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File No. 036318.000009

January 17, 2024

DELIVERED BY EMAIL
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Toronto Preservation Board
City Hall
100 Queen Street West
17th floor, East Tower
Toronto ON M5H 2N2

Dear Members of the Toronto Preservation Board:

**Re: Toronto Preservation Board - January 18, 2024 Meeting
Item PB13.1 - 78, 80 and 86 Mimico Avenue - Notice of Intention to Designate a
Property under Part IV, Section 29 of the Ontario Heritage Act (Ward 3)
Comment Letter on behalf of Owner of 78 and 80 Mimico Avenue, Toronto**

We are legal counsel to 2490917 Ontario Inc., the registered owner of 78 and 80 Mimico Avenue, Toronto (“**Subject Properties**”).

We write to request that the Toronto Preservation Board refuse Staff’s recommendations or defer a decision on this matter until the Owner has had an opportunity to discuss alternative options with City staff, retain a heritage consultant, prepare a heritage impact assessment and provide a meaningful response to the City’s January 9, 2024 Staff Report. This letter sets out options to proceed in a more collaborative manner that may result in mutually beneficial outcomes for the Owner and the City.

If the Board endorses the City staff recommendations that City Council state its intention to designate the Subject Properties under the *Ontario Heritage Act*, it will lead to a protracted dispute regarding the heritage value of the Subject Properties (which is doubtful based on the justification provided in the Staff Report and timing of the request to issue a notice of intent to designate) and a delay in approving much-needed new housing in this area.

Background: Development Application and Demolition Permit Applications

On May 15, 2023, the Owner submitted applications for demolition permits for the Subject Properties. The Staff Report notes the applications are currently under review. In our view, the Chief Building Officer is obligated by statute to issue the permits within 30 days of the applications and is withholding issuance of the demolition permits contrary to s. 8 of the *Building Code Act*.

The Owner is currently engaged in the pre-application process with the City with a view to redeveloping the Subject Properties as a residential development. The Owner's land use planning consultant requested a pre-application with City staff on October 10, 2023. The City hosted the mandatory pre-application consultation meeting with the Owner's consultants on December 12, 2023. Following repeated requests, the City provided the provided the Planning Application Checklist Package on January 15, 2024. A copy of this checklist is enclosed.

The Owner is working with its consultants to prepare a *Planning Act* application in accordance with the complete application requirements of the City Official Plan and *Planning Act*. We anticipate the Owner will submit a complete application in Q2 2024. Importantly, it is the notice of complete application that triggers the timelines under the *Ontario Heritage Act* discussed in the City Staff Report and below.

Procedural Fairness: Minimum Notice Despite 2012 Recommendation to Consider

As a preliminary matter, a decision to accept City staff's recommendations is procedurally unfair to the Owner, deprives the Board of the opportunity to receive informed submissions from City staff and the Owner regarding the heritage value and preservation of the Subject Properties and sets the stage for an inevitable dispute between the City and Owner regarding the heritage designation. Such an outcome can be avoided by deferring this item to a later date.

As the Staff Report acknowledges, the Subject Properties were identified as having potential cultural heritage value in the Mimico 20/20 Revitalization Cultural Heritage Resource Assessment ("CHRA"), which was **prepared in 2012**. The CHRA identified the properties as being worthy of further investigation as either a potential Cultural Heritage Landscape or Heritage Conservation District – neither of which proposals are before the Board in the present case.

The City has not taken any steps to investigate, list, designate or otherwise preserve the heritage attributes of the Subject Properties since 2012. Now, at the eleventh hour, having long been aware of the anticipated redevelopment of the Subject Properties, the City seeks to designate the Subject Properties under the *Ontario Heritage Act*. This is neither good planning nor good governance and the Board should not condone this approach.

78 Mimico is Unsafe and the City has Recommended Demolition

In December 2023, a City Building Inspector (Etobicoke-York District) attended at the Subject Properties and ordered the demolition of 78 Mimico. While the Building Inspector did not issue a written order to demolish the building, it was their view that the demolition of 78 Mimico should proceed without delay and no later than January 15, 2024. The Director and Deputy Chief Building Official - Toronto Building, Etobicoke/York District intervened and prohibited any demolition of 78 Mimico until a demolition permit is issued, referring to the need to consult with heritage staff before proceeding (some eight months after the demolition permit application for 78 Mimico was submitted).

The City Building Inspector's decision was informed by a November 24, 2023 report from Zulhash Uddin, P.Eng., which recommends 78 Mimico be demolished, citing serious structural issues and inhabitability. A copy of this report and the City Building Inspector's correspondence confirming the decision to order demolition of 78 Mimico is enclosed.

Anecdotally, our client is aware of reports of trespass and vandalism at 78 and 80 Mimico. While the Owner has taken measures to limit further unlawful entry to the structures, it is clear that demolition and redevelopment of these properties would resolve any concerns related to unauthorized access.

Issuing a notice of intention to designate will not remedy the immediate safety concerns regarding 78 Mimico. Refusing Staff's recommendations or deferring a decision to recommend a notice of intent to designate the Subject Properties will permit an opportunity for City staff and the Owner to address any such concerns in the context of the redevelopment proposal and to further explore the cultural heritage value of the Subject Properties.

78 and 80 Mimico are Not Worthy of Designation, Especially in Light of Housing Implications

We reiterate our concern that, given the limited notice of the January 18, 2024 meeting and recent receipt of the January 9, 2024 Staff Report, the Owner has not had an opportunity to retain a heritage consultant to provide a substantive response to the City's analysis of the cultural heritage value or interest of the Subject Properties.

That said, on preliminary review, the City Staff Report does not reveal a unique or compelling reason to designate the Subject Properties under the *Ontario Heritage Act*. On the contrary, the Staff Report indicates the properties are merely "representative examples" of a building typology and relies on the collective characteristics of the Subject Properties to justify individual designation. When balancing the potential negative impacts on the ability to increase housing supply in the City, one must ask whether *these* representative examples are so important that they must be protected.

The City's inaction to date indicates designating the Subject Properties is not necessary and, on balance, not appropriate. The City did not pursue the recommended investigations set out in the 2012 CHRA and has known about the Owner's intent to demolish 78 and 80 Mimico since the demolition permit applications were submitted in May 2023. This narrative undermines the legitimacy of the City's efforts to designate the Subject Properties now. This is exacerbated by the absence of an independent, third party report regarding the heritage characteristics of the Subject Properties (especially since such an investigation was recommended in 2012).

If the Board feels compelled to register the heritage value of the Subject Properties, listing the properties pursuant to s. 27 of the *Ontario Heritage Act* is the more appropriate course of action.

Ontario Heritage Act Time Constraints and Opportunities

The *Ontario Heritage Act* contemplates a two-step process for protecting heritage resources: listing, then designation. Specifically, s. 29(1.2) limits the City's ability to designate properties to only those properties that are listed in the register under s. 27(3) if a "prescribed event" occurs on or after January 1, 2023 (i.e. notice of a complete *Planning Act* application). The City's approach in this instance undermines the legislative intent to approach heritage protection in an iterative manner.

A prescribed event includes the giving of notice of a complete application for a zoning by-law amendment in accordance with s. 34(10.7(a)) of the *Planning Act* (see O. Reg. 385/21: General, s. 1(1)1).

City Staff, faced with the consequence of the City's inaction – namely, the potential prohibition on designation where a property is not listed in the City's Heritage Register – and anticipating the likelihood the City will be required to issue a notice of complete application for the zoning by-law amendment application for the Subject Properties in the coming months, are racing to designate to avoid the in-force prohibition on designation prior to listing in s. 29(1.2) of the *Ontario Heritage Act*. This is a race to the bottom and will diminish or extinguish the opportunity for a mutually beneficial outcome that will minimally impair the creation of new housing.

The Staff Report offers no explanation for the City's delay, nor does it address options besides issuing a notice of intention to designate. It is critical that the Board understand there are opportunities to exempt the application of the timeline following the issuance of a notice of complete application or otherwise extend the timeline.

O. Reg. 385/21 – General permits the City and Owner to either (a) agree to exempt the application of the restriction on Council giving a notice of intention to designate following the notice of complete application for the zoning by-law applications or (2) extend the time in which the City must do so.

City Staff have not discussed the potential use of these exception and extension provisions with the Owner (the City Staff Report is notably silent on these matters as well). If the Board were to refuse Staff's recommendations or defer this matter, City Staff could pursue this approach in a collaborative manner with the Owner, as opposed to the approach recommended in the Staff Report, being the most severe option available to the City.

Conclusion

The City is now, after years of inaction, moving with great haste towards an undesirable outcome for the Subject Properties and, specifically, 78 and 80 Mimico. This process is unfair to our client and the Board should seize this opportunity to remedy that unfairness, which it can do without prejudice to the City's interests by refusing Staff's recommendations or deferring this item.

The City's approach in this case is all the more troubling given the direct, negative implications it will have on the Owner's ability to redevelop these dilapidated, underutilized properties to create badly-needed, new housing options in the City.

