pre-approval conditions, the following draft post-approval conditions are to be fulfilled by the Owner following site plan approval and will be incorporated into a site plan agreement:

CITY PLANNING

1. The owner shall provide and maintain the landscaping for the lands in accordance with the approved landscape plan to the satisfaction of the Director of Community Planning, North York District.

ENGINEERING AND CONSTRUCTION SERVICES

2. Facilities to Provide Access to and from the Land:
 - a. Remove all existing accesses, curb cuts, traffic control sign, etc. along the development site frontage that are no longer required and reinstate the boulevard within the right-of-way, in accordance with City standards and to the satisfaction of the Executive Director of Engineering and Construction Services.
 - b. Any encroachments within Municipal Road Allowances will not be permitted unless they are explicitly approved by the Right-of-Way Management section of Transportation Services Division. The applicant is required to contact the section through the permit approval process to obtain the exact particulars of these requirements. For further information, please contact the Right-of-Way Management Section, North York District at (416) 395-7112.
3. Off-Street Vehicular Loading and Parking Facilities and Access/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 and Construction Services; and
 - 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 and Construction Services.

4. Walkway and Walkway Ramps:
 - a. Driveway curbs must be flush on either side of the sidewalk for a minimum of 0.45 metres.
5. Facilities for the Landscaping of the Lands or the Protection of Adjoining Lands:
 - a. Construct and maintain the retaining walls as specified in the accepted engineering design and drawings.
 - b. Provide certification to the Executive Director, Engineering and Construction Services by the Professional Engineer who designed the retaining walls that the walls were constructed in accordance to the accepted drawings.
6. Facilities for the Storage of Garbage and Other Waste Material:
 - a. Construct and maintain all facilities necessary to permit the City to collect solid waste and recyclable materials in accordance with Chapter 841, Solid Waste of the City of Toronto Municipal Code, Waste Collection for Residential Properties.
7. Other Conditions:
 - a. The owner is required to certify that the unit owners and their successors in title will be responsible for the provision, construction, maintenance and repair of the common elements. For greater clarity, the City will not be responsible for the maintenance and repair of any components of the common elements.
8. Conditions related to Basement Flooding:
 - a. The development is located within the City of Toronto Basement Flooding Area No. 27. The owner acknowledges and agrees that proper safe mitigation systems, if required by a Professional Engineer qualified in municipal engineering, are in place to protect the site against any surcharge situation in the sanitary system under the extreme wet weather scenario.
 - b. The development is located within the City of Toronto Basement Flooding Area No. 27. The developer acknowledges and agrees that all Agreements of Purchase and Sale and any condominium Declarations will include warning clause(s) to purchasers regarding measures against basement flooding, maintenance, contingency and monitoring plan:

The Owner shall construct and maintain the mitigations measures, if required by a Professional Engineer qualified in municipal engineering, in a state of

good repair at all times and accordance with Ministry of Environment and Climate Change approval and City Building.

- c. The owner (including all future owners) acknowledges and agrees that no modifications are permitted that may alter the intent and/or function of the above noted mitigation system unless approval has been obtained from the General Manager of Toronto Water.
- d. The owner (including all future owners) shall ensure that a Professional Engineer will be engaged to inspect the facilities, if required by a Professional Engineer qualified in municipal engineering, on a regular basis to certify that the facilities function as intended.
- e. The owner (including all future owners) shall indemnify the City against any liability issue due to the failure of the mitigation measures, if required by a Professional Engineer qualified in municipal engineering, for any and all damages to the land, residences and the adjacent properties from flooding as a result of non-functioning system and mitigation measures as intended.
- f. Prior to occupancy of the buildings, the owner shall provide certification to the Executive Director of Engineering and Construction Services by the Professional Engineer who designed and supervised the construction of the mitigation measures to confirm that facilities, if required by a Professional Engineer qualified in municipal engineering, have been constructed. If the above noted mitigation measures are not required as per coordination with a Professional Engineer, qualified in municipal engineering, a written confirmation prepared a Professional Engineer qualified in municipal engineering, must be submitted to the City.
- g. Prior to occupancy of the buildings, provide certification to the Executive Director of Engineering and Construction Services by the Professional Engineer who designed and supervised the construction of the mitigation measures to confirm that facilities, if required by a Professional Engineer qualified in municipal engineering, have been constructed. If the above noted mitigation measures are not required as per coordination with a Professional Engineer, qualified in municipal engineering, a written confirmation prepared a Professional Engineer qualified in municipal engineering, must be submitted to the City.
- h. Coordination with City Building regarding any external agencies for the above holding facilities, if required by a Professional Engineer qualified in municipal engineering, is the sole responsibility of the owner.

