

separate land parcel for a lot addition to the adjacent north property (21 Lochleven Drive). Cross-Reference Consent Application B0014/22SC and B0015/22SC.

21 Lochleven Drive – Consent Application B0014/22SC

To sever the property into two parts. One part is to create one residential lot to be developed for a two-storey dwelling. The other part is to create a separate land parcel for a lot addition to the adjacent south property (1 Lochleven Drive) which is to be developed for a two-storey dwelling. Cross-Reference Consent Application B0015/22SC and B0016/22SC.

1 & 21 Lochleven Drive – Consent Application B0015/22SC

To consent for a lot addition in order to create one residential lot to be developed for a two-storey dwelling. One part will be created via severance of 1 Lochleven Drive and another part will be created via severance of 21 Lochleven Drive. Cross-Reference Consent Applications B0014/21SC and B0015/21SC.

The following comments and conditions are provided based on the following submissions:

1. Cover Letter, prepared by Cantam Group, dated May 18, 2023.
2. Draft R-Plan, prepared by AK&M Surveying Ltd, dated May 2, 2022.
3. Survey Plan, prepared by AK&M Surveying Ltd, dated December 18, 2021.
4. Site Grading and Servicing Plan, prepared by Cantam Group, dated April 26, 2023.
5. Site Plan, prepared by Cantam Group, dated February 22, 2022.

Please be advised that Engineering and Construction Services have reviewed the submitted material described above, however, the following Conditions shall be satisfied prior to Consent Approval:

CONDITIONS

1. Please revise the Grading and Servicing Plan to address the following comments.
 - a) City of Toronto's standard detail T-1006.010 shall be used for sanitary service connection at the main. Please amend the drawing accordingly.
 - b) Add the following notes to the Site Grading and Servicing Plan:
 - i. Water and sanitary service connections shall be installed by Toronto Water forces at the expense of the owner.
 - ii. Roof drains to be discharged to the ground surface onto splash pads with flows directed away from the building onto grass filter strips and the runoff directed towards Lochleven drive.
 - c) The grading and servicing plan indicates a proposed concrete toe wall at the northern limit of the development. Submit a certification letter signed and

sealed by a Professional Engineer qualified in municipal engineering to certify that the existing overland flow from the properties at the north of the development will not be affected by this proposed wall.

2. The Owner must submit a revised draft 66R-Plan to satisfy the City's integration requirements and address the following comments to the satisfaction of the Land & Property Surveys, Engineering and Construction Services, prior to being deposited in the Land Registry Office for registration:
 - a) The draft 66R plan must be integrated to 3 degree, MTM Zone 10, NAD 83 CSRS; and
 - b) Coordinate values must be shown on the plan for the four (4) main corners of the property and on a table/schedule which details the said four (4) corners.

ADVISORY COMMENTS

1. 250mm sanitary sewer and 150mm watermain are available on Lochleven Dr to service the subject lands. By-Law #21912 requires all buildings to be connected to the municipal services. 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 applicant shall pay for the cost of any required connections.
2. The owner will be required to make an application to Toronto Water Division, 150 Disco Road, for the installation of any proposed services within the City right-of-way. For further information, please contact Toronto Water via email twc@toronto.ca. These shall include one water and one sanitary service connection for each freehold residential unit or each single entity development such as a condominium, co-operative or rental property to be held under separate ownership, plus any necessary storm service connections.
3. The owner is responsible to provide for the installation of the water, sanitary and any necessary storm service connections from the building to the City services at the property line.
4. Servicing on private property requires plumbing approval under the Ontario Building Code, and accordingly, application for the necessary permits should be made to the Building Division.
5. Foundation drains are to be pumped to grade and roof drains are to discharge at grade, preferably in a landscaped area. Storm sewer connections will only be considered if a drainage problem is foreseen on this parcel of land or anticipated on neighbouring properties. The applicant is to comply with the Drainage and Infill Housing Policy of Urban Development Services, Bulletin 19.
6. 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

loss of ad-revenue, benches, litter bins, bike rings, etc.), must be received from Transportation Services. The City will not undertake any work associated with removing, reinstalling or relocating existing street furniture until it receives payment. For clarification on how the above standards will apply to this site, the applicant can contact the Street Furniture Management Unit at streetfurniture@toronto.ca.

7. Any existing driveway and walkway connections that are unused and closed within the municipal boulevard must be removed and restored with sod and poured raised concrete curbs and gutters according to City of Toronto Standards. Any proposed driveways must be designed according to the City of Toronto Standards.
8. Any physical or landscaping features that are proposed in the municipal right-of-way are subject to the requirements of Chapter 743 of the Toronto Municipal Code. Depending on the type of encroachment as specified in Article IV of Chapter 743, it may require an encroachment agreement with the City of Toronto as well as Community Council approval. The applicant is responsible for the costs of installing/planting these encroachments, and the encroachment must be maintained at the owner's expense pursuant to Article V of Chapter 743.
9. Where new driveways are being proposed and constructed or when existing driveways are being reconstructed and/or relocated they must obtain the applicable permits from Transportation Services prior to the construction of their project. Other permits/licenses associated with construction activities (such as hoarding, piling, shoring, etc.) may also be required. The applicant is responsible for obtaining the applicable permits/licenses and providing securities that must be advised to contact the Permits and Enforcement (formerly Right-of-Way Management) Section of Transportation Services at (416) 396-7505 or via email at ROWScarborough@toronto.ca regarding the site-specific permit/license requirements and associated securities and obligations.
10. 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.
11. The owner is responsible for the removal, reinstatement and/or repair of any existing utilities, sidewalks, pavement and boulevard areas at no cost to the City.
12. All subsequent approvals will be made under the jurisdiction of the Building Division.
13. The applicant is advised that pursuant to an order issued by the Ontario Ministry of the Environment and Climate Change, all wet taps performed on City watermains must be performed by, or under the supervision of, a Certified Operator in accordance with Ontario Regulation 128/04. The City of Toronto Protocol respecting the performance of and verification of wet taps can be found in the attached document.

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

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Signed by:

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Engineering & Construction Services

TB/sm

Copy: Transportation Services – TPScarborough@toronto.ca