If the Board agrees to defer a decision on this matter, the Owner will:

1. Submit a Heritage Impact Assessment in connection with the zoning by-law application, which will enable an informed discussion regarding the merits of designation and approaches to recognizing the potential cultural heritage value of 78-80 Mimico; and,
2. Discuss with City staff terms upon which the City and Owner might agree to exempt the application of the restriction on Council giving a notice of intention to designate 78 and 80 Mimico following the notice of complete application for the zoning by-law applications or extend the time in which the City must do so.

We will attend at the January 18, 2024 to make a brief submission and answer any questions the Board might have.

Yours truly,

BORDEN LADNER GERVAIS LLP



Lee English

LE/

cc Client
 Councillor Amber Morley



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January 15, 2024

Re: Mandatory Pre-Application Consultation Comments

Pre-Application No.: 23 212448 WET 03 PAC
78-80 Mimico Avenue
Ward 03 – Etobicoke-Lakeshore

Proposal: low-rise residential and commercial building.

City Planning and relevant commenting partners have reviewed the following materials submitted in respect of the above Mandatory Pre-Application Consultation Meeting request received on October 10, 2023.

Name of Plan/Document	Prepared by	Date
Concept Site Plan	Alpin & Martin Consultants Ltd.	ND
Concept Elevations/Renderings	Alpin & Martin Consultants Ltd.	ND
Survey	Vladimir Dosen Surveying, O.L.S	August 23, 2022
Concept Floor Plans	Alpin & Martin Consultants Ltd.	ND

The materials submitted above form the PAC Documents referred to in these Comments. These Mandatory Pre-Application Consultation Comments are provided to assist in the preparation of a Complete Application for submission to the City in connection with the above.

Disclaimer

The comments are based on the information and materials available at the time of preparation of these Mandatory Pre-Application Consultation Comments, including the items listed above that were provided by you as the applicant. Additional comments will be provided upon review of a complete application and may include additional submission requirements. Any errors or omissions in these comments in no way constitutes acceptance by the City or the waiving of any requirement by the City that are necessary for a complete application. Despite these Mandatory Pre-Application Consultation Comments, it remains the applicant's responsibility to ensure compliance with all requirements for a complete application as prescribed under the *Planning Act*, the *City of Toronto Act, 2006* and the City's [Official Plan](#) at the time of submissions (a "Complete Application").

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Key Comments

Key Comments are to be read in conjunction with General and the Additional Information Comment sections that are included in the document. Key Comments speak to flags that have an impact on the design or layout of the site.

Community Planning

1. The existing buildings on the site have been identified as significant built heritage resources. Please see comments from Heritage Planning below for details.
 - a. The proposal would not be supportable as it proposes to demolish buildings which have been identified as significant built heritage resources.
 - b. A follow-up pre-application consultation meeting is recommended once Heritage Planning, Urban Design and Transportation Services comments have been addressed.
2. Please confirm the shape and extent of the development parcel. Lot consolidation and site organization need further consideration. Please see Urban Design comments below for details.
3. There appear to be residential units within the existing buildings on the site. Please provide a Rental Housing Demolition and Conversion Screening Form for the site.
 - a. A Rental Housing Demolition and Conversion Application is required if at least six residential units, at least one of which was a rental housing unit, are proposed to be demolished as part of the development application. At present it appears that 13 residential units are proposed to be demolished.
 - b. A Rental Housing Demolition and Conversion Application is required.
4. A Zoning By-law Amendment application will be required to permit the proposed use and bring the lands into City-wide zoning by-law 569-2013. This checklist is for a Zoning By-law Amendment application only.
5. The proposal would also be subject to Site Plan Control; however, a concurrent Site Plan application is strongly discouraged. Please consult the planner for advice as to when to submit a Pre-Application Consultation (PAC) meeting request for site plan control.
6. Subject lands are within the Toronto Islands Airport Zoning Regulation Area. Please note that future submissions will be reviewed by the Toronto Port Authority.
7. Staff suggest making revisions to this proposal to address the comments within this PAC document and meeting to discuss changes prior to a formal submission of a Zoning By-law application to provide an opportunity for further review and comment. You are encouraged to contact the planner to review prior to making your formal submission to the city.

Engineering & Construction Services

1. No relevant information provided for key comments.

Parks Development

1. Based on the preliminary review of the PAC Documents, the City anticipates pursuing cash-in-lieu of an on-site parkland dedication. If cash-in-lieu is pursued, the amount of cash-in-lieu will be determined in accordance with Chapter 415, Article III of the Toronto Municipal Code. The City reserves the right to change the type of dedication and amount, based on materials provided in future, formal submissions.

Transportation Planning

1. No key comments at this time.

Transportation Services

1. Currently, the subject site is zoned commercial under the Former City of Etobicoke (Mimico) By-law No. 1930. Through the rezoning application, the use of residential parking and loading requirements under the City-wide By-law 569-2013 will be acceptable.
2. There is an easement INSTRUMENT EB339075 labelled on the survey plan. The easement shall be clearly identified and labeled on the site plan.
3. An acceptable transportation related justification must be provided to justify the proposed parking provision.
4. The dimensions of all parking spaces must be clearly labeled on the architectural drawings.
5. As per the City-wide By-law 579-2017, the accessible parking space must be located adjacent to a 1.5 metre barrier free aisle.
6. No loading is required as less than 30 dwelling units are proposed.
7. The applicant is required to provide swept path analysis for standard cars to illustrate that sufficient room is available for all movements on, in, and out of the site.
8. Demonstrate compliance with the transportation elements of the Toronto Green Standards Version 4.0 – Mid to High-Rise residential & Non-residential version 4 Air Quality section. Provide a section in a report that specifically explains whether the requirements below are met or not, with a proper explanation.
 - a. Low Emission Transportation
 - b. Cycling Infrastructure
 - c. Pedestrian Infrastructure
9. The Site Plan must be revised to accommodate the following requests:
 - a. Explicitly dimension and identify following:
 - i. Sidewalks
 - ii. Driveway Access
 - iii. Residential Parking Spaces
 - iv. Accessible Parking Space
 - v. EV Parking Spaces (If any)
 - vi. "No Parking" signs (If any)

- vii. Any other designated areas

Urban Forestry

1. The applicant is required to plot all bylaw protected trees and tree protection zones on the Site Plan together with other utilities and site elements. For additional information, refer to Application Support Material Terms of Reference for Site Plan.
2. Building structures should be designed and built with sufficient setbacks from the property lines to allow for the satisfactory planting of large growing shade trees on site and/or along the street frontage as per the City of Toronto specifications. Tree planting that relates to bylaw compensation as well as new street tree planting requires 30m³ soil volume per tree (not applicable to stewardship or naturalization planting areas adjacent to a natural feature).
3. In accordance with Municipal Code Chapter 813 article III (private tree bylaw), any private trees measuring 30 cm dbh and over as well as smaller trees planted as a component of previous permit conditions will require protection or a permit to injure or destroy.
4. Provide a Soil Volume Plan with sections, details, statistics templates, calculations and supporting materials that demonstrate compliance with required soil volume.
5. Tree Planting Areas and Soil Volume: All development should be designed from the earliest stages with sufficient tree protection, tree planting and soil volume to achieve or exceed the tree and soil volume requirements, as defined under the Toronto Green Standard. A Soil Volume Plan completed in accordance with the posted Terms of Reference is required for rezoning, plan of subdivision and site plan control applications. The Soil Volume Plan must identify the location of utilities and other elements affecting at and below grade soil volume to ensure that the proposed building floorplates are feasible.
6. Urban Forestry (UF) recommends that the applicant demonstrate Tier 1 compliance with the Toronto Green Standard Version 4.0. Urban Forestry may count towards the TGS tree planting target only large-maturing trees (preferably native shade tree species) planted with access to the required volume of high-quality soil (30 m³/tree). The applicant must submit detailed Landscape Plans and a Soil Volume Plan that shows how they can achieve compliance with Toronto Green Standard, Version 4.0, Ecology and Biodiversity section, Tier 1, EC 1.1, EC 1.2, EC 1.3 and EC 1.4.
7. UF advises the applicant to provide the Application to Injure or Remove Trees as part of the first circulation if this project will impact by-law-protected trees.

Urban Design

Key Comments

Heritage Consideration

1. 78 and 80 Mimico Avenue are proposed to be demolished as part of this Application. Both 80 and 78 Mimico Avenue are currently unoccupied and boarded up, along with neighbouring heritage building at 86 Mimico Avenue (Union Bank Building Mimico Branch).

2. This grouping of heritage properties should be considered as a collection and is expected to be designated as such. *Further discussion and coordination with Heritage Planning is required. Please note that the current proposal is not supported, and these comments address the overarching direction and future considerations with maintaining the existing buildings.*

Parcel Consolidation

3. The parcel data is irregular and does not align with the survey provided. The surface parking lot that surrounds the site appears to have two addresses. Confirm if 3 Station Road bisects 80 and 78 Mimico Avenue. If so, lot consolidation and site organization will need to be discussed in greater detail. It appears that the current drive aisle that flanks the existing buildings is part of the parking lot parcel. The adjacent surface parking lot flanking the site is currently used by GH Hogle Funeral Home directly across the street. The block context should be explored for this internal block since the parking lot is likely a future development block that could provide rear lane access and has a direct relationship on the site.