PARKS, FORESTRY & RECREATION (Urban Forestry):

9. The site shall be developed and maintained in accordance with the approved plans and conditions of approval as well as 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.
10. 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.
11. 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.
12. 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.
13. 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 for new trees that are in poor condition that require replacing.

BELL CANADA – Meaghan Palynchuk (905) 540-7254

14. The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.
15. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunications facilities are located to the street line.

APPENDIX A



Memorandum

Alick Wong, P. Eng.
Acting Manager, Development Engineering
North York District

Engineering & Construction Services
North York Civic Centre
5100 Yonge Street, 4th Floor
Toronto, Ontario
M2N 5V7

Eddy Bologna, C.E.T., PMP
Project Manager
Tel: 416-395-6233
Fax: 416-395-6328
ebologna@toronto.ca

TO: Director, Community Planning, North York District
Attention: Jason Brander

FROM: Alick Wong, P. Eng.
Acting Manager, Development Engineering - North York
Attention: Eddy Bologna

DATE: June 30, 2016

SUBJECT: Zoning Bylaw Amendment Application No: 15 139695 NNY 23 OZ
Site Plan Application No: 15 139702 NNY 23 SA
Your Memorandum Dated: May 27, 2016
Applicant: R. E. Millward & Associates Ltd.
Location: 2966 Bayview Ave Ward: 23
Existing Equivalent Population: 7 persons
Proposed Equivalent Population: 17 persons
Increase in Equivalent Population: 10 persons

APPLICATION DESCRIPTION

This is in reference to the Zoning By-law Amendment and Site Plan Control application to permit the construction of 5 townhouse dwelling units fronting onto Bayview Avenue and 1 single detached transition unit fronting Hillcrest Avenue. The townhouses will have a shared rear yard driveway accessed off of Hillcrest Avenue. A total of 10 parking spaces are proposed.

The following drawings were submitted in support of the subject application:

- Drawing A1.0, Survey, dated May 16, 2016 by CS&P Architects Inc., stamped as received by Planning on May 26, 2016;
- Drawing A1.1, Site Plan, dated May 16, 2016 by CS&P Architects Inc.,
- Drawing A2.1, Basement Plan Townhouse, May 16, 2016 by CS&P Architects Inc.,
- Drawing A2.2, Ground Floor Plan Townhouse, May 16, 2016 by CS&P Architects Inc.,
- Drawing A2.6, Basement and Ground Floor Plans Single House, May 16, 2016 by CS&P Architects Inc.,
- Drawing G-1, Grading Plans, date May 20, 2016 by JSW + Associates,
- Drawing L1, Landscape Plan, date May 20, 2016 by JSW + Associates,

- Drawing L2, Landscape Plan Details, date May 20, 2016 by JSW + Associates,
- Other associated drawings.

A. REVISIONS AND ADDITIONAL INFORMATION REQUIRED FOR SITE PLAN, STUDIES AND DRAWINGS

The owner is required to amend and/or provide reports and/or Studies and/or Drawings to address the following comments and resubmit for the review and acceptance by the Executive Director of Engineering and Construction Services prior to the enactment of Zoning By-law Amendment.

