

STONE PALETTE	BROWNSTONE PALETTE
BLOCK A	BLOCK B
BLOCK C	BLOCK D
BLOCK E	BLOCK F

No.	DESCRIPTION	DATE
REVISION RECORD		

ISSUED FOR SPA 1	2022-04-26
ISSUED FOR RE-ZONING	2021-11-26
DESCRIPTION	DATE

ISSUED RECORD	



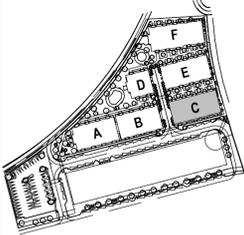
LAMBTON TOWNS
2650 ST. CLAIR AVE WEST
CITY OF TORONTO, ON

SCALE: 1:100

DRAWING TITLE
BLOCK B ELEVATIONS

CLIENT
1386073 - ONTARIO INC.
105 SIX POINT ROAD, ETOBICOKE ON M2Z 2X3 TEL: 416.236.9800
FAX: 416.236.9090

DRAWN	RB	PAGE NO.
CHECKED	AS	A-401
DATE	2022-04-26	



4 SOUTH ELEVATION
A-402 SCALE: 1:100



3 WEST ELEVATION
A-402 SCALE: 1:100



2 EAST ELEVATION
A-402 SCALE: 1:100



1 NORTH ELEVATION
A-402 SCALE: 1:100

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CITY OF TORONTO, ON

SCALE: 1:100

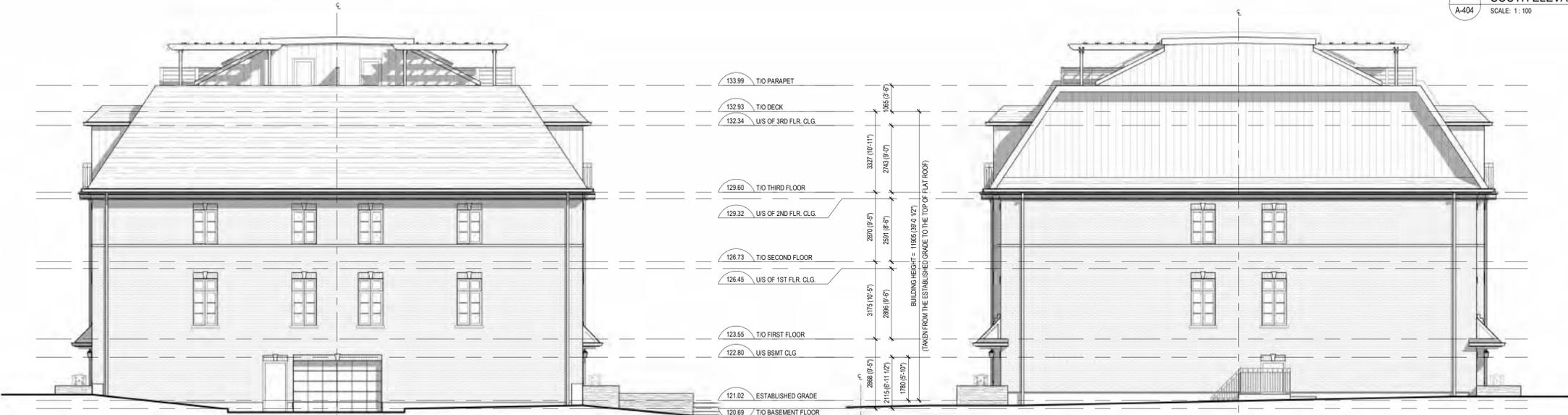
DRAWING TITLE
BLOCK C ELEVATIONS

CLIENT
1386073 - ONTARIO INC.
105 SIX POINT ROAD ETOBICOKE ON M2Z 2X3 TEL: 416 236 9800
FAX: 416 236 9590

DRAWN	RB	PAGE NO.
CHECKED	AS	A-402
DATE	2022-04-26	



4 SOUTH ELEVATION
A-404 SCALE: 1:100

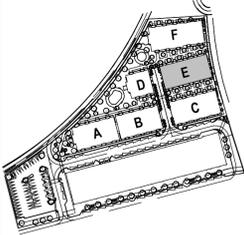


3 WEST ELEVATION
A-404 SCALE: 1:100

2 EAST ELEVATION
A-404 SCALE: 1:100



1 NORTH ELEVATION
A-404 SCALE: 1:100



STONE PALETTE
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BROWNSTONE PALETTE
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No.	DESCRIPTION	DATE
REVISION RECORD		

