

Ashraf Hanna, P.Eng.
Manager, Development Engineering
Etobicoke York District

Engineering and Construction Services
2 Civic Centre Court, 4th Floor
Etobicoke, Ontario M9C 5A3

Tel: 416-394-8383
Fax: 416-696-3776
E-mail: ashraf.hanna@toronto.ca

Reply to: Vivian Yao, P. Eng.
Tel: 416-394-8081
Fax: 416-696-3776
E-mail: Vivian.Yao@toronto.ca

MEMORANDUM

To: Barbara Bartosik, Manager & Deputy Secretary Treasurer
Committee of Adjustment, Etobicoke York Panel
Attention: Anjelica Tzortzos

From: Ashraf Hanna, P.Eng.
Manager, Development Engineering, Etobicoke York District
Attn: Vivian Yao

Date: January 15, 2019

Subject: **Committee of Adjustment File: B0037/18EYK, A0310/18EYK &
A0311/18EYK**
**Legal Description: LOT 18 REGISTERED PLAN 1724, CITY OF
TORONTO**
Owner: Aisha Song
Applicant/Agent: Michael Flynn
Address: 889 Royal York Road
Ward: 3 (formerly Ward 5)

APPLICATION DESCRIPTION

This memo supersedes our previous comments dated May 8, 2018.

Engineering and Construction Services Division and Transportation Services Division have reviewed the above-noted consent and minor variance applications made by Michael Flynn on behalf of Aisha Song.

The subject site is located on the south side of Bloor Street West to the east of Royal York Road in the former City of Etobicoke (Ward 5). It is currently occupied by a 1-Storey single family dwelling with a garage, and is accessed by a driveway to Royal York Road.

The site is zoned RD (f13.5; a510; d0.45) (x42) according to City-Wide Zoning By-law No. 569-2013, as amended. According to Etobicoke Zoning Code, the site is zoned R2 and is also subject to By-law 1993-109.

In the current submission, the applicant proposes to demolish the existing dwelling and garage, sever the land into two residential lots (conveyed Part 1 and retained Part 2), and construct 2 new 2-storey single family dwellings

COMMENTS

TRANSPORTATION SERVICES

According to the City's Land and Property Surveys Section, a 1.92-metre widening is required along the Royal York Road frontage of the property to satisfy the requirement of a 27-metre wide right-of-way. Currently, Royal York Road has an approximate width of 23.16 metres.

The site plan illustrates that the driveway for each proposed dwelling provides a width of 2.6 metres and a length of 4.71 metres. A passenger vehicle parked in front of the garage door could encroach onto the municipal right-of-way. The applicant is advised that such encroaching parked vehicles may be subject to tagging and towing.

A variance was identified on the November 16, 2018 Zoning Notice for the site plan design on Part 1 and Part 3 in the Zoning Reviews that accompanied the submission:

- **Section 200.5.1.10.(2)(A)(iv), By-law 569-2013 & 320-18.(1)(c)**
The minimum required parking space must have a minimum width of 2.6m and increased by 0.3 on each side that is obstructed.
The proposed parking space will have a width of 2.6 metres.

On the revised site plans, dated November 13, 2018, the parking spaces found within the proposed garage for each unit will have a width of 3.1 metres. The parking garage space variance is acceptable given that it is minor in nature.

The site plans previously showed the driveway width flaring from 2.6 metres at the property limit to more than 3.2 metres at the curb. The flare has been removed on the revised site plan and is now acceptable.

The applicant is advised that they must contact Ms. Joanne Vecchiarelli of Right-of-Way Management Section at 416-338-1045 in order to obtain all requirements related to Municipal Road Damage Deposit (MRDD).

The applicant is required to apply for revised municipal numbering prior to the issuance of any building permit. Request can be submitted to municipaladdress@toronto.ca.