Site Plan, A1.1, prepared by CS&P Architects Inc., dated May 16, 2016;
Landscape Plan, L-1, prepared by JSW & Associates, dated May 20, 2016;
Basement Plan Townhouse, A2.1, prepared CS&P Architects Inc., dated May 16, 2016

Transportation Services

- The tactile walking surface indicator at the northwest corner of Bayview Avenue and Hillcrest Avenue is shown incorrectly in the plans and the concrete pad and sod must be extended to the edge of the tactile walking surface indicator. Continuous dropped curb must be located within the tactile walking surface indicator area and must not be extended to the sod and concrete pad area. The drawings must be revised to reflect above changes as per the appropriate City of Toronto specification; and
- Please show the transition between proposed and existing sidewalks on Bayview Avenue; and
- Revise the site plan so that it is consistent with the Grading Plan.

Solid Waste Services

- As per previous comments, the owner shall be required to meet the guidelines of the "City of Toronto Requirements for Garbage, Recycling and Organics Collection Services for New Developments and Redevelopments". The revised requirements can be found at www.toronto.ca/garbage/.
- Be advised that the townhouse units will receive curbside door-to-door collection fronting each unit along Bayview Ave. Each home will have (3) three bins, i.e., for the collection of organics, garbage & recyclables. Bins must be stored on private property on non-collection days. Revised drawings must show where the bins will be stored. Note that if the bins will be stored outside, such as in the front of each home, covered enclosures that are 1 metre by 3 metres and 1.5 metres in height would be required. Show the enclosures/bin storage areas for each unit.

Engineering and Construction Services

- a) Revise the landscape and architectural plans to reflect the information shown on the engineering drawings.
- b) Be advised that the proposed abrupt transition/jog between the new sidewalk and existing sidewalk along Bayview Ave is not acceptable. Revise the drawing to show the new 2.1 metre wide sidewalks tapered to the existing sidewalk widths to facilitate pedestrian safety and comfort.
- c) Revise the configuration of the sidewalk at the intersection of Hillcrest and Bayview to reflect City Standard T-310.030-8 (and indicate accordingly).
- d) Be advised that there is inconsistency with the Grading Plan, by JSW & Associates, dated May 20, 2016, regarding the "retaining walls," which are labelled differently as "toe walls" on said Grading Plan. Furthermore, there must be consistency between the drawings, regarding heights of the walls. Show the heights of the proposed toe walls, and distance from the new sidewalk to the toe wall within the municipal right-of-way so we can determine if an encroachment agreement will be required. There must be consistency with the engineering drawing.

Functional Servicing and Stormwater Management Report, prepared by JSW & Associates, dated May 2016

- a) In previous comments, we requested confirmation on if sump pumps are required for discharging groundwater to the sodded areas fronting each home. As a response, it was indicated in the cover letter from the consultant engineer, dated May 18th, that sump pumps are not required for the townhouse units. However, it is noted in the Geotechnical Investigation Report" in Appendix 'C', that, "Water will tend to collect around and under the basement which, therefore, should be designed to resist hydrostatic pressures unless a perimeter drainage system is installed."

Since it is still unclear how groundwater will be handled, given that the consultant engineer has advised that sump pumps are not required, it must be detailed in the revised report how the site will comply with Municipal Code Chapter 681 – Sewer for discharging groundwater.

Be advised that if the basement will be designed to resist hydrostatic pressure, it should be clearly noted in the revised report under a separate section. Furthermore, be advised that specific requirements will provided as pre-approval site plan conditions with respect to the site not discharging groundwater to the municipal sewers. See the "(Preliminary) Notice of Approval Conditions" below for said pre-approval conditions.

- b) As per previous comments, provide supporting calculations in the revised report to verify that the catchbasin grates and leads can capture and deliver 100-year post development flows from the driveway/catchment areas to the box culvert, before overflowing to the right-of-way. Accordingly, post-development 100-year flows from the catchment areas must be provided along with calculations to verify that the flows can go through the proposed grate(s) and leads. Also apply the obstruction factor. Be advised that the current report includes only a "Catchbasin Inlet Capacity" graph. Furthermore, be advised that all necessary supporting calculations and information should be included in the report and/or drawing as required, and not in the cover letter from the consultant engineer.
- c) As per previous comments, update the information on page 7, regarding existing watermains, as current City records show that the watermain on Hillcrest Ave. has been replaced.
- d) The report is not sealed by a professional engineer.
- e) The report must be revised in accordance with changes to the Servicing and Grading Plans.