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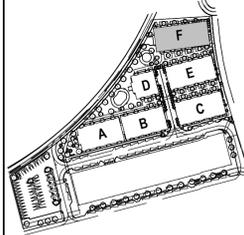
LAMBTON TOWNS
2650 ST. CLAIR AVE WEST
CITY OF TORONTO, ON

SCALE: 1:100

DRAWING TITLE
BLOCK E ELEVATIONS

CLIENT
1386073 - ONTARIO INC.
105 SIX POINT ROAD ETORICO ON M2Z 2X3 TEL: 416 236 9800
FAX: 416 236 9500

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DATE	2022-01-25	



3 SOUTH ELEVATION
A-405 SCALE: 1:100



4 WEST ELEVATION
A-405 SCALE: 1:100



2 EAST ELEVATION
A-405 SCALE: 1:100



1 NORTH ELEVATION
A-405 SCALE: 1:100

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LAMBTON TOWNS
2650 ST. CLAIR AVE WEST
CITY OF TORONTO, ON

SCALE: 1:100

DRAWING TITLE
BLOCK F ELEVATIONS

CLIENT
1386073 - ONTARIO INC.
105 SIX POINT ROAD, ETOBICOKE ON M8Z 2X3 TEL: 416.236.9800
FAX: 416.236.9090

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CHECKED	AS	A-405
DATE	2022-04-26	

APPENDIX "B"

2650 St. Clair Avenue West

Notice of Approval Conditions

Urban Forestry

TREE REMOVAL AND PROTECTION

The Tree Inventory and Preservation Plan shows that the development proposes to remove four (2) protected private trees, identified as trees #43, 44, N, and O, and 19 trees located on the City right of way, identified as trees #38 – 42, 996 – 1000, D – I, L, M, and AA on the plan. Urban Forestry requires an application to Injure or Destroy Trees and applicable fees for permission to remove the trees in question.

For 19 City-owned trees proposed to be removed, Urban Forestry requires a payment for the Appraised Tree Value (amount to be determined), a payment in lieu of planting 19 new trees on the City right of way at \$583.00 per tree and a complete *Agreement for Private Contractor to Perform Work on City-owned Trees* for sign off prior to permit issuance.

Where the trunk of a private bylaw tree to be injured or removed straddles the property line, or is wholly located on an adjacent property, Urban Forestry will notify the owner(s) of the tree(s) that an application to injure or destroy the tree(s) has been received. In cases where neighbouring trees will be affected, it is strongly recommended that the applicant contact the property owner to discuss protection of the trees, or if this is not possible, removal and replacement. A permit to injure or destroy trees does not grant authority to injure or destroy neighbouring trees or encroach in any manner onto adjacent private properties without the neighbouring owner's consent. The applicant is also advised that the determination of ownership of any subject tree(s) is the responsibility of the applicant and any civil or common-law issues which may exist between property owners with respect to trees must be resolved by the applicant.

Urban Forestry advises that removal of or injury to protected trees may occur only upon receipt of a "Tree Removal/Injury Permit" issued by the General Manager of Parks, Forestry and Recreation and provided that building and/or demolition permits have been obtained and the permitted construction and/or demolition related activities associated with this project warrant the removal of or injury to the trees involved.

TREE PLANTING

The Landscape/Planting Plan shows a total of 56 new trees proposed on private property. Urban Forestry confirms that the plan is acceptable at this time.

Public Energy Initiatives – New Development, Environment & Energy Division – City of Toronto – Comments

SITE SPECIFIC POST APPROVAL CONDITION

Design, construct and label the building(s) to achieve at least ENERGY STAR® for New Homes, version 17.1 or R-2000 requirements, and maintain the development substantially in accordance with the accepted Energy Efficiency Design Summaries prepared by SOW Earth Inc. to ensure that the energy

savings identified continue to be achieved, to the satisfaction of the City Planning-Environmental Planning Team and Environment and Energy Division.

