

90 Sheppard Avenue East – Official Plan Amendment, Zoning Amendment and Site Plan Control Applications – Final Report

Date:	September 21, 2012
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	11 263592 NNY 23 OZ, 09 112206 NNY 23 SA, 11 330311 NNY 23 SA

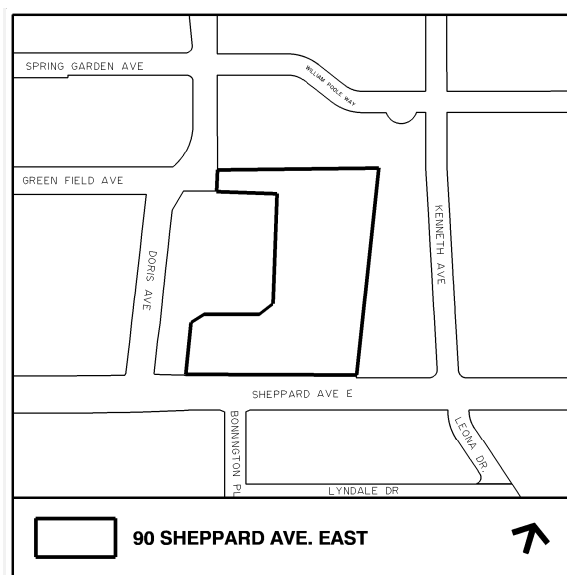
SUMMARY

The Official Plan Amendment and Zoning By-law applications propose a 34-storey apartment building (100 metres) with 359 dwelling units, and 16 townhouses for a total of 375 dwelling units at 90 Sheppard Avenue East. The proposed residential buildings would be situated north of the existing 7-storey office building in the area currently used for surface parking. The office building is proposed to be retained and the underground parking garage expanded to offset the loss of surface parking. An overall density of 2.38 times the area of the site is proposed.

There are two associated site plan applications; one for the proposed residential buildings, the other for an expansion to the underground parking garage and redesign of surface parking and landscaping for the existing office use.

The project includes the retention of an important office use and the addition of residential uses on an under-utilized portion of the commercial site adding to the mix of uses in this area of the North York Centre.

This report reviews and recommends approval of the Official Plan and Zoning By-law Amendment application and approval in principle of the two Site Plan applications subject to the conditions outlined in this report.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 90 Sheppard Avenue East substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 12 to report dated September 21, 2012.
2. City Council amend Zoning By-law No. 7625, for the lands at 90 Sheppard Avenue East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 13 to report dated September 21, 2012.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
4. City Council approve in principle the site plan application for the residential buildings at 90 Sheppard Avenue East as indicated on the drawings in Attachment No. 14, subject to the draft conditions of Site Plan Approval listed in Attachment No. 14.
5. City Council approve in principle the site plan for the expansion to the parking garage and redesign of the surface parking and landscaping at 90 Sheppard Avenue East as indicated on the drawings in Attachment No. 15 subject to the draft conditions of Site Plan Approval listed in Attachment No. 15.
6. City Council delegate back to the Chief Planner and Executive Director, City Planning or his designate the authority to issue final Site Plan Approval.
7. Before introducing the necessary Bills to City Council for enactment, require the Owner to obtain the Notice of Approval Conditions for the residential development at 90 Sheppard Avenue East under Section 41(16) of the Planning Act and Section 114 of the City of Toronto Act.
8. Before introducing the necessary Bills to City Council for enactment, require the Owner to obtain the Notice of Approval Conditions for the parking garage expansion, and redesign of the surface parking and landscaping at 90 Sheppard Avenue East under Section 41(16) of the Planning Act and Section 114 of the City of Toronto Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of November 2, 2011, North York Community Council (NYCC) considered a preliminary report on the Official Plan and Zoning Amendment application. NYCC directed that staff hold a community consultation meeting with landowners and residents within 120 metres of the site and that the notice area for the community consultation meeting be extended to include all landowners and residents residing in the area bounded along both sides of Kenneth Avenue to the west, Elmwood Avenue to the north, Willowdale Avenue to the east and Maplehurst Avenue to the south and that the

applicant pay the City for the costs associated with extending the notice area. The preliminary report is available on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.NY11.19>

ISSUE BACKGROUND

Proposal

The application proposes a mixed-use commercial and residential development that includes the retention of the existing 7-storey Crown Realty office building at 90 Sheppard Avenue East and a new residential development adjacent to the north of the commercial building in the area currently used for surface parking. An overall density of 2.38 times the area of the site is proposed (Attachment 1).