RECOMMENDATION

Engineering and Construction Services Division and Transportation Services Division wish to advise that we recommend deferral of the subject consent and minor variance applications, subject to the following conditions being satisfied:

1. The applicant must prepare all documents and convey to the City, at nominal cost a 1.92 metre wide widening along the Royal York Road property frontage in order to satisfy the requirement of a 27-metre wide future right-of-way road allowance for the frontage of Royal York Road, in fee simple, such lands to be free and clear of all physical and title encumbrances, with the exception of utility poles 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, Engineering and Construction Services and the City Solicitor;
2. The applicant shall submit revised site plan with the following revisions and notations to the satisfaction of the Engineering and Construction Services and Transportation Services, at no cost to the City;
 - a) Label any portion of existing driveway to be removed within the right-of-way as to be restored with sod;
 - b) The site plans must be revised to clearly indicate the restoration of the redundant portion of the former driveway and curb cuts with sod and raised concrete curb, all of which shall be designed to municipal standards;
 - c) Revise site plan to illustrate a positive slope of minimum 2% to 4% that will be maintained on each of the proposed driveways, as measured between the proposed garage door entrance to the curb line of Royal York Road;
 - d) Add the following notations to the Site Plan:
 - i. *"All existing redundant driveway and curb cuts that are no longer required will be restored to the satisfaction of the City of Toronto at no cost to the municipality";*
 - ii. *"All proposed new curb cuts shall comply with all applicable City of Toronto Design Standards"*
 - iii. *"The applicant must submit a Municipal Road Damage Deposit (MRDD) for the project prior to commencing construction, as determined by Transportation Services."; and*
 - iv. *"The applicant must obtain all required permits from the Right-of-Way Management Section of Transportation Services."*

ADVISORY COMMENTS

Should this application be approved the applicant is to be advised of the following requirements in writing:

1. Site Servicing Connections

A 300mmø municipal watermain and 250mmø municipal sanitary sewer are available on Royal York Road to serve the subject lands.

It is the responsibility of the applicant to ensure that the elevations of the sewers are compatible with the intended use of the property. Separate water and sanitary sewer connections will be required for each dwelling or parcel of land.

The owner will be required to make an application to Toronto Water Division, North York Civic Centre, 5100 Yonge Street, 2nd Floor, for the installation of any proposed services within the City right-of-way. For further information, please contact Toronto Water at 416-395-6082.

2. Road Allowance Permits

The applicant must obtain the necessary authorizations and permits from the City's Right-of-Way Management Unit before excavating within or encroaching into the municipal road allowance. Chapter 743-4 of the Toronto Municipal Code requires that any person who requests a building permit, (except Fastrack applications) pay a Municipal Road Damage Deposit. The applicant is advised to contact Joanne Vecchiarelli at 416-338-1045 of our Right-of-Way Management Unit regarding site-specific permit requirements.

3. Storm Sewer Connections

The City Sewer Use By-Law prohibits connections to a storm sewer from single family residential dwellings. Foundation drains for new dwellings are to be pumped to grade and roof drains are to discharge onto a landscaped area.

4. Site Grading

In conjunction with a building permit application, to ensure that the development of the subject land does not create a drainage problem to this or abutting lands, the applicant must submit a lot grading plan to the Buildings Division in accordance with the Building Division's Policy on Building and Drainage for Infill Housing.

5. Driveways

Toronto Water and Engineering and Construction oppose reverse slope driveways. The proposed driveways should be designed and constructed with a positive slope from the roadway to the garage and the portion of the driveway within the public road allowance must maintain a minimum 2% slope.

6. Utilities

The applicant will be financially responsible for all work proposed within the road allowance including any costs arising from the relocation or removal of existing services and utilities which may become necessary through the development or use of this land.

7. Municipal Numbering

The applicant is advised to contact Mr. John House, Property Records Supervisor, 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. For details please see:

<http://www.toronto.ca/mapping/numbers/index.htm>

If you have any questions regarding these comments, please contact Vivian Yao at 416-394-8081.



Ashraf Hanna, P.Eng.

Manager, Development Engineering

Engineering and Construction Services, Etobicoke York District

VY/

copy: 889 Royal York Road B0037/18EYK, A0310/18EYK & A0311/18EYK
Transportation Services (Attn: Luigi Nicolucci/Irem Khan)