Engineering and Construction Services

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, the proposed roadway widenings 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 Chief Engineer & Executive Director, Engineering and Construction Services and the City Solicitor;

1.2 Submit a draft Reference Plan of Survey to the Chief Engineer & 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 to the 1983 North American Datum (Canadian Spatial Reference System and the 3 degree Modified Transverse Mercator Projection);

(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);

1.4 Retain a Qualified Person to conduct environmental site assessments for the lands to be conveyed to the City;

1.5 Submit a Qualified Person Preliminary Statement Letter, that is dated and signed by the applicant's Qualified Person, as defined in O. Reg. 153/04, as amended, describing the lands to be conveyed to the City, and identifying what environmental documentation will be provided to the City's peer reviewer to support this conveyance; all environmental documentation consistent with O. Reg. 153/04 requirements shall be submitted with reliance extended to the City and its peer reviewer and any limitation on liability and indemnification is to be consistent with Ontario Regulation 153/04, as amended, insurance requirements or such greater amount specified by the Chief Engineer & Executive Director of Engineering and Construction Services (see the Policy for Accepting Potentially Contaminated Lands to be Conveyed to the City under the Planning Act adopted by City Council on February 10 and 11, 2015 at:

www.toronto.ca/legdocs/mmis/2015/pw/bgrd/backgroundfile-74422.pdf);

1.6 Pay all costs associated with the City retaining a third-party peer reviewer including all administrative costs to the City (7%), and submit an initial deposit of \$8000.00 towards the cost of the Peer Review in the form of a certified cheque, to the Chief Engineer & Executive Director, Engineering and Construction Services. Submit further deposits when requested to cover all costs of retaining a third-party peer reviewer (unused funds will be refunded to the applicant by the City);

1.7 Submit, to the satisfaction of the City's peer reviewer, all Environmental Site Assessment reports prepared in accordance with the Record of Site Condition Regulation (Ontario Regulation 153/04, as amended) 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 Chief Engineer & Executive Director, Engineering and Construction Services;

1.8 At the completion of the site assessment/remediation process, submit a Statement from the Qualified Person based on the submitted environmental documents, to the Chief Engineer & Executive Director, Engineering and Construction Services for Peer Review and concurrence, which states:

(a) In the opinion of the Qualified Person:

(i) It is either likely or unlikely that there is off-site contamination resulting from past land uses on the development site that has migrated onto adjacent City lands that would exceed the applicable Site Condition Standards; and

(ii) To the extent that the opinion in (i) above is that past migration is likely, it is either possible or unlikely that such off-site contamination on adjacent City lands poses an adverse effect to the environment or human health.

(b) Lands to be conveyed to the City meets either:

(i) the applicable Ministry Generic Site Condition Standards (Tables 1, 2, 3, 6, 7, 8 and 9; subject to applicable exemptions as stated in O. Reg. 153/04) for the most environmentally sensitive adjacent land use; or

(ii) the Property Specific Standards as approved by the Ministry for a Risk Assessment/Risk Management Plan which was conducted in accordance with the conditions set out herein.

1.9 The Qualified Person's statement, referenced in condition 1.8 above, will include a Reliance Letter that is dated and signed by the applicant's Qualified Person, as defined in O. Reg. 153/04, as amended, confirming that both the City and the City's peer reviewer can rely on the environmental documentation submitted, consistent with O. Reg. 153/04 requirements, and the Qualified Person's opinion as to the conditions of the site; all environmental documentation consistent with O. Reg. 153/04 requirements and opinions shall be submitted with reliance extended to the City and its peer reviewer and any limitation on liability and indemnification is to be consistent with Ontario Regulation 153/04, as amended, insurance requirements or such greater amount specified by the Chief Engineer & Executive Director of Engineering and Construction Services.

1.10 For conveyance of lands requiring a Record of Site Condition:

(i) File the RSC on the Ontario Environmental Site Registry; and

(ii) Submit the Ministry of the Environment, Conservation and Parks (MECP)'s Letter of Acknowledgement of Filing of the RSC confirming that the RSC has been prepared and filed in accordance with O.Reg.153/04, as amended, to the Chief Engineer & Executive Director, Engineering and Construction Services.