Residential Development

The proposed residential development consists of a 34-storey apartment building (100 metres) with 359 units, and 16 townhouses for a total of 375 dwelling units. The apartment building is proposed to be located on the west side of the site. Its design includes a 2 and 4-storey podium stepping back from the north property line with a 30-storey tower situated at the south end of the podium. The townhouses are proposed to be 3-storeys and approximately 10 metres high. The townhouses are located in two blocks of eight units each along the north and east boundaries of the site (Attachments 2, 3, 4, and 5).

Three levels of underground parking with 378 parking spaces for visitors and residents are proposed. Visitor parking is proposed to be shared with the office use to the south. Seventy-five bicycle parking spaces are proposed at grade for visitors and 307 bicycle parking spaces are proposed in the parking garage for residents. Access to the site is proposed from the existing 7.0 metre wide driveway that extends along the west side of the site between Sheppard Avenue and Greenfield Avenue. This driveway is in shared ownership with the Toronto District Catholic School Board (TDCSB). Access to the parking garage is proposed from the existing access to the underground garage for the office building. The parking garages for the residential and office buildings are proposed to be connected on the first parking level underground.

The applicant is proposing to sever the property and create two lots; one for the new residential development, the other with the office building. Once the property is severed, the residential lot will not have frontage on a public street as the new residential buildings are located north of the office building that fronts on Sheppard Avenue and the driveway will remain with the commercial lot. Access to the residential buildings is proposed to be established through rights-of-way over this driveway. The driveway will continue to be shared by the TDCSB providing access to the loading and parking areas for the TDCSB, and both the office and residential uses.

Proposed common amenity space includes 803.4 square metres on the ground floor within the building and 1864.4 square metres outdoors, including a courtyard water feature that extends between the apartment building and the townhouses. Private balconies or terraces are proposed for all apartments and townhouses.

Commercial Parking Garage Expansion

There are currently 548 parking spaces for the existing office building, 325 of these are in a 2-level underground parking garage and 223 are in the surface parking lot north of the building. Much of the surface parking area is proposed to be redeveloped with residential uses. In order to provide sufficient

parking for the office use, Crown Realty is proposing to expand the underground parking garage to the north and east, and reconfigure the surface parking area (Attachment 1). Changes to the landscaping around the parking area and building are also proposed. Access to the parking garage would remain in its current location north of the building.

With the proposed changes there will be 498 parking spaces on the commercial property in total, 467 of these in the expanded underground parking garage and 31 on the surface. An additional 37 parking spaces for visitors are proposed to be located in the underground parking garage on the residential portion of the site and shared with the residential uses.

Additional site and development statistics are included in the application data sheet, Attachment 6.

Site and Surrounding Area

The site is located on the north side of Sheppard Avenue East, east of Doris Avenue. The site is 24,894.2 square metres in size, irregular in shape and rises slightly toward the north. The site is occupied by the Crown Realty office building situated at the south end near Sheppard Avenue with surface parking north of the building. There is a large open space area shared with the Toronto District Catholic School Board generally at the northeast corner of Sheppard Avenue and Doris Avenue, west of the office building. The east boundary of the site is well treed.

The site is proposed to be severed into two lots. The proposed residential lot will be 6,472.5 square metres in size. The proposed commercial lot will be 18,421.7 square metres in size.

Surrounding uses include: the development site include:

West: Adjacent to the west is the Toronto District Catholic School Board (TDCSB) education centre and associated open space.

North: Adjacent to the north is a 3 and 4-storey townhouse complex that fronts on Spring Garden Avenue.

East: Adjacent to the east is an 18-storey residential building and a 10-storey office building with frontage on Kenneth Avenue.

South: There are single detached dwellings and small scale commercial uses opposite the site on the south side of Sheppard Avenue East.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of

infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is located in a *Centre* and in the North York Centre Secondary Plan Area. The site is designated *Mixed Use Areas* in the Official Plan.