Site Organization and Built Form

4. The historical built form exemplifies the heritage value in the neighbourhood (Streetcar Period/Commercial) and will be maintained in the future as the subject buildings will be considered for designation under the Ontario Heritage Act.
5. Coordinate with transportation on access to site. Since there may be a potential to explore a rear lane connection on the site.
 - a. For mid-block sites without rear lane access, a front driveway may be permitted, provided established criteria are met, including:

- i. The driveway is located as far from the adjacent intersection as possible or a minimum of 30 metres from the centre of the driveway to the centre of the nearest side street;
 - ii. A 6.0 metre public lane is provided at the rear of the property which will form part of a continuous laneway system within the block as adjacent properties redevelop.
 - iii. Where front driveways are permitted, they should be contained within the building massing with additional floors built above the driveway
- 6. The location of the existing curb cut (driveway easement) that provides access to the site would mean all vehicles must be right in and right out on Mimico Ave. This connection must be coordinated with Transportation to ensure it is safe and accessible.
- 7. For sites including or adjacent to heritage properties, design the scale and height of the building to respect and reinforce the height established by the historic context.
- 8. Any proposed sensitive addition to the buildings will adhere to the required setbacks and design considerations outlined from Heritage Planning and will require further study. Adaptive reuse may be considered to maximize the site while adhering to the heritage parameters and maintaining the original attributes.
- 9. Mitigation measures must be taken to ensure the heritage properties are respected and not negatively impacted.
 - a. New developments must not diminish the cultural heritage values or physical materials and identified attributes of the heritage property.
 - b. Impacts to the perception of the heritage properties or its prominence within an existing context should be minimized.
 - c. Sight lines and views to identified landmarks should not be encroached upon by new developments.
 - d. The proposed site plan illustrates surface parking directly adjacent to a potential heritage property (Union/Royal Bank – Mimico Branch) Further discussion with Heritage Planning is required.
- 10. A rear setback (7.5m) must be provided. The condition and location of this setback should be studied in relation to a possible rear laneway condition in the future and the property line.
- 11. Ensure layout of all units and amenities (in square metres) are included.
- 12. In coordination with Heritage Planning, Recess the building entrance and door swing to not interfere with the 2.1m clearway.
- 13. Ensure there is a direct connection to sidewalk with well-defined pedestrian walkway and clearly visible street address

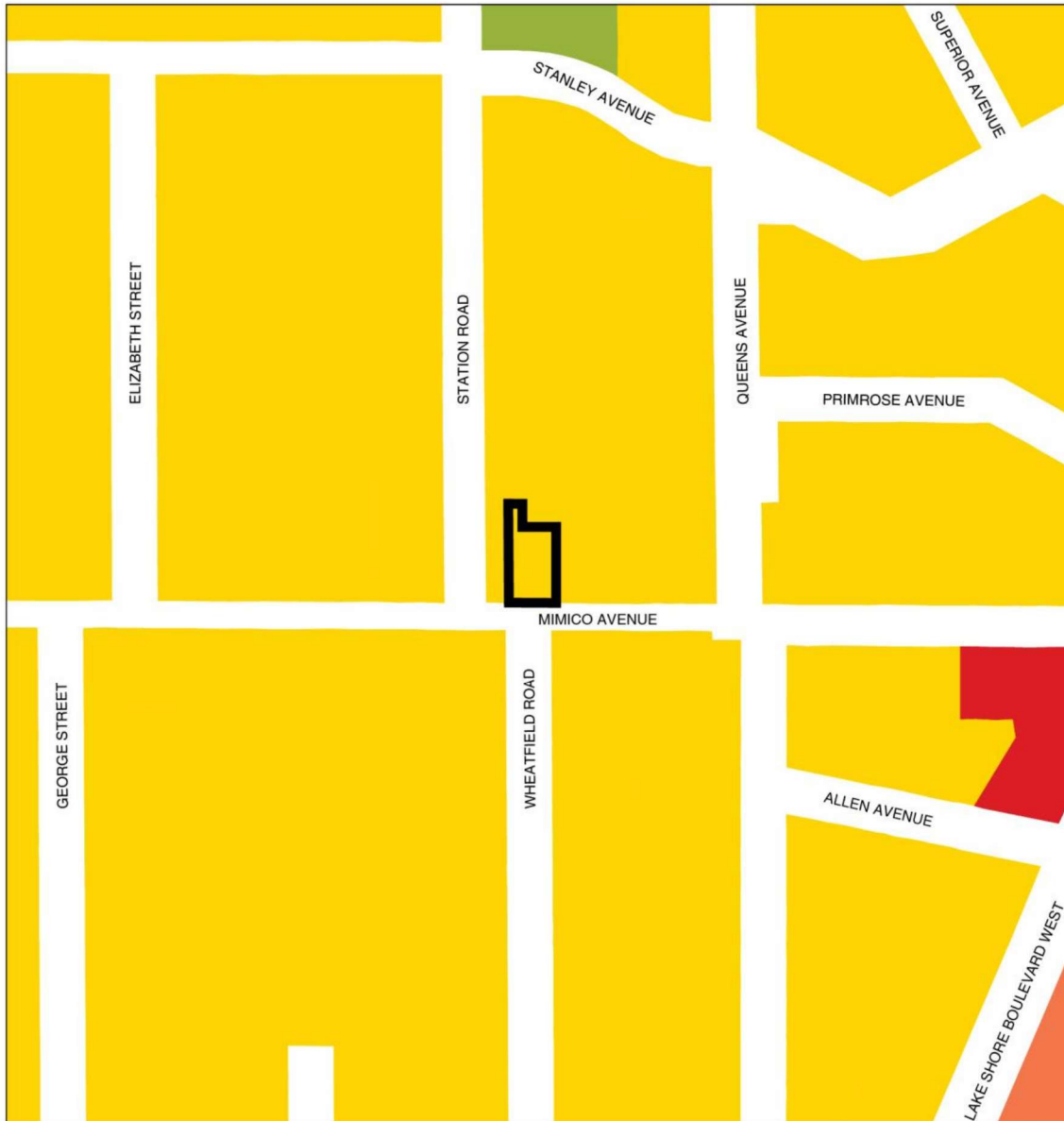
14. Maintain commercial area/unit sizes to support fine-grained retail and the heritage attributes.

Landscape and Streetscaping

15. Revise the proposal to preserve and adaptively reuse the existing heritage properties. A Landscape Concept Plan is required.
16. If possible, street trees should be planned for along the curb edge on Mimico Avenue. Standard details are included in the streetscape manual -- Refer to Design Options for Tree Planting in Hard Surfaces. Maximize tree planting on all the unencumbered areas of the site.
17. Any hydro poles and light standards should be upgraded and complement the adjacent streetscape to provide continuity.
18. Confirm materiality palette and include samples, especially with the heritage context and Mimico Avenue character
19. Material legend is required
20. The Toronto Green Standard (TGS) Version 4 for low-rise residential applies to development with less than 4 storeys with a minimum of 5 dwelling units.
 - a. A TGS Version 4 Checklist and Statistics template is required. TGS Tier 1 performance measures are required for all planning applications and applicants are encouraged to pursue higher Tier standards of the TGS. Tier 2 & 3 performance measures are voluntary.
 - i. ensure a minimum soil volume of 30m³ to support mature tree growth within the 50% soft landscaped portion of the front yard