**Servicing Plan S-1, prepared by JSW & Associates, dated May 20, 2016;
Grading Plan G-1, prepared by JSW & Associates, dated May 20, 2016;
Sections and Notes GN-1, prepared by JSW & Associates, dated May 20, 2016;
Construction Management and Sedimentation Control Plan, prepared by JSW & Associates, dated May 13, 2016;**

- a) Be advised that the proposed abrupt transition/jog between the new sidewalk and existing sidewalk along Bayview Ave is not acceptable. Revise the drawing to show the new 2.1 metre wide sidewalks tapered to the existing sidewalk widths to facilitate pedestrian safety and comfort.
- b) Also be advised that there appears to be a typo error on the drawings, as it is incorrectly indicated that work within the public road allowance shall be carried out at the City's expense. Revise to correctly indicate that it will be at the owner's expense.
- c) As per previous comments, be advised that sidewalks must have a 2% cross fall for accessibility issues (and not to 2-4% as incorrectly indicated in the cover letter from the consultant engineer, dated May 18th). Note that 2-4% slope is permitted within the boulevard where there is no sidewalk.
- d) As per previous comments, be advised that a concrete pad for garbage bin placement in front of townhouse unit 2 is not permitted, therefore, any reference to it should be removed and the concrete pad for garbage bins should not be shown.

- e) Be advised that the drawing still shows a "retaining wall" on private property. Revised drawings must clearly indicate if said retaining wall is existing or proposed. Be again advised that "retaining walls" must be constructed entirely on the upper property so that tie backs, if required, do not encroach onto adjacent properties. Revise accordingly to confirm.
- f) The aforementioned cover letter from the consultant engineer indicates that the toe wall is proposed with a joint at the streetline, but it appears that the joint is not shown on the drawings. The joint must be shown. Be again advised that proposed toe wall within the road allowance must be constructed in a way such that its future removal will not affect the adjacent portion of retaining wall within private property.
- g) Show the height of the proposed toe wall within the municipal right-of-way and distance from the new sidewalk to the toe wall so we can determine if an encroachment agreement will be required. Also note that it is labelled as a "retaining wall" (and not toe wall) and that the height is shown as 1.2 metres on the site plan. The consultant engineer is to ensure consistency with the site plan.
- h) As per previous comments, revise Section A-A on Dwg. No. GN-1 to and clarify that the "Ex. 150mm watermain" is abandoned for consistency with Dwg. No. S-1; (and with the note in Section A-A, pointing to it that indicates, "Cut abandoned watermain and plug at both ends."
- i) As per previous comments, be advised that the private driveway, retaining/toe walls, proposed internal storm sewer system (including roof leaders and gray water line) and permeable pavers must be located entirely within the common element portions of the condominium. Revised drawings must clearly show the limits of the common element portions.
- j) As per previous comments, show the 100-yr HWL in the townhouse driveway, so that we can verify consistency with the revised report, i.e., 70mm of ponding according to information provided in the cover letter from the consultant engineer; and that all flows up to and including the 100-yr event will be captured by the proposed catchbasins before discharging to the right-of-way.
- k) Be advised that a revised cross sectional detail of the maintenance hole with vortex valve inside is required, including the 100 yr HWL, to support the selected vortex valve design flow. Note that vortex valve design information was not included in the current SWM report, and that the design head required for the allowable release of 3.09 L/s must be clearly shown on the cross sectional detail and consistent with the design information/stage-discharge curve information for the selected model, which must be included in the revised report.
- l) As per previous comments, be advised that the minimum municipal service connection diameter is 150mm. Revise the servicing plan and any sanitary service connection sectional drawing accordingly for the townhouses. Also be

advised that a 2% slope is required, which could be achieved by lowering the invert at the building. Note that this would also better ensure the required vertical clearance with an existing utility which has not yet been staked out. The response provided in the cover letter from the consultant engineer, dated May 18th, makes reference to minimum requirements of 125mm diameter service connections, but these are permitted only in special circumstances where the mains are smaller than 250mm in diameter. Be advised that this was again confirmed by Toronto Water staff on June 16th.