The Official Plan identifies four *Centres* within the City. These are areas where growth is anticipated and encouraged, and the Official Plan recognizes the importance of the *Centres* to support various levels of both commercial office job growth and residential growth outside of the *Downtown*.

The North York Centre focused on three subway stations is recognized as one of the City's major concentrations of commercial office space and as a vibrant residential and cultural centre. The policies of Section 2.2.2 of the Official Plan provide that a framework for new development in each *Centre* be set out in a Secondary Plan. The Secondary Plans are intended to set out local goals and establish policies for managing change tailored to the individual circumstances of each *Centre*. Among other things, Secondary Plans are intended to create a positive climate for economic growth, and support residential development and a full range of housing opportunities while protecting adjacent *Neighbourhoods* from encroachment of large scale development.

North York Centre Secondary Plan

Recognizing its important role in achieving the City's strategic growth objectives, the policies of the North York Centre Secondary Plan (NYCSP) encourage redevelopment with a focus on transit-based employment and residential growth, while ensuring that existing *Neighbourhoods* outside the *Centre* are protected, preserved and enhanced. In order to achieve these aims the Secondary Plan includes policies regarding the type and distribution of land uses, the density of development and height of buildings, along with environment and urban design policies that promote high quality design, and that seek to strengthen and enhance the pedestrian environment.

Section 1.1.4 provides that in considering site specific amendments to the Secondary Plan, the City will be satisfied that the proposed amendment is minor in nature and local in scope, and that it does not materially alter provisions of the Secondary Plan dealing with boundaries, land use, density, height or building form. Further, the City will be satisfied that the traffic certification requirements of the Secondary Plan are satisfied and that the amendments do no adversely impact stable residential areas.

The site is situated within the North York Centre South sub-area. The North York Centre South is a mixed-use area providing for a range of residential and non-residential uses. The site is designated *Mixed Use Area B* (Attachment 7). Commercial, institutional, residential, public parks and recreation uses and transit terminals uses are permitted on the site. Section 2.1.2 of the NYCSP establishes a limit on the percentage of the gross floor area of a development in *Mixed Use Area B* that can be devoted to residential uses. On this site the total for all residential uses on the site cannot exceed 50 per cent of the maximum permitted gross floor area on the site. Section 3 of the NYCSP provides for limits on the density of development and outlines circumstances and requirements where density incentives and density transfers will be allowed. On this site, an overall density for development of 2.5 times the area

of the site is permitted (Attachment 8). The NYCSP also provides for an additional 33% of gross floor area through density incentives.

Section 5 of the NYCSP sets out the urban design objectives for the North York Centre and includes policies and guidelines to address the built form for new development, the public realm including streets, parks and open spaces and the interface with surrounding neighbourhoods.

Section 5.4.1 provides that maximum building heights will be established in order to implement the goals and objectives of the Secondary Plan and more specifically to protect stable residential areas adjacent to the Centre, provide for appropriate transitions in height between the highest intensity areas along Yonge Street and the residential communities outside the Centre, encourage the highest intensity development along Yonge Street and in the vicinity of the subway stations, and to achieve a comfortable human scale and sense of spatial enclosure along the primary pedestrian streets in the Centre. On this site a maximum building height of 65 metres is permitted (Attachments 9 and 10).

Section 5.4.2 of the Secondary Plan discourages site specific amendments to the established height limits, but provides criteria for considering such applications. It provides that when considering an application, the City will be satisfied that the contemplated increase in height is necessary to provide for desirable flexibility in built form, would have no appreciable impact on the residential amenity of properties within the stable residential area and meets the urban design objectives of Section 5 the Secondary Plan.

The Official Plan is available on the City's website at:

http://www.toronto.ca/planning/official_plan/introduction.htm

Design Criteria for the Review of Tall Building Proposals

The City's 'Design Criteria for the Review of Tall Building Proposals' provide guidelines for the design and evaluation of tall buildings in the City. Aimed to implement the built form policies of the City's Official Plan, they include measurable criteria and qualitative indicators to assist in the review of tall building proposals. Criteria and indicators are related to four main areas; site context, site organization, building massing and the pedestrian realm.