General Comments

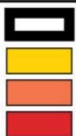
Community Planning



Official Plan Land Use Map 15

78 & 80 Mimico Avenue

File # 23 212448 WET 03 PAC



Location of Application

Neighbourhoods

Apartment Neighbourhoods

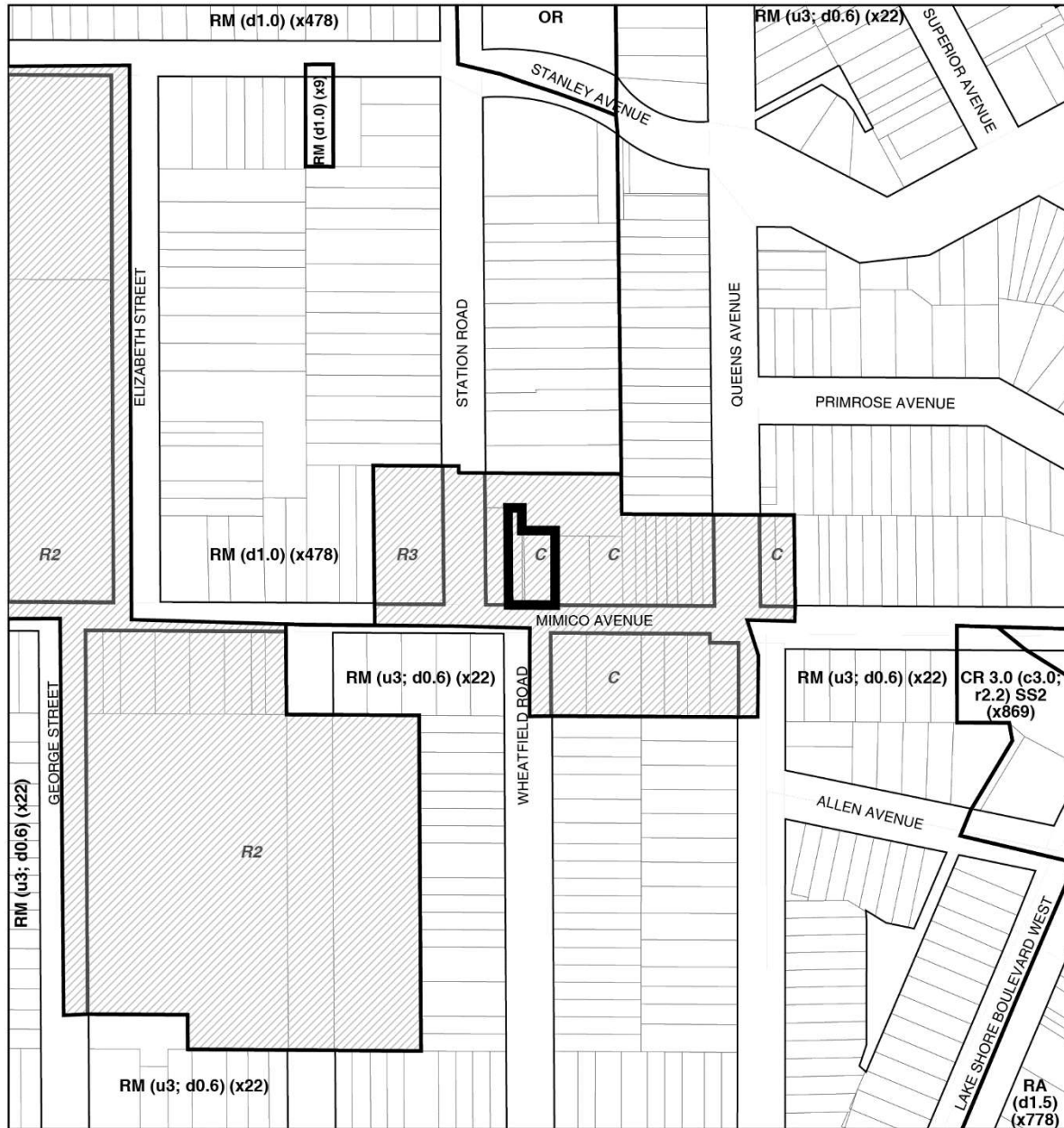
Mixed Use Areas



Parks



Not to Scale
Extracted: 10/16/2023



Zoning By-law 569-2013

78 & 80 Mimico Avenue

File # 23 212448 WET 03 PAC



Location of Application

RM
CR
OR

Residential Multiple
Commercial Residential
Open Space Recreation



See Former City of Etobicoke (Mimico) By-Law No. 1930

R2
R3
C

Residential 1, 2, & 3 Family
Residential Multiple
Commercial



Not to Scale
Extracted: 10/16/2023

1. On Map 2, Urban Structure, of the Official Plan, this site is within the stable area of the city not intended for growth.
 - a. The land use designation for the site is *Neighbourhoods* in the Official Plan
 - b. The site is subject to Inclusionary Zoning Market Area 3
 - i. However, Official Plan Amendment (OPA) 557 is not yet in effect.
2. The site is within the Draft Mimico Protected Major Transit Station Area (PMTSA)
 - a. However, Site and Area Specific Policy (SASP) 692 (OPA 570) is not yet in effect
3. The site is currently not within the City-wide zoning by-law 569-2013
 - a. A Zoning By-law Amendment application will be required to bring the site into the City-wide zoning by-law 569-2013.
4. The site is within the former Etobicoke Zoning Code and has Split zones: C Commercial (along Mimico Ave.) and R2 Residential further back
 - a. A Zoning By-law Amendment application will be required to permit the proposed use.

Engineering & Construction Services

1. Based on unconfirmed City records, along Mimico Avenue there is the following City infrastructure:
 - a. 250 mm watermain(s)
 - b. 250 mm sanitary sewer(s)
 - c. 300 mm storm sewer(s) drains in east direction, the last maintenance hole is approximately 30metres east of 78 Mimico Avenue.
 - d. 2250 mm storm sewer(s) drains east on Mimico Avenue, and then continues south direction on Wheatfield Road.



Figure: Screenshot of Utility Map: Light Blue - Watermains, Green - Storm Sewers, Red - Sanitary Sewers.

This map is for infrastructure visualization purpose only and must NOT be used as a replacement for utility locates, legal survey, as-built information, and suitable subsurface investigation. The Information is provided solely on "as is" basis and the City makes no warranties or representations as to data quality.

Applicants are required to verify the accuracy of the information in preparation of their application made to the City under the *Planning Act* or the City of *Toronto Act, 2006*.

The development will be required to comply with the City's Servicing Requirements for Different Built-Forms. Please review the City's built-form policy as it relates to the final built-form for the site.

2. It is up to the applicant to obtain the necessary information (plan & profile drawings etc.) to accurately confirm and document existing conditions. Request for drawings can be made directly to City Utility Mapping Sales (Email: engdrawings@toronto.ca, Website: <https://www.toronto.ca/city-government/data-research-maps/utility-maps-engineering-drawings/>)
3. Proposed servicing for the subject site must conform to the City of Toronto Servicing Requirements. Please see attached "**Notice to Applicants 2015 11 27**" document for more information.
4. The development will be required to comply with the City's Servicing Requirements for Different Built-Forms. Please review the City's built-form policy as it relates to the final built-form for the site.
5. The applicant is to confirm location/size/type of existing services and laterals (via field investigation, as-built drawings, etc.) for the subject site and note on the servicing plan which existing services are to be decommissioned, if any.
6. The development proposal must consider groundwater and foundation drainage from the proposed buildings and must comply with the City's [Foundation Drainage Policy and Guidelines](#).
7. The Owner is responsible for contacting private utility companies to negotiate temporarily and/or permanently connecting, adding, removing, and/or relocating utility infrastructure and all associated costs.
8. In the preparation of the civil engineering materials for this application it is advised that the Civil Consultant review the latest City of Toronto Sewers, Watermain and Road standard details and specifications at the City of Toronto Website: <https://www.toronto.ca/services-payments/building-construction/infrastructure-city-construction/construction-standards-permits/standards-for-designing-and-constructing-city-infrastructure/>

Heritage Planning

The applicant should review and be familiar with the City's Heritage Planning requirements prior to making an application to the City under the *Planning Act* or the *City of Toronto Act, 2006*. For additional information, please visit www.toronto.ca/heritage-preservation or contact the assigned review team member identified previously.

1. The site is in an area of archaeological potential. A minimum Stage 1 Archaeological Assessment must be completed prior to the submission of an application for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and/or Site Plan Control.
2. Provincial and municipal planning policy requires that cultural heritage resources be conserved within the land use planning process. The following properties on the site are of Heritage Interest: 78 Mimico Avenue, 80 Mimico Avenue

The properties at 78-80 Mimico Avenue contain heritage resources identified as significant components of the broader cultural landscape by the *Mimico 20/20 Revitalization Cultural Heritage Resource Assessment*. The properties were identified as worthy of further investigation as either a potential Cultural Heritage Landscape or Heritage Conservation District.

The properties at 78-80 Mimico Avenue were constructed between 1920 and 1929 as main street commercial structures with residential/office uses above. The subject buildings, along with the building directly adjacent at 86 Mimico Avenue, display a remarkable level of visual cohesion and provide an anchor in the broader landscape – defined by shared architectural elements such as the two storey profile, cornices, parapets, and storefronts. The subject properties define, maintain, and support the predominantly early twentieth century main street character of Mimico Avenue as they are representative examples of the main street commercial building typology from Mimico's streetcar period.

Due to the significant built heritage resources on site, staff's recommendation for the designation of 78-80 Mimico is scheduled to be heard by the Toronto Preservation Board on January 18, 2024 and subsequently at City Council on February 6, 2024.

3. As the subject properties have been identified as significant built heritage resources by City Staff, a [Heritage Impact Assessment](#) will be required when submitting a complete application to the City.

Parks Development

1. See comments in the 'Key Comments' section above.

Strategic Initiatives, Policy & Analysis – Policy

1. The proposal includes demolition of six or more residential rental units. Refer to [Section 3.2.1, Policy 6](#), of the Official Plan and requirements for a Rental Housing Demolition application under [Chapter 667](#) of the Toronto Municipal Code.

Transportation Services

1. Vehicle access is proposed from Mimico Avenue. This access must be designed and shown according to the City's [Standard Drawing No. T-310.050-1](#).
2. The City requires a minimum 2.1 metre pedestrian clearway along the frontage of Mimico Avenue. If the available boulevard width cannot accommodate the required clearway, a pedestrian access easement may be required on private property to supplement the available public boulevard space.
3. Please review the City requirements for a [Transportation Impact Study](#). Based on the development scale, it is likely that only chapters 1-5, 6.f, 7 and 8 will be required.