- m) Further to the above, there appears to be a conflict between the sanitary service connection for TH2 and "HW." The consultant engineer should confirm the location of all above and below ground utilities and ensure that the location of proposed service connections do not conflict with utilities, as per required clearances provided in the City's Design Criteria for Sewers and Manual.
- n) Replace Craig Kelly, P.Eng., with Alick Wong, P.Eng., in the signature block, as Craig Kelly no longer works with the City of Toronto.
- o) As per previous comments, this site is located in a basement flooding area and revised drawings must show back flow prevention devices on the sanitary service lines and sanitary holding tanks for each home if required.
- p) The drawings must be revised in accordance with changes to the report.

B. REVISIONS AND ADDITIONAL INFORMATION REQUIRED FOR ZONING BY-LAW AMENDMENT

None.

C. PRELIMINARY ZONING BY-LAW AMENDMENT CONDITIONS

The owner is required, as conditions of approval of the Rezoning Application, to:

1. Provide parking in accordance with the following minimum requirements:
 - Multiple Attached Dwelling 1.0 space per unit
 - Visitor Parking 0 spaces per unit

D. PRELIMINARY NOTICE OF APPROVAL CONDITIONS

The following preliminary notice of approval conditions are provided for the owner's information only and are subject to change. Providing the following preliminary conditions does not constitute permission to grant any building permit(s).

1. Widening of Highways that abut on the Land
 - 1.1 Prepare all documents and convey to the City, at nominal cost, 6.0 metre radius corner rounding at the corner of Hillcrest Avenue/Bayview Avenue 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 and Construction Services and the City Solicitor;

- 1.2 Submit a draft Reference Plan of Survey to the Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office. The plan should:
 - a) be in metric units and integrated with the Ontario Co-ordinate System (3° MTM, Zone 10, NAD 27, 1974 Adjustment);
 - b) 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
 - c) show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan;
- 1.3 Pay all costs for registration and preparation of reference plan(s).
2. Facilities to Provide Access to and from the Land
 - 2.1 Make satisfactory arrangements with Engineering and Construction Services for Work on the City's Right of Way to provide access to and from the land and provide financial security in the amount of \$13,800.00. Submit engineering and inspection fee in the amount of \$ 779.70 and insurance as required.
3. Facilities for the Landscaping of the Lands or the Protection of Adjoining Lands
 - 3.1 The owner acknowledges and affirms that the concrete unit pavers shown in the landscaping plan, which are installed in the boulevard along Hillcrest Ave are the owner's responsibility to maintain in a state of good and proper repair, and at the owner's sole expense; and
4. Other Conditions
 - 4.1 The Owner must enter into an Encroachment Agreement for the proposed and existing retaining wall within the Bayview Ave. public right-of-way.
5. Groundwater *(See below specific requirements if the basement will be designed to resist hydrostatic pressure and the site will not discharge groundwater to the municipal sewers)*
 - 5.1 Provide underground mechanical drawings for all building structures showing no private water drainage system. Ensure all drawing(s) are signed and stamped by a Professional Engineer licensed to work in Ontario.
 - 5.2 Submit two letters in attention to General Manager, Toronto Water, confirming there will be no long term discharge of groundwater to City's sewage works. Please see wordings below:

The above noted letters should be to the attention of General Manager, Toronto Water, City of Toronto, care of Manager, Environmental Monitoring & Protection, 30 Dee Avenue, Toronto, M9N 1S9.