In considering site context tall building proposals must address concerns related to transitions between taller buildings and lower scale features nearby. Measures such as height limits, setbacks, stepbacks and angular planes are used to achieve appropriate transitions in scale and the protection of sunlight and sky views.

Design criteria related to site organization address issues such as building placement and orientation, location of building entrances, servicing and parking requirements, and enhancement of adjacent streets and open spaces.

Building massing is a critical consideration in assessing tall buildings. The scale of the base component of a tall building should have good street proportion to maintain access to sunlight and sky views along the street, should integrate with adjacent buildings and minimize the impacts of parking and servicing uses. To break down the mass of the building smaller floor plates and building articulation is recommended. Adequate space between tall building elements allows for appropriate light and privacy for existing and new buildings, as well as allowing appropriate sunlight, wind and sky view to adjacent

streets parks, open spaces and properties. Conditions beyond the required by-law minimums are often required to achieve light, view and privacy. The criteria include a minimum spacing of 25 metres between the shafts of tall building elements.

New tall buildings are expected to enhance the public realm by providing active frontages, and high quality streetscape and landscape design elements. To reduce negative impacts of taller buildings elements, considerations include weather protection, limiting shadowing impacts and uncomfortable wind condition on nearby streets, properties and open spaces, as well as minimizing additional shadowing on neighbouring parks to preserve their utility.

The Design Criteria for the Review of Tall Building Proposals is available on the City's website at: http://www.toronto.ca/planning/urbdesign/pdf/tallbuildings_udg_aug17_final.pdf.

Zoning

The lands are zoned General Commercial (C1) in the former City of North York Zoning By-law No. 7625. Subject to certain restrictions, the C1 zoning permits residential uses such as apartments and commercial uses; including restaurants, retail stores, banks, business and professional offices, theatres, funeral establishments, parking lots, service stations and accessory uses. The zoning by-law includes development standards such as; height, coverage, and setbacks for the residential and commercial uses (Attachment 11).

Site Plan Control

The proposed development is subject to site plan control. Two site plan applications have been submitted; one for the proposed residential development (File 11 330311 NNY 23 SA), the other for the proposed expansion to the underground parking garage and redesign of the surface parking and landscaping associated with the existing office building (File 09 112206 NNY 23 SA).

Reasons for Application

An Official Plan amendment is required as the proposed apartment building with a height of 100 metres exceeds the maximum permitted height of 65 metres. As well the Official Plan permits a maximum gross floor area of 50% for residential uses on the site. The proposal seeks 52% for residential uses. The total gross floor area proposed for all uses is approximately 59,207 square metres. The proposed gross floor area for the residential uses is about 30,459 square metres.

A technical amendment is also proposed to adjust the boundary of the area covered by exception 1 in the NYCSP that is adjacent to the east of the subject site. The boundary of the exception is proposed to be aligned with the properties it applies to rather than extending onto the subject site.

The Zoning By-law Amendment is required as the current zoning does not permit a building height of 100 metres or a building that does not have frontage on a public street. As well a zoning amendment is needed to establish development standards such as gross floor area, number of units, parking and loading requirements, building envelopes and setbacks and required landscaping and amenity space for the residential uses. As well, the zoning amendment is required to establish a site specific exception for the commercial development including development standards that reflect the revisions to the parking and site boundaries.

Community Consultation

Three consultation meetings were held to consider the development. Planning staff as well as the Ward Councillor attended each meeting. On June 8, 2011, prior to the application submission, the Ward Councillor held a community consultation meeting with area residents and the applicant presented various development scenarios for the site.

A community consultation meeting was held on January 11, 2012. Approximately 35 people attended. Comments and issues raised included; concern with the proposed building height and separation of apartment building from the existing adjacent residential buildings, infrastructure capacity concerns including Hydro capacity in the area, tree removal and potential traffic impacts.

A third community consultation meeting to address transportation issues specifically was held by the Ward Councillor on February 15, 2012. Approximately 10 residents attended. The transportation consultant for the proposed development presented a video showing the proposed vehicular movements in the area. Transportation Services staff advised that they would review traffic signals in the area to improve movement through the area.