Urban Design

1. See comments in the 'Key Comments' section above.

Mandatory Pre-Application Consultation (PAC) Review Team

Reviewer Division	Contact	Email Address	Phone Number
Community Planning	Rabia Ahmed	Rabia.Ahmed@toronto.ca	416-392-2821
Engineering & Construction Services	Helen Lin	Helen.Lin@toronto.ca	416-392-8026
Parks Development	Amy Campbell	Amy.Campbell@toronto.ca	416-396-5306
Transportation Services	Sabrina Testaguzza	Sabrina.Testaguzza@toronto.ca	416-392-6161
Urban Design	Maxine Cudlip	Maxine.Cudlip@toronto.ca	416-392-8012
Urban Forestry	Jetmir Balashi	Jetmir.Balashi@toronto.ca	416-394-8529
Heritage Planning	Will Thomas	Will.Thomas@toronto.ca	416-392-6434
Heritage Planning, Archaeology	Eric Beales	Eric.Beales@toronto.ca	416-338-1095

Meeting Details

Meeting date: December 12, 2023

Attendee Role	Attendee Name	Email Address
Applicant Planner	Dafne Gokcen	dgokcen@evansplanning.com
Architect	Sadeq Sadeq	ssadeq@aplinmartin.com
Community Planning	Rabia Ahmed	Rabia.Ahmed@toronto.ca
Engineering & Construction Services	Helen Lin	Helen.Lin@toronto.ca
Parks Development	Amy Campbell	Amy.Campbell@toronto.ca
Transportation Services	Sabrina Testaguzza	Sabrina.Testaguzza@toronto.ca
Urban Design	Maxine Cudlip	Maxine.Cudlip@toronto.ca
Urban Forestry	Jetmir Balashi	Jetmir.Balashi@toronto.ca
Heritage Planning	Will Thomas	Will.Thomas@toronto.ca
Heritage Planning, Archaeology	Eric Beales	Eric.Beales@toronto.ca

Planning Application Checklist

January 15, 2024

Please note that this Planning Application Checklist Package is only valid for a period of 12 months from the date it is issued and is applicable only to this specific proposal and the applicant making the submission.

Application Type(s)

	Official Plan Amendment (OPA)		Draft Plan of Subdivision (SUB)
X	Zoning By-law Amendment (ZBA)		Site Plan Control (SPA)

OPA, ZBA and SUB applications require the posting of a sign as part of the submission of a Complete Application. Go to [Planning Application Signs](#) for requirements.

One (1) digital copy, unless noted otherwise.

Indicate all materials need to be provided by checking all applicable boxes from the listings below:

Information/Studies to be Submitted with Application

City Planning

	Accessibility Design Standards Checklist (SUB, SPA)
X	Air Quality and Odour Study (ZBA, SUB, SPA)
X	Archaeological Assessment (OPA, ZBA, SUB, SPA)
X	Architectural Control Guidelines (ZBA, SUB, SPA)
	Avenue Segment Review (OPA, ZBA)
X	Block Context Plan (OPA, ZBA, SUB, SPA)
X	Community Services and Facilities Study (OPA, ZBA, SUB)
	Compatibility/Mitigation Study (OPA, ZBA, SPA)
X	Computer Generated Building Mass Model (OPA, ZBA, SPA)
	Draft Official Plan Amendment (text and schedule) (OPA)
X	Draft Zoning By-law Amendment (ZBA)
	Energy Strategy (Net Zero Emissions Strategy) (OPA, ZBA, SUB)
	Energy Modelling Report (SPA)
X	Heritage Impact Assessment (OPA, ZBA, SUB, SPA)
X	Housing Issues Report (OPA, ZBA) [Also required as part of Rental Housing Demolition and Conversion Application]
X	Rental Housing Declaration of Use and Screening Form
X	Rental Housing Demolition and Conversion Application
	Methane Gas Study (OPA, ZBA, SUB, SPA)
	Natural Heritage Impact Study (OPA, ZBA, SUB, SPA)
X	Noise Impact Study (ZBA, SUB, SPA)

	Pedestrian Level Wind Study (ZBA, SPA)
X	Planning Rationale (OPA, ZBA, SUB)
X	Public Consultation Strategy Report (OPA, ZBA, SUB)
X	Simplified Report Graphics (OPA, ZBA)
	Sun/Shadow Study (ZBA, SPA)
X	Toronto Green Standard (ZBA, SUB, SPA) Tier 1 (Mandatory) **
	Tier 2, 3 (Voluntary) *** ** TGS Version 4 is applicable to all development applications deemed complete on or after May 1st, 2022. *** To enroll in Tier 2 or 3 contact Environmental Planning sustainablecity@toronto.ca
X	Checklists and Statistics Templates : TGS Version 4
X	Vibration Study (ZBA, SUB, SPA)

Engineering & Construction Services

	Contaminated Site Assessment (OPA, ZBA, SUB, SPA)
	Environmental Impact Study (OPA, ZBA, SUB, SPA)
X	Geotechnical Study/Hydrological Review (ZBA, SUB, SPA)
X	Servicing Report (ZBA, SUB, SPA)
X	Stormwater Management Report (ZBA, SUB, SPA)

Transportation Studies

	Loading Study (ZBA, SPA)
X	Parking Study (ZBA, SPA)
	Traffic Operations Assessment (ZBA, SUB, SPA)
X	Transportation Impact Study (OPA, ZBA, SUB, SPA)

Urban Forestry Services

X	Arborist Report (ZBA, SUB, SPA)
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Plans Submitted with Application

Survey Plans

X	Boundary Plan of Survey (All Applications)
	Draft Plan of Subdivision (SUB)
X	Topographic Survey (All Applications)

Civil & Utilities Plans

	Construction Management Plan (SPA)
X	Public Utilities Plan (ZBA, SUB, SPA)
	Erosion/Sediment Control Plan (SPA)
	Site Grading Plan (SUB, SPA)

Architectural Plans

	1:50 scale Detailed Colour Building Elevations [Greater than or equal to 5 Storey (SPA)]
X	Floor Plan(s) (ZBA, SPA)
	Roof Plan (SPA)
X	Site and Building Elevations (ZBA, SPA)
	Subdivision Concept Plan (SUB)
X	Context Plan (All Applications)
	Perspective Drawing (SPA) [4000m ² or greater]
X	Site Plan (OPA, ZBA, SPA)
X	Site and Building Sections (ZBA, SPA)
	Underground Garage Plan(s) (ZBA, SPA)

Landscape & Lighting Plans

X	Concept Site and Landscape Plan (OPA, ZBA)
	Lighting Plan (SPA)
X	Tree Protection Plan (ZBA, SUB, SPA)
	Landscape and Planting Plan (SPA)
X	Soil Volume Plan (ZBA, SUB, SPA)

Additional Information Required

	Electromagnetic Field (EMF) Management Plan (OPA, ZBA, SUB)
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Advisory Comments

City-Owned Property

	If the City of Toronto has been identified as the owner of any of the lands described in the application, a letter of consent from the City of Toronto, in its capacity as landowner, must be requested from the City of Toronto's Director of Property Management Services, Corporate Real Estate Management Division. If the City of Toronto grants its consent, the letter of consent from the City of Toronto must be submitted with the application.
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Municipal Numbering

	Different kinds of developments need different kinds of municipal addressing or municipal numbering. In particular, those developments that result in new properties that do not have a municipal number. See Municipal Numbering Application Form . This application form may be e-mailed or mailed to the City of Toronto, Land and Property Surveys, as indicated on the form.
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Assistance with Graphics for Application Submission Materials

The City offers a Technical Pre-Screening of the graphics and 3D modelling requirements for Planning Staff Reports.

The Technical Pre-Screening is an opportunity for Applicants to check with Graphics & Visualization Unit staff to review 3D model and simplified graphics for Planning Reports to ensure they comply with the standards identified in the [Simplified Report Graphics Terms of Reference](#). Please contact GraphicsVisualization@toronto.ca when you are ready to submit an application. A response will be provided within 3-5 business days.

Next Steps

A full evaluation of your proposal will be conducted when a formal application is submitted, at which point staff will render their opinion and provide their recommendations. Any comments provided in this document are strictly intended for assisting with what is required to submit a Complete Application as prescribed. For additional information regarding the application submission process, please review [Development Guide, Forms & Fees](#). Please ensure that all required documents as identified in the [Planning Application Checklist](#) are included with your submission to allow a more efficient and comprehensive review of your application.

As part of a Complete Application, the City requires the submission of a number of information items. Definitions and detailed descriptions of the plans, reports and studies required to assess your development proposal and the completeness of your application can be found in the [Terms of Reference](#). An applicant is expected to be familiar with this information, along with any [Upcoming Changes](#), when preparing these plans, reports and studies to ensure conformance with the City's requirements and required level of detail. An applicant is also expected to review and be familiar with the City's [Design Guidelines](#) and technical [Standards & Specifications](#) when submitting an application to the City for review. As Complete Application requirements change over time, it remains the applicant's responsibility to ensure compliance with all requirements for a Complete Application as prescribed under the *Planning Act*, the *City of Toronto Act, 2006* and the City's [Official Plan](#) at the time of submission(s).