- A signed and stamped letter from a professional engineer (Structural), licenced to practice in Ontario and qualified in the subject matter, confirming to the City that all buildings on the subject lands (2966 Bayview Ave.) can be constructed completely water-tight below grade in a manner that will resist hydrostatic pressure without any necessity for foundation drains (weeping tiles, sub-floor drains), groundwater collections systems (groundwater collection sump(s), pump(s), etc.) or any other type of permanent drainage system or any direct or indirect connection to the City's sewage works.
- A signed letter from the property owner or a representative of the property owner who has authority to bind the property owner confirming and undertaking to the City that the property owner will construct and maintain all buildings on the subject lands (2966 Bayview Ave.) in a manner which shall be completely water-tight below grade and resistant to hydrostatic pressure without any necessity for foundation drains (weeping tiles, sub-floor drains), groundwater collections systems (groundwater collection sump(s), pump(s), etc.) or any other type of permanent drainage system or any direct or indirect connection to the City's sewage works.

E. PRELIMINARY SITE PLAN AGREEMENT CONDITIONS

The following preliminary conditions for the site plan agreement are provided for the owner's information only and are subject to change. Providing the following preliminary items does not constitute approval of the site plan.

1. **Facilities to Provide Access to and from the Land**
 - 1.1 Remove all existing accesses, curb cuts, traffic control sign, etc. along the development site frontage that are no longer required and reinstate the boulevard within the right-of-way, in accordance with City standards and to the satisfaction of the Executive Director of Engineering and Construction Services.
 - 1.2 Any encroachments within Municipal Road Allowances will not be permitted unless they are explicitly approved by the Right-of-Way Management section of Transportation Services Division. The applicant is required to contact the section through the permit approval process to obtain the exact particulars of these requirements. For further information, please contact the Right-of-Way Management Section, North York District at (416) 395-7112.
2. **Off-Street Vehicular Loading and Parking Facilities and Access/Driveways**
 - 2.1 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; and

2.2 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 and Construction Services.

3. Walkway and Walkway Ramps

3.1 Driveway curbs must be flush on either side of the sidewalk for a minimum of 0.45 metres.

4. Facilities for the Landscaping of the Lands or the Protection of Adjoining Lands

4.1 Construct and maintain the retaining walls as specified in the accepted engineering design and drawings.

4.2 Provide certification to the Executive Director, Engineering and Construction Services by the Professional Engineer who designed the retaining walls that the walls were constructed in accordance to the accepted drawings.

5. Facilities for the Storage of Garbage and Other Waste Material

5.1 Construct and maintain all facilities necessary to permit the City to collect solid waste and recyclable materials in accordance with Chapter 841, Solid Waste of the City of Toronto Municipal Code, Waste Collection for Residential Properties.

6. Other Conditions

6.1 The owner is required to certify that the unit owners and their successors in title will be responsible for the provision, construction, maintenance and repair of the common elements through the provisions of the Common Elements Condominium Act.

7. Conditions related to Basement Flooding

7.1 The development is located within the City of Toronto Basement Flooding Area No. 27. The owner acknowledges and agrees that proper safe mitigation systems, if required by a Professional Engineer qualified in municipal engineering, are in place to protect the site against any surcharge situation in the sanitary system under the extreme wet weather scenario.

7.2 The development is located within the City of Toronto Basement Flooding Area No. 27. The developer acknowledges and agrees that purchase of Agreement and Sales will include warning clause(s) to purchasers regarding measures against basement flooding, maintenance, contingency and monitoring plan.

The Owner shall construct and maintain the mitigations measures, if required by a Professional Engineer qualified in municipal engineering, in a state of good repair at all times and accordance with Ministry of Environmental approval and

City Building. Future owners acknowledge and agree that no modifications are permitted that may alter the intent and/or function of the above noted mitigation system unless approval has been obtained from the General Manager of Toronto Water.