Design Review Panel

The proposal was considered by the City's Design Review Panel (DRP) on April 19, 2011. At that time the proposal included two residential towers, 20 and 23-storeys located on the east and west sides of the site. The panel commented that there was too much building for the site, and that pedestrian access was compromised in the site layout particularly through the loading area. The panel suggested that the applicant explore options for the design of the building, increase the width and landscape intensity of the edges of the site and consider creating an entry associated with an extension of Greenfield Avenue. The panel noted that the landscape water feature proposed between the towers was a positive part of the project and well-designed.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) promotes intensification and redevelopment opportunities through a more compact building form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The proposal is consistent with the PPS.

The proposal also conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe and is in keeping with the policy direction for the North York Centre as one of 25 Urban Growth Centres in the Greater Golden Horseshoe.

Land Use

The North York Centre Secondary Plan provides that a maximum of 50% of the total gross floor area of all buildings on the site can be used for residential purposes. The limitation on the percentage of residential

uses is intended to support the objectives of the Secondary Plan that encourage the development of commercial uses in strategic locations within the North York Centre.

The total gross floor area of all buildings proposed on the site is approximately 59,207 square metres; the office building is about 27,748 m² and the residential buildings about 30,459 m² comprising 52% of the overall gross floor area.

Planning staff have no concern with the small increase in the percentage of residential gross floor area proposed by the applicant. The application retains a significant office use in the North York Centre helping to maintain the Centre as an important employment area. It also provides for residential uses contemplated in the Secondary Plan adding to the multi-use character of the area. The difference in the gross floor area is relatively minor (1711 m²) given the overall size of the development. Further, the combined uses on the site reflect a density of 2.38 times the area of the lot, below the density of 2.5 times the area of the lot permitted in the NYCSP. The residential buildings will also replace a surface parking lot consistent with urban design objectives that seek to limit surface parking where possible.

Height

The North York Centre Secondary Plan requires that in considering amendments for increases in height that the City must be satisfied that the increase is necessary to provide for desirable flexibility in built form, would have no appreciable impact on the residential amenity within the stable residential area and meets the urban design objectives of the plan.

The apartment building will be the most prominent building on this block and within this area of the Centre. As a result, in reviewing the proposal staff have paid particular attention to the massing and design of the building to ensure that it is well-designed, fits harmoniously with the surrounding uses, creates an appropriate transition to the areas of lower scale, and is consistent with the requirements of the City's tall building criteria.

The design of the apartment building includes a 2 and 4-storey base (8.5 to 13 metres), that steps from the north to the south with the tower (100 metres) situated on the southern portion of the podium. The tower is setback approximately 31 metres from the north property boundary and 53 metres from the east property boundary. Three storey townhouses (10 metres) are proposed along the north and east property boundaries.

Staff are satisfied with the proposed layout of the development with the lower scale townhouses situated north and east of the apartment building. This layout along with the stepbacks on the podium and southerly placement of the tower creates an appropriate transition in height and intensity of use to the existing townhouses adjacent to the north and the 18-storey apartment building adjacent to the east consistent with design objectives. Further the setback of 53 metres for the tower from the east property boundary exceeds the desired 25 metre tower separation between the proposed tower and the adjacent existing apartment building required in the tall building guidelines.

Staff consider the apartment building to be well-designed. The building is highly articulated and the proposed tower floor plate is 750 m² in keeping with the tall building guidelines. The tower design includes offset vertical elements consisting of varying shades of dark glass and a prominent contrasting white band that extends vertically up the tower. The small tower floor plate combined with its strong vertical expression gives the building an attractive sleek appearance. Design elements such as a large

canopy, architectural entrance feature, decorative winds screens and landscaping proposed at the base of the building will create a comfortable pedestrian environment around the building and a desirable street wall condition along the private driveway.

The shadow study discussed below indicates that the shadow cast from the apartment building will extend into the residential neighbourhood to the east of Kenneth Avenue outside of the Centre impacting 4 properties within this neighbourhood. However, given the small tower floor plate the shadow from the more slender tower will move quickly through this area. Staff are satisfied that the building will have minimal impact on the neighbourhood outside the centre.