The City offers services to assist with preparation of your submission material in advance of the application being made. These services are listed in the appendices of this document.

Once an application has been received by the City, including the applicable application fees, your application will be circulated to City divisions as well as external agencies for detailed technical review and comment. A written decision will be issued as to whether the application is complete in accordance with the City's minimum application requirements.

If you have questions about this letter, please contact the undersigned or the assigned reviewers that have been identified. In all correspondence, please quote the municipal address(es) and corresponding application number(s) of the subject property.

We look forward to continued collaboration with you on this proposal.

Yours truly,

Rabia Ahmed

Planner
Community Planning, Etobicoke York District

Additional Application Information

General Application Information

1. It is recommended that the applicant obtain a [Zoning Applicable Law Certificate](#) prior to submitting an application to the City for review.
2. It is recommended that the applicant consult with the Ward Councillor and local community, including neighbours and residents' associations, prior to formal submission of a planning application to the City.

Easements

1. Development on and within City easements is generally not permitted. It is the owner's responsibility to review any existing easement documentations to confirm what may or may not be permitted within the existing easement lands. The owner may be permitted to relocate City infrastructure and release an easement if determined to be acceptable to the City and as may be permitted by applicable legislation. All costs, including payment of market value of land for the release of existing easement, and construction for any relocated infrastructure and/or new replacement infrastructure will be the sole cost of the owner and may require a separate agreement between the owner and the City.
2. Existing municipal infrastructure on private property that is not proposed to be moved and that is not within an easement or that is within a substandard easement will require a new easement, the costs for which will be the responsibility of the owner. No new buildings or structures are permitted within the existing or new easement area. New easement size requirements are listed in [Table 2: Easement widths](#) in the [Design Criteria](#).

Parkland

1. The parkland dedication must comply with [Toronto Municipal Code, Chapter 415, Article III](#) as well as the [Section 3.2.3](#) of the Official Plan.
2. It is a priority of Parks, Forestry & Recreation to obtain parkland through development to enhance and expand the public park system.

Pedestrian and Cycling Network Specific

1. Streetscapes must create inviting spaces for pedestrians and encourage walking and cycling.
2. The inclusion of new cycling facilities and improvements to existing cycling facilities shall be considered on all streets.
3. The exact alignment and design of the cycling network may be refined, at the discretion of the City, through the development application review process, an Environmental Assessment as required, street designs or other implementation mechanisms.
4. The design of streets will secure amenities for pedestrians including, but not limited to, wide sidewalks, protected crossings, and pavement markings, seating areas, curb extensions and bump outs.

5. Development will support and create accessible pedestrian and cycling connections to and from surrounding transit stops and at community facilities through the creation of generous publicly accessible open spaces, mid-block connections and supportive building design. This may include but is not limited to consideration for standard bike share stations that are integrated into the design of the public realm or additional onsite parking including but not limited to E-bike share stations.

Streets and Street Networks

1. If new streets are proposed, new streets are required to be designed to capture and control stormwater runoff in accordance with the [City's green infrastructure standards and specifications for the Right-of-Way](#). New streets should include street tree planting with sufficient soil volumes (minimum 30 cubic metres of soil per tree) to allow the growth of large growing shade trees to maturity and planning municipal servicing and utilities in a manner that is compatible with trees existing within the road allowance.
2. The design of improvements to existing streets and proposed new streets will prioritize active and transit modes.
3. New streets will be public streets unless otherwise deemed appropriate by the City. Private streets, where they are deemed to be appropriate, will be designed to connect to and integrate into the broader public street network and meet the design objectives for new public streets.
4. All streets must directly connect to the broader public street network at full build out to create a functional network.
5. The exact right-of-way location, alignment and design of the street network may be refined, at the discretion of the City, through the development application review process, an Environmental Assessment as required, street designs or other implementation mechanisms.

Transportation Demand Management

1. A Transportation Demand Management Strategy is required to demonstrate how the application complies with all transportation-related requirements and the applicable Toronto Green Standard.

Tree Protection

1. Trees on and adjacent to the site must be protected where possible. Development must demonstrate how the protection, provision and maintenance of trees and their growing spaces above and below ground will be achieved.
2. At the earliest stages of design, special attention should be given to the retention and protection of existing (healthy) mature trees, located on City road allowance or private property (including neighbouring trees), over the planting of new/replacement trees, as large mature trees provide significantly greater contributions (e.g. environmental, community benefits), than new or small trees.
3. Buildings and underground structures should be designed and built with sufficient setbacks from the property lines, proposed and existing public and private roads to allow for the

satisfactory retention and planting of large growing shade trees on private and/or city land as per the City of Toronto's specifications.

4. The development of land should be designed and built from the earliest stages with sufficient soft landscape area to achieve or exceed the City's private and public (street) tree planting requirements, as defined under the Toronto Green Standard, Ecology section.

Utilities

1. In accordance with Ontario Building Code, Section 3.2.9.7, the proposal will require a second redundant fire connection if the building height exceeds 84 metres. The second connection must be from a separate watermain where possible. See the [Design Criteria](#) for additional information.
2. The owner is responsible for contacting private utility companies to negotiate temporarily and/or permanently connecting, adding, removing, and/or relocating utility infrastructure and all associated costs.

Vehicular Access, Parking, Loading and Pick Up and Drop Off

1. Loading and servicing facilities for development phases should appropriately designed and located to minimize impacts on the public realm. Where proposed at grade, they must be enclosed and integrated within the development where appropriate.
2. Curb cuts for all vehicle access, including, but not limited to, loading, servicing and pick up and drop off shall be consolidated for each building and/or development block/phase and access to such areas provided from local streets where possible. Curb cuts are also to be located away from signalized intersections (and stop-controls) where possible.
3. Pick up and drop off facilities for each building and/or development block/phase should be located on site and minimized where possible.
4. Loading shall meet Zoning By-law 569-2013 and will be consolidated and minimized within the building (where applicable).
5. Construction access and staging will require a [Right of Way Construction Permit](#). The owner will be responsible for the costs of repairing all damage done to street rights-of-way associated with demolition, construction, and/or occupancy.
6. When designing the site, refer to the applicable version of the Toronto Green Standard and [Guidelines for the Design and Management of Bicycle Parking Facilities](#).
7. Proposing new surface parking lots are discouraged. However, where the design includes a surface parking lot, refer to the applicable version of the Toronto Green Standard and [Design Guidelines for 'Greening' Surface Parking Lots](#).

Boulevard Requirements

The City of Toronto adopted a 'Complete Streets' policy in 2014 that recognizes the varying priorities throughout the City. The development application will need to show that the proposed boulevard and streetscaping for the site balances the needs and priorities of the various users and uses within the right-of-way. Applicants should visit www.toronto.ca/enhancing-our-streets-

[and-public-realm](#) and review the Design Guidelines prior to submitting an application to the City. For additional information related to Urban Design Guidelines, please contact the Urban Design team member identified previously. For all other matters, please contact the Transportation team member identified previously.

1. If soil cells are proposed in the municipal right-of-way, the drawings must be signed and sealed by two structural engineers to confirm that the design of the sidewalk, together with the underlying soil cell system and soils shown on the drawings are compliant with the Canadian Highway Bridge Design Code.
2. The owner will be responsible for the reconstruction of the entire municipal boulevard(s) along all portions of the site. The site boulevard and right-of-way spaces must be designed in accordance with the City's Standards, Specifications and Guidelines, and must meet AODA and the City's [Accessibility Guidelines](#). Streetscaping elements such as trees and soil cells should be located entirely on one side of the property line to clearly establish ownership and future responsibility.
3. A Green Streets approach must be applied to the design and construction of new public streets and lanes, and where feasible, to the reconstruction of existing streets and lanes, to enhance the extent and health of the urban forest, mitigate urban heat island effect, manage stormwater runoff and mitigate flooding.
4. If the proposal depicts non-standard elements within the municipal right-of-way that are deemed acceptable, the owner will be responsible for the ongoing cost and maintenance of these elements.
5. Encroachments of existing buildings or structures, without any approved encroachment agreement, will require authorization and approval, including a new encroachment agreement, for existing encroachments proposed to remain.
6. Please ensure the submitted Soil Volume Plan ensures that sufficient soil is available to accommodate street tree planting and that utility conflicts are identified and addressed.

Demolition of Rental Units and Rental Dwelling Rooms

1. If the proposal includes the demolition of **at least one residential rental unit**, refer to Section 3.2.1, Policy 12 of the Official Plan.
2. If the proposal includes demolition of **six or more residential rental units**, refer to [Section 3.2.1, Policy 6](#) of the Official Plan and [requirements for a Rental Housing Demolition application under Chapter 667](#) of the Toronto Municipal Code.
3. If the proposal includes demolition of **six or more residential dwelling units**, refer to Section 3.2.1, Policy 11 of the Official Plan.

Land Conveyance

The City of Toronto's Official Plan identifies where land must be conveyed to the City for right-of-way widening purposes. New streets and parkland are also identified in the City's Official Plan and/or identified through the Development Review Process. The owner should review and be familiar with the City's [Policy for Accepting Potentially Contaminated Lands to be Conveyed to the City under the Planning Act](#) whenever a land conveyance is required.