- 7.3 The Owner acknowledges and agrees that future owners will be made aware of the maintenance, contingency and monitoring plan for the sanitary mitigations measures, if required by a Professional Engineer qualified in municipal engineering.
- 7.4 Future owners shall ensure that a Professional Engineer will be engaged to inspect the facilities, if required by a Professional Engineer qualified in municipal engineering, on a regular basis to certify that the facilities function as intended.
- 7.5 Future owners shall indemnify the City against any liability issue due to the failure of the mitigation measures, if required by a Professional Engineer qualified in municipal engineering, for any and all damages to the land, residences and the adjacent properties from flooding as a result of non-functioning system and mitigation measures as intended.
- 7.6 Prior to occupancy of the buildings, provide certification to the Executive Director of Engineering and Construction Services by the Professional Engineer who designed and supervised the construction of the mitigation measures to confirm that facilities, if required by a Professional Engineer qualified in municipal engineering, have been constructed. If the above noted mitigation measures are not required as per coordination with a Professional Engineer, qualified in municipal engineering, a written confirmation prepared a Professional Engineer qualified in municipal engineering, must be submitted to the City.
- 7.7 Coordination with City Building regarding any external agencies for the above holding facilities, if required by a Professional Engineer qualified in municipal engineering, is the sole responsibility of the owner.

F. ADVISORY OF OTHER CITY APPROVALS & REQUIREMENTS

The owner is advised that the following approvals and/or permits are required for this development:

- 1. Road Allowance Permits
 - 1.1 The applicant must obtain the necessary authorizations and permits from our Right-of-Way Management Section before excavating or encroaching into municipal road allowance. The applicant is advised to contact the Right-of-Way Management Section at (416) 395-7112 regarding site-specific permit and licensing requirements.
- 2. Site Servicing Connections
 - 2.1 The Owner will be required to make an application to Toronto Water Division for the installation of any proposed services within the City's right-of-way after acceptance of the stormwater management report and site servicing plan. For

further information, please contact District Operations, Toronto Water at 311 or 416-392-CITY (2489);

3. Construction Management Plan

3.1 The Owner will be required to provide the City with a Construction Management Plan outlining the following:

- a) Dust/mud control on and offsite;
- b) Location of truck loading points, trailer parking;
- c) Location of temporary material storage areas;
- d) Access/truck routing;
- e) Provision of hoarding, temporary fencing & covered walkways;
- f) Location and extent of aerial crane operations; and
- g) Parking for construction trades;

for any work within the public right-of-way. For further information, please contact the Right-of-Way Management Section, North York District, at 416-395-7112.

4. Public Realm

4.1 The owner is advised that approval for all work that will be carried out within the abutting public rights-of-way, which may include but not be limited to financial responsibility for removal or relocation of existing street furniture (transit shelters, benches, litter bins, bicycle locking rings, etc.). The owner must contact Street Furniture Management to co-ordinate the removal or relocation of Astral street furniture or bicycle locking rings. There are Third Party costs associated with the removal and relocation of Astral street furniture and costs to remove the City of Toronto bicycle locking ring(s). The City will not undertake any work associated with removing, reinstalling or relocating existing street furniture until it receives payment. If clarification is required on how the above standards will apply to this site, the applicant can contact the Street Furniture Management Unit at streetfurniture@toronto.ca.

5. Streetscaping

5.1 The owner's contractor will be required to make an application for a ROW permit from the Transportation Division for any work within the public-right-of-way. For further information please contact the Right-of-Way Management Section at 416-395-6221.

6. Municipal Address Numbering

6.1 The applicant is advised to contact Mr. John House, Property Records Supervisor, Survey and Utility Mapping Services, at 416-392-8338 to obtain or verify new municipal addresses prior to submitting a building permit application. It should be noted that all addressed parcels and structures must have the

correct municipal addresses posted. Please see <http://www.toronto.ca/mapping/numbers/index.htm> for details.

7 Toronto Hydro Approval

- 7.1 The applicant must obtain approval from Toronto Hydro Street Lighting Incorporated before removing and/or relocating any utility with attached municipal street lighting.

BACKGROUND

ROADWAYS

A 6.0m corner rounding has been shown at the northwest corner of Hillcrest Avenue/Bayview Avenue on the Site Plan.

BOULEVARDS / STREETSCAPING

The applicant must restore those sections of municipal boulevard where they propose to close existing driveway(s), replacing the access point(s) with appropriate landscaping and continuous poured raised concrete curb.