Staff support the proposed amendment to increase the height of the apartment building from 65 to 100 metres as it provides flexibility to create an enhanced building design, while providing for transitions to nearby buildings of lower scale and intensity with no appreciable impacts on the stable neighbourhoods outside the centre. As well, the development will not exceed the density limit of the Secondary Plan. Staff recommends that the amendment to height also include a reduction in height from 65 to 10 metres for the portion of the site proposed for townhouses in keeping with Secondary Plan policies that provide that amendments be minor in nature and local in scope.

Sun, Shadow, Wind

A shadow study was submitted to assess shadow impacts of the proposed building during the spring and fall. The study found that the shadow cast by the building will extend east of Kenneth Avenue in the late afternoon impacting four properties with single-detached dwellings in the neighbourhood east of Kenneth Avenue. By early evening the shadow from the tower would move beyond these properties. Given the limited time that the shadow will encroach into this neighbourhood and the limited extent of the shadow staff are satisfied that the impacts are minor and would not significantly reduce the access to sunlight for these properties.

A wind study was submitted to assess pedestrian level wind conditions at grade, identify areas where the new development may have adverse effects for pedestrian comfort and where recommendations for mitigation may be required. The study found that in general the wind conditions were appropriate throughout the year in all but one location. The wind condition at the south west area near the entrance and drop off for the apartment building exceeded the safety criterion. To mitigate the impact from wind, wind screens are proposed along the west side of the building near the main entrance. Staff are satisfied that the screens will mitigate the impacts of wind in this area.

Servicing

Services and utilities for the residential development are proposed to be constructed in the area of the driveway extending over the commercial lands to Sheppard Avenue. As a result, servicing must be co-ordinated between the two developments. Servicing reports and plans have been submitted for both site plan applications. Technical services staff have requested additional information with respect to the servicing on both sites as well and the co-ordination of servicing between the two properties.

The City currently has a trunk storm sewer within an easement along the north boundary of the site. The application initially proposed to lower the grade in this area providing for a walkway, fire route and landscaping on the north side of the townhouses. Technical Services staff have advised that the grade cannot be altered in this area due to potential impacts on this storm sewer. As a result, the applicant has

revised the proposal to introduce a retaining wall along the north side of the townhouses in order to maintain the grade over the storm sewer. The revised proposal is under review by City staff.

A large central water feature is proposed to extend between the apartment building and the two townhouse blocks. In addition to its function as an amenity for residents, the water feature is proposed for storm water management to achieve City wet weather flow requirements. Technical Services staff have requested additional information related to the operation of the water feature to ensure that it meets City wet weather flow requirements and Ministry of the Environment water quality standards and requirements.

As the water feature will be directly accessible from the decks of the townhouses staff have requested that the applicant provide additional information concerning the design of the water feature and certification that it meets requirements of the Ontario Building Code and City Municipal Codes for guards and fencing.

In the event that changes are required to the site or landscape plans to address requirements for servicing, grading or the design of water feature these will be secured through the site plan application process.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. The lands which are the subject of this application are in an area with 0 – 0.42 hectares of local parkland per 1000 people. The site is in the lowest quintile of local parkland provision levels, as per Map 8B/C of the Official Plan. It is subject to the Alternative Parkland Dedication rate set out in the North York Centre Secondary Plan.

The application proposes a total of 375 residential units on a site area of 6,472 m². At the alternative parkland dedication rate of 0.6 hectares per 560 units specified in the North York Centre Secondary Plan, the parkland dedication requirement is 0.401 hectares or 62% of the net site area. However, for sites that are less than 1 hectare in size, a cap of 10% is applied to the residential portion. Therefore, the total parkland dedication requirement is 647 m².

If the development application is approved, Parks, Forestry and Recreation (PFR) will be seeking an off-site parkland dedication. The size and location of the parkland dedication will be subject to the approval of the General Manager, Parks, Forestry and Recreation. The appropriate off site parkland dedication will be required prior to the issuance of the first above grade building permit.

Access, Visibility and Pedestrian Connections

When the property is severed the residential lot will not have frontage on a public street. This severance combined with its location behind the commercial building raises issues of visibility and accessibility. To increase the visibility of the building, staff requested that the main entrance be located at the southwest corner of the building facing towards the large open space to the southwest. Staff also requested that a continuous sidewalk be constructed along the driveway and within the north boulevard of Greenfield Avenue to provide safe pedestrian connections to Sheppard Avenue and Doris Avenue.