1. The owner will be required to submit a Qualified Person Preliminary Statement Letter with the application. All lands to be conveyed to the City will be subject to the City's conveyance policy and may require an environmental peer review and Record of Site Condition. The owner is responsible for the costs of assessment, remediation and/or mitigation of any environmental contamination on the site, including any peer review required for lands to be conveyed to the City.

Toronto Green Standard

The Toronto Green Standard (TGS) is Toronto's sustainable design and performance requirements for new developments.

Applications are required to meet [Version 4](#) of the TGS minimum Tier 1 performance measures with compliance reviewed through the planning approval process.

The applicant is encouraged to pursue a stronger focus on environmental sustainability, targeting higher tiers of the TGS performance measures and consider pursuing the TGS [Development Charge incentive program](#). This is consistent with the Official Plan and Council's [declaration of a Climate Emergency](#) and goal of achieving net zero emissions for new buildings by 2030 or sooner.

1. Meeting the energy and carbon targets requires early consideration and optimization of massing, envelope, and mechanical design specifications. The applicant should engage with their consultants and/or energy developers to assess potential design options that will ensure compliance with the performance requirements and that align with their sustainability ambitions. Refer to the [Energy Modelling Guidelines](#) and the Low-Rise Residential Energy and Emissions webpage for energy submission requirements
2. Tree Planting Areas and Soil Volume: All development should be designed from the earliest stages with sufficient soil volume to achieve or exceed the tree planting and soil volume requirements. A [Soil Volume Plan](#) is required for rezoning and site plan control applications. It must include the completion of the [soil volume statistics template](#) with the location of utilities as part of the rezoning and subdivision applications to ensure that the proposed building floorplates are feasible. As part of a complete application, the applicant will need to provide a Soil Volume Plan, containing underlays of a Landscape Plan and Public Utilities Plan that shows accurate utility information (i.e., Quality Level A where tree planting locations are proposed).
3. Biodiversity: In the design of green space at and above grade in the project site, there should be a focus on the restoration of native vegetation that supports local biodiversity and pollinator species. The inclusion of native flowering species that bloom at all periods of the growing season help to create a mosaic of habitat nodes and patches across the City, which supports the City's [Biodiversity Strategy](#).
4. The [Green Roof By-law](#) requires green roofs for new buildings and additions with greater than 2,000 m² of gross floor area.

For Submission of a Plan of Subdivision Application

1. For information and requirements regarding street naming, refer to the [Street Naming Policy](#).

For Submission of a Site Plan Application

1. The applicant is required to plot the trees on the architectural drawings together with other utilities. For additional information, refer to [Site Plan](#).
2. The application must demonstrate compliance with the [City of Toronto Wet Weather Flow Management Guidelines](#) (WWFMG). A [Stormwater Management Report](#) is required for all site plan applications, regardless of the size or scope of the project; however, the level of effort/detail will depend on the proposed development site. Please refer to [Table 7](#) of the WWFMG for further information related to requirements for various types of development.

If the proposed development is unable to meet all WWFMG requirements, the application must provide a clear rationale detailing the constraints/issues and identifying all options that were considered and investigated. If the development proposes a shared stormwater management facility, a stormwater collection pipe monitoring system will be required to enable monitoring of the stormwater from each component of the development.

Appendix A: Policies and Guidelines

1. The applicant will be required to review the [City's Official Plan](#) to become familiar with the various City-wide policies and to confirm whether there are any [Secondary Plans](#) or [Site and Area Specific Policies](#) that impact the development site. The planning application submitted to the City will be required to conform to the City's Official Plan.
2. The applicant will be required to review the City's [Zoning By-laws](#) information, which includes an [interactive map](#).
3. The development proposal must consider groundwater and foundation drainage from the proposed buildings and must comply with the City's [Foundation Drainage Policy and Guidelines](#).
4. The applicant will be required to review and be familiar with the City's [Design Criteria for Sewers and Watermains](#) (Design Criteria), [Water Servicing and Metering](#) and [Water & Sewer Related Permits and By-laws](#) when preparing the necessary drawings and reports.
5. If a Servicing Report is required, the report must demonstrate that the City's water distribution system and sewer network have sufficient capacity to accommodate any proposed increases in flows resulting from the development. A conceptual stormwater management plan must also be included. Analysis of the City's infrastructure must be in accordance with the Design Criteria and Sewer Capacity Assessment Guidelines. If the City's infrastructure does not have sufficient capacity for the proposed increases, the application must propose system improvements, which must be paid for and constructed by the owner. Further consultation with the City may be required.
5. A recent hydrant flow test must be included with a servicing report. Flow tests can only be completed between April 14 and November 16 and must be arranged through Toronto Water. Additional information is available in Chapter 4 – Watermains of the Design Criteria and [online](#). The applicant will be required to review and be familiar with the City's requirements for [Tree Planting in Hard Surfaces](#) when designing the site.

7. Prior to making an application to the City under the Planning Act or the *City of Toronto Act, 2006*, the applicant will be required to be familiar with the Energy Strategy (Net Zero Emission Strategy) [Terms of Reference](#), and the [Toronto Green Standard](#).
8. The applicant will be required to review the applicable [Urban Design Guidelines](#), including City-wide and Area-Specific guidelines, and be familiar with the [Design Standards and Guidelines](#) that will apply to this specific site.
 - i. [Section 3.1.5](#) of the Official Plan encourages the inclusion of public art for both public and private buildings and structures. The applicant should also refer to [Percent for Public Art Program Guidelines](#) and [Public Art Strategy](#).
 - ii. A preliminary massing Computational Fluid Dynamics (CFD) Study is encouraged for developments that meet the criteria for Moderate and High Trigger during Pre-Application Consultation. Refer to the [Pedestrian Level Wind Study Terms of Reference Guide](#) for additional information.
 - iii. Sustainable Design Features are to be read together with Toronto Green Standard comments. Green/sustainable development features should be integrated at early stages of design process in design of buildings and the site. Consider the following and clarify how the proposal responds to these considerations:
 - greater contribution to natural habitat;
 - higher tree preservation and tree planting targets (show percentage of building footprint on-site and total soil volume and provide accurate utility information);
 - green infrastructure;
 - innovative energy solutions such as geothermal systems, district energy for large sites, deep lake water cooling;
 - built form, location and orientation that provides thermal comfort for both exterior and interior spaces;
 - lower surface / volume ratio for buildings;
 - lower glazing / solid wall ratio;
 - façade and balcony design responsive to solar orientation;
 - exterior sun shades;
 - thermal breaks for balconies;
 - low carbon construction method and building materials;
 - natural ventilation; and
 - contribution to community wellbeing and resilience

Appendix B: Information on the Application Review Team

Community Planning

For additional information, please contact the assigned review team member identified previously.

Environment & Climate Division

The Environment & Climate Division reviews development applications to ensure they comply with the Energy Strategy (Net Zero Emission Strategy) and the Energy Modelling Guidelines, which outline the Energy, Emissions & Resilience requirements of the Toronto Green Standard, and to align new development with the city-wide net zero strategy, TransformTO. For additional information, please contact EnergyReview@toronto.ca

Engineering & Construction Services

Development Engineering ensures that applications for land developments conform to City standards, policies, guidelines, and procedures and that they can be serviced by existing infrastructure. For access to City record drawings, please contact EngDrawings@toronto.ca. For access to other City records, including data requests and/or models, please contact the assigned reviewer identified previously.

Heritage Planning

Heritage Planning manages and evaluates development and permit applications and undertakes heritage components of planning studies to identify and conserve heritage properties and archaeological resources and inform the development of area-specific policies and guidelines, all in accordance with provincial policy and legislative requirements. Heritage Planning also identifies and designates individual properties and heritage conservation districts under the Ontario Heritage Act and runs incentive programs.

Parks Development

In the context of a rapidly growing city, it is imperative to enhance and expand the amount of public parkland provided to residents and visitors alike. The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. The Parks Development Section will determine how Section 42 of the Planning Act is fulfilled as a condition of development or redevelopment. The parkland dedication must comply with [Section 3.2.3](#) of the Official Plan [and Toronto Municipal Code, Chapter 415, Article III.](#) For additional information, please contact the assigned review team member identified previously.

Strategic Initiatives, Policy & Analysis – Policy

Community Policy is responsible for providing broad direction and support on planning matters and technical support to community planners involved in resolving complex applications. For additional information, please contact the assigned review team member identified previously.

Transportation Planning

Transportation Planning reviews development applications to identify strategic transportation opportunities and major transportation initiatives that would impact a proposed development. When submitting a complete application to the City, the applicant may need to provide a Transportation Impact Study that will be scoped with input from City staff. For additional information, please contact the assigned review team member identified previously.

Transportation Services

Transportation Services reviews development applications to determine the infrastructure requirements and traffic control measures required to accommodate existing and forecast levels

of travel demand across all transportation modes. The application review includes the parking, loading and traffic demand components of a proposed development, among other things. For additional information, please contact the assigned review team member identified previously.