The applicant must ensure that any streetscape designs proposed within municipal right-of-way comply with the requirements of this Division. We emphasize that anything other than municipal sidewalks, street trees and sod are encroachments that the property owner must recognize in either a site plan or encroachment agreement that is registered on-title to the property. The property owner is responsible for designing, constructing and maintaining these encroachments including soft landscaping.

The height of proposed and existing retaining wall within the Bayview Avenue Right-of-way is 1.2m. Since the height of a retaining wall is more than 0.90m, an encroachment agreement is required. In order for the encroachment agreement to be staff delegated, the retaining wall must be located a minimum of 0.50m from the edge of sidewalk. The Site Plan shows 0.40m. As such, the encroachment agreement for the existing and proposed retaining wall must be approved by City Council.

DRIVEWAY ACCESS / SITE CIRCULATION

The five townhouse units are accessed via a shared 6.0 metre driveway located on the north side of Hillcrest Ave.

Access/egress to the proposed single detached transition dwelling is provided via Hillcrest Ave.

PARKING

Parking for the site is governed by two zoning by-laws, City of Toronto Zoning By-law 569-2013 and Former City of North York Zoning By-law 7625. A total of two parking spaces per dwelling has been proposed.

Zoning By-law 569-2013 was developed by City staff in order to update the parking requirements for developments. This By-law was recently adopted by City Council in April 2013. The parking provisions contained in this By-law have been accepted by staff on recent development projects, where appropriate, as the associated parking standards are based on more recent information when compared to the former City of North York general Zoning By-law. As a result, Transportation Services can support parking for this project be provided in accordance with Zoning By-law 569-2013.

This type of development is defined as a multiple dwelling unit building under Zoning By-law 569-2013. A "multiple dwelling unit building" means two or more residential buildings, other than an apartment building, on lands where the driveway access to the buildings or to a parking area, is a common element over a "Parcel of Tied Land."

North York Community Council amend Zoning By-law 7625 and Zoning By-law 569-2013 for the lands at 2966 Bayview Avenue and 400 Hillcrest Avenue dated June 14, 2016.

As per amended Zoning By-law 7625 and Zoning By-law 569-2013, visitor parking provision for the site is as follows:

- No visitor parking spaces will be required;

By-law 569-2013

Use	Scale	Minimum Parking Rate	Minimum No. of Spaces Required
Multiple dwelling unit building			
Residential	5 units	1.0 spaces per unit	5
Visitors	5 units	0 spaces per unit	0
Sub-Total Residents			5
Sub-Total Visitors			0
Grand Total			5

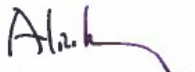
A total of 10 parking spaces are proposed for the development. Each unit consist of a private tandem garage with two parking spaces. The by-law does not permit tandem parking spaces for this use, as such only five spaces are proposed. The proposed site does not require visitor parking space as per amended Zoning by-law 569-2013.

Engineering and Construction Services Arrangements for Work within the City's Right of Way

- 1.1 The owner shall provide, prior to site plan approval, payment with Engineering and Construction Services for the following:
 - a) Relocation/Construction of 2.1 metre wide sidewalks across the entire Bayview Ave. & Hillcrest Ave. frontages of the site. The cost of this work is estimated to be \$13,800.00
 - b) The owner shall provide, prior to site plan approval, payment of \$779.70 with Engineering and Construction Services representing the 5% Engineering &

Inspection Review Fee of the sidewalk construction works.

- c) The above works shall be constructed by the owner any time after Site Plan approval, provided the owner contacts Engineering and Construction Services to confirm that:
 - i) An Engineering and Construction Services' representative has approved the proposed location of the above sidewalk.
 - ii) The owner has applied for and Transportation Services has issued the necessary Right-of-Way permit.


Alick Wong, P. Eng.

Acting Manager, Development Engineering, North York District



Copy to: Jacqueline White, P. Eng., Director, Transportation Services, North York District