The applicant has located the main entrance at the southwest corner of the building and the main drop off area along the south side of the building; areas that are visible from the nearby open space. An

architectural feature consisting of large brightly coloured columns has been added at the corner of the site to give prominence to the entrance further enhancing its visibility across the open space. Sidewalks are proposed to be added along the driveway in areas where they are currently lacking, and within the north boulevard of Greenfield Avenue to ensure continuous and safe pedestrian connections to the public streets. Staff are continuing to work with the applicant on the design of the sidewalks to ensure that they are safe and meet accessibility requirements. The design will be secured through the site plan application process.

The driveway along the west side of the property is currently in shared ownership with the Toronto District Catholic School Board and provides access to loading and parking for both the office use on the site and the adjacent education centre. The residential uses are proposed to share this driveway. When the property is severed to create two lots, the commercial property will retain its ownership of the east portion of the driveway. In order to facilitate access to the residential site formal arrangements will be required to be made between the residential property, the TDCSB and the commercial property. Technical Services staff have requested that mutual access and parking agreements and easements be secured prior to the issuance of the notice of approval conditions for site plan approval.

Tree Removal

The removal of trees along the east boundary of the property was identified as an issue of concern at the community consultation meeting. The east boundary of the site is well treed and these mature trees screen the surface parking and loading area for the office use from the adjacent apartment building.

Tree inventories and assessments were submitted with the residential and commercial applications. Twenty-two (22) trees that require permits for removal under the City's Private Tree By-law are proposed to be removed in association with the residential development and eleven (11) trees in association with the expansion to the commercial parking garage. As replacement 110 trees are proposed to be planted in association with the residential development, and 76 new trees are proposed to be planted in association with the commercial parking garage expansion.

Townhouses are proposed along the east boundary of the residential site. The existing Elm and Norway Maple trees in the northeast corner of the residential site are proposed to be protected and large growing deciduous and coniferous trees are proposed to be planted between the townhouses and the east property boundary. These trees will screen the development from the apartment site to the east.

The parking garage for the commercial building is proposed to be extended north and to the east property boundary. As a result, 11 trees (Silver Maples and Austrian Pine) in the northeast corner of the commercial site are proposed to be removed and there will be insufficient soil depth in this area to support large growing trees due to the underground garage. Staff have requested that the applicant explore options on ways to increase the soil volume in this area and provide for larger growing trees needed to screen the loading area for the office from the apartment to the east. Should changes be required to the site plan or landscape plan this will be secured through the site plan application process.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural

environment.

The applicant is required to meet Tier 1 of the TGS. The site specific zoning by-law will secure performance measures for the following Tier 1 development features: Automobile Infrastructure and Cycling Infrastructure. Other applicable TGS performance measures will be secured through the Site Plan Approval process, such as storm water quality and quantity, glass and other design features for migratory birds, and urban heat island reduction through planting shade trees and installing a green roof.

The applicant has indicated they will pursue Tier 2 of the TGS such as water efficiency through rainwater harvesting, in-suite smart metres and the use of recycled materials in the building construction, which includes possible refunds against Development Charges payable for the development.

Site Plan

The site plan control applications for the residential development and the expansion to the commercial parking lot are included in this final report. Staff recommends approval of the site plan applications in principle subject to the revisions and conditions outlined in Attachments 14 and 15.

Conclusions

City Planning recommends that Council approve the Official Plan and Zoning By-law Amendment application, and approve the Site Plan applications in principle. The proposal for a 34-storey apartment building and 3-storey townhouses represents appropriate intensification on an under-utilized site in the North York Centre. The application retains a significant office use in the North York Centre helping to maintain the Centre as an important employment area and provides for residential uses adding to the multi-use character of the area. Through modifications to the built form and site layout the applicant is proposing a development in keeping with the objectives of the North York Centre Secondary Plan. The recommended Official Plan Amendment is included in Attachment 12. The recommended Zoning By-law Amendment is included in Attachment 13. The recommended site plan approval conditions are included in Attachments 14 and 15.