Urban Design

Urban Design reviews development applications, comment on urban design related issues, and coordinate with other Sections and Divisions through the Development Review process. The Programs & Strategies and Graphics + Visualization teams also provide input into these processes. In addition to Development Review, these teams develop urban design policies and guidelines for planning studies and provide input on transit and transportation initiatives. For additional information, please contact the assigned review team member identified previously.

Urban Forestry

Urban Forestry plays a critical role in the maintenance and management of Toronto's urban forest. When submitting an application to the City for review, the applicant should review and be familiar with the City's standards and guidelines as they relate to Urban Forestry requirements. For additional information, please contact the assigned review team member identified previously.

From: Sandra Burrows <Sandra.Burrows@toronto.ca>

Sent: Friday, January 5, 2024 3:25 PM

To: Dafne Gokcen <dgokcen@evansplanning.com>; Dylan Correia <Dylan.Correia@toronto.ca>; Design <design@pwteam.ca>

Cc: gil shcolyar <petrogold@rogers.com>; Kevin Tomasio <Kevin.Tomasio@toronto.ca>; Anne Fisher <Anne.Fisher@toronto.ca>; Joshua Amorim <Joshua.Amorim@toronto.ca>; zulhash.uddin@live.ca

Subject: RE: 78 Mimico Ave

This disrepair did not happen overnight. I understand that the engineer has stated that you do not want to spend the money to fix it but would rather demolish it. If there is heritage value to this property then we need to explore all options before demolition.

From: Dafne Gokcen <dgokcen@evansplanning.com>

Sent: January 5, 2024 3:13 PM

To: Sandra Burrows <Sandra.Burrows@toronto.ca>; Dylan Correia <Dylan.Correia@toronto.ca>; Design <design@pwteam.ca>

Cc: gil shcolyar <petrogold@rogers.com>; Kevin Tomasio <Kevin.Tomasio@toronto.ca>; Anne Fisher <Anne.Fisher@toronto.ca>; Joshua Amorim <Joshua.Amorim@toronto.ca>; zulhash.uddin@live.ca

Subject: [External Sender] RE: 78 Mimico Ave

Good afternoon,

The property owner and I were both informed in the past week that the City's Structural Engineer determined that this building is unsafe and needed to be demolished. The property owner was also told last week that he could go ahead and begin demolition immediately.

To delay issuance of the demolition permit means that this building will continue to pose a severe safety risk. Is the City of Toronto accepting responsibility for any loss or damages that may occur as a result of delaying the issuance of the demolition permit?

Dafne Gokcen
Senior Planner

Evans Planning
9212 Yonge Street, Unit 1

Richmond Hill, Ontario
L4C 7A2
Ph:(905) 669-6992 x 108

From: gil shcolyar <petrogold@rogers.com>
Sent: Friday, January 5, 2024 2:58 PM
To: Dafne Gokcen <dgokcen@evansplanning.com>
Subject: Fwd: 78 Mimico Ave

Begin forwarded message:

From: Sandra Burrows <Sandra.Burrows@toronto.ca>
Date: January 5, 2024 at 2:20:01 PM EST
To: Dylan Correia <Dylan.Correia@toronto.ca>, Zulhash Uddin <zulhash.uddin@live.ca>, PWTEAM <design@pwteam.ca>, petrogold@rogers.com
Cc: Kevin Tomasio <Kevin.Tomasio@toronto.ca>, Anne Fisher <Anne.Fisher@toronto.ca>, Joshua Amorim <Joshua.Amorim@toronto.ca>
Subject: RE: 78 Mimico Ave

Hello all.

I have received information from our Heritage Planning staff which need to be addressed prior to issuing a demolition permit.

I will let you know the outcome hopefully sometime next week. In the meantime, no demolition is to occur without the issuance of the demolition permit.

Thank you.

*Sandra Burrows, P.Eng. MCIP, RPP
Director and Deputy Chief Building Official
Toronto Building
Etobicoke/York District*

*2 Civic Centre Court
2nd Floor
Toronto, Ontario M9C 5A3*

*Tel: 416-394-8006
Sandra.Burrows@toronto.ca*

From: Dylan Correia
Sent: January 4, 2024 2:54 PM
To: Zulhash Uddin <zulhash.uddin@live.ca>; PWTEAM <design@pwteam.ca>; 'petrogold@rogers.com' <petrogold@rogers.com>
Subject: 78 Mimico Ave

Good Afternoon All,

I am just following up on demolition of 78 Mimico Ave. We gave to ok to start the demolition of the property before the holidays based on the P.Eng report we received.

Has demolition of the property started? Will the property be demolished by Jan 15, 2024 as per the P.Eng Report?

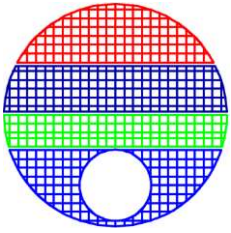
Happy New Years!

Regards,

Dylan Correia
Building Inspector
Etobicoke-York District
2 Civic Centre Court, M9C 5A3
T: 416-394-8207
E: dylan.correia@toronto.ca

Requesting Building Inspections:

<https://www.toronto.ca/building-inspections>



Public Works Team Inc
PWTEAM Design & Building Permit

96 Leadership Drive
Brampton ON L6Y 5T2
Phone: 905-456--7166
design@pwteam.ca
www.pwteam.ca

Nov 24, 2023

To Whom It May Concern

Ref: Order Number: 23 223444 UNS 00 VI

Date Order issued: November 10, 2023

Property Address: 78 Mimico Ave Toronto ON M8V 1R3



Picture-1



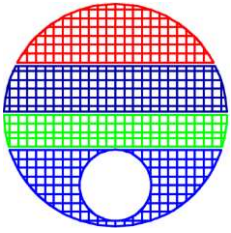
Picture-2



Picture-3



Picture-4



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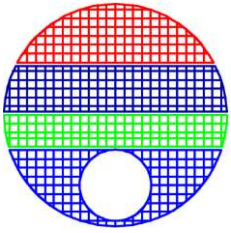
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Picture-5



Picture-6



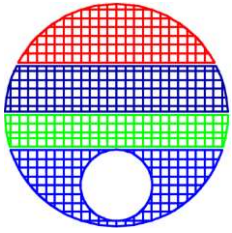
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Picture-7

Rusted steel beam is sitting on collapsed wall which can be imbalanced for any reason and collapse the entire building



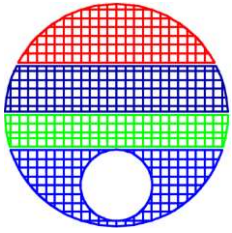
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Picture-8

Steel Beam Rusted and substantial thick has disintegrated and falling off



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Site Inspection Report

Dear Sir/Madam:

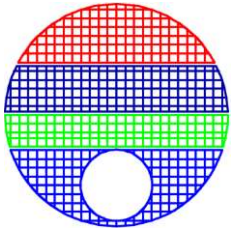
This is a vacant property and have no safe condition for living. The building has serious structural issues and cannot be inhabited in its current condition. I believe that the owner is aware of its safe and unsafe condition thus owner have vacated the property for many years and erected fence to avoid any danger to the community.

Additional information as requested by email:

1. Is the entire building unsafe or only portions of the building? Which portions?
It is a difficult question to answer unless a destructive strength test is performed. Apparently, the bonding strength of brick's mortar has lost and/or compromised due its age and weather thus the building is collapsing. Moreover, all windows are damaged & open; and interior of building space is not a conditioned space as a result interior floor might be rotten. We can't identify which portion is unsafe and which portion is not.
2. Is the building stable in its current condition?
No, in the current condition building is not stable. This is a beginning (as you see in picture) of collapsing wall, we guess it might collapse entire wall this winter.
3. Any recommendation to provide temporary shoring to affected areas to eliminate the unsafe condition?
We are not recommending temporary shoring that will be a waste of money for eliminating unsafe condition rather it shall be wise to demolish for a new construction.
4. Is the fencing and setbacks provided sufficient to protect the building in its current state?
No, fencing and its setback couldn't protect the building, fencing is installed to avoid any danger from unexpected entry of persons/stranger/ animal/ so on.
5. Detail the noted serious structural issues. Photos are not sufficient to indicate such.
We are guessing this building has no column as a structural member rather steel beams are sitting/resting on walls. As everybody know beams carry the load of entire house and wall is carrying the load of the beam. In this case load bearing wall is collapsed by segregating bricks and when an imbalance situation occurs there's a possibility of collapse more extent of the building, thus we have predicted building has serious structural issues (please look at the picture-7 & picture-8).

As you're aware that the property owner had already been applied for demolition permit on May 17, 2023. A pre-consultation meeting request was submitted on October 6, 2023 (Reference Number 765KD158PAC23-EVA).

There's no record of the construction of the building, however apparently the life of the building is ended. A substantial renovation and/or replacement of the building is required. Thus, we recommend for demolition of existing building which could be replaced by rebuilding the new structure.



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Please feel free to contact undersigned if you have any question and/or concern regarding this report.

Yours truly,

Zulhash Uddin, P.Eng.
Tel. 905-456-7166
design@pwteam.ca