2. Facilities to Provide Access to and from the Land

Make satisfactory arrangements with Engineering and Construction Services for Work on the City's ROW and provide financial security in the amount of \$ TBD, submit engineering and inspection fees in the amount of \$ TBD and provide insurance, as required;

3. Off-street Vehicular Loading and Parking Facilities and Access/Driveways

No Notice of Approval Conditions.

4. On-site Walkway and Walkway Ramps

No Notice of Approval Conditions.

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

5.1 Submit engineering design and drawings of proposed retaining walls, prepared by a Professional Engineer to the Chief Engineer & Executive Director of Engineering and Construction Services, for review and acceptance.

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

No Notice of Approval Conditions.

7. Easements conveyed to City of Toronto

No notice of approval conditions.

8. Stormwater Management, Grading and Site Servicing

8.1 Make satisfactory arrangements with the City for stormwater management, grading and site servicing work within the City's right-of-way and provide financial security in the amount of \$ TBD , submit engineering and inspection fees in the amount of \$ TBD (or 5% of the estimated cost of the work within the right-of-way) and provide insurance as required.

8.2 Submit a cash in lieu payment to the Chief Engineer & Executive Director, Engineering and Construction Services in the amount of \$ for stormwater quality controls;

9. Groundwater Discharge

9.1 Submit an application to Toronto Water, Environmental Monitoring & Protection, for any short-term and/or any permanent dewatering system, and enter into an agreement and/or permit to discharge groundwater as required by the General Manager, Toronto Water.

2650 St. Clair Ave. West

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. Widening of Highways that abut on the Land

No Site Plan Agreement Conditions

2. Facilities to Provide Access to and from the Land

2.1 Provide and maintain traffic operations measures/facilities as recommended in the accepted Traffic Operations Assessment entitled TBD, prepared by TBD, and dated TBD;

2.2 Construct and maintain (except where maintenance will be assumed by the City) all engineering works in accordance with the design and drawings prepared by the Professional Engineer, Drawing. No. TBD, prepared by TBD, revision TBD, and dated TBD;

2.3 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 Chief Engineer & Executive Director of Engineering and Construction Services.

3. Off-street Vehicular Loading and Parking Facilities and Access/Driveways

3.1 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 Chief Engineer & Executive Director, Engineering and Construction Services;

4. Walkway and Walkway Ramps

No Site Plan Agreement Conditions.

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

5.1 Construct and maintain the retaining walls as specified in the accepted engineering design and drawings;

5.2 Provide certification to the Chief Engineer & Executive Director of 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

6.1 Construct and maintain all facilities necessary to permit bulk lift uncompacted garbage, recycling and organic collection services in accordance with Chapter 844 of the City of Toronto Municipal Code, Waste Collection, Residential Properties;

6.2 Provide and maintain bulk lift uncompacted garbage, recycling and organic collection services for multiple household residential buildings;

i. No chute, provided that there is a central solid waste collection and waste diversion facility on the ground floor and subject to the approval by the Chief Engineer & Executive Director of Engineering and Construction Services;

6.4 Provide written certification to the Chief Engineer & Executive Director of Engineering and Construction Services by the “qualified professional” who designed and supervised the construction that the waste management facilities have been constructed in accordance with the accepted Site Plan and Waste Management Report.

7. Easements conveyed to City of Toronto

No Site Plan Approval Conditions.

8. Stormwater Management, Grading and Site Servicing

8.1 Construct and maintain stormwater management measures/facilities and site grading as recommended in the accepted Stormwater Management Report and Grading Plan, prepared by R.V. Anderson and Associates Ltd.;

8.2 Construct and maintain site servicing indicated on the accepted Site Servicing Plan, prepared by R.V. Anderson and Associates Ltd.;

8.3 Provide certification to the Chief Engineer & 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, prepared Counterpoint Engineering;

8.4 Provide certification to the Chief Engineer & 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 prepared Counterpoint Engineering.

9. Groundwater Discharge

No Site Plan Approval Conditions.

10. Other Conditions

10.1 The Owner acknowledges and agrees that Staff have reviewed this application on the understanding it will comprise of 1 condominium corporation upon completion that will comprise the entire Development. The Owner further acknowledges and agrees that if any party, including the Owner or any subsequent owner, submits an application for condominium approval for this development not in accordance with this information, different servicing connections, including all associated stormwater