CONTACT

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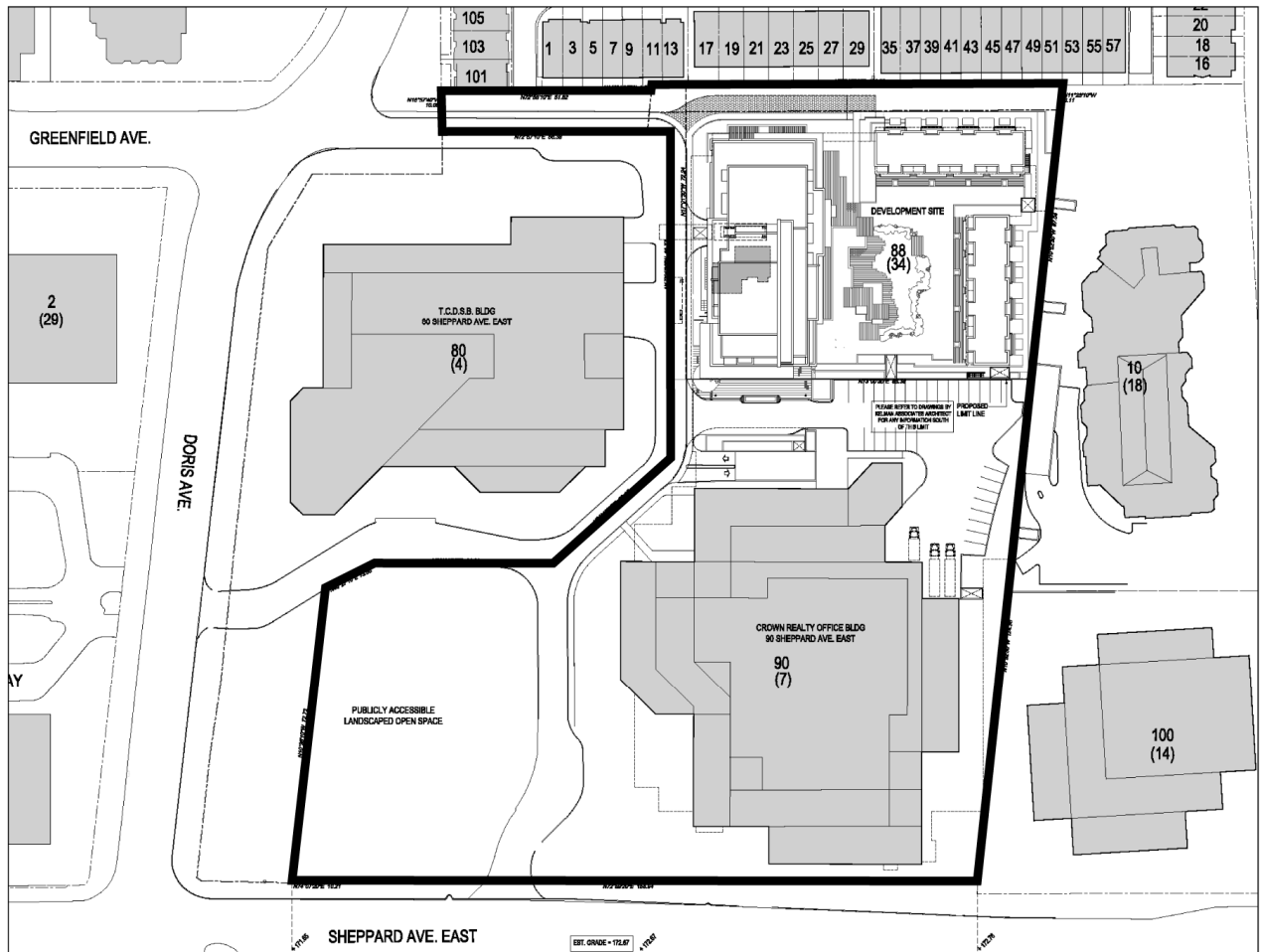
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

- Attachment 1: Master Site Plan (Commercial & Residential Development)
- Attachment 2: Site Plan (Residential Development)
- Attachment 3: Apartment Elevations – North and East
- Attachment 4: Apartment Elevations – South and West
- Attachment 5: Townhouse Elevations
- Attachment 6: Application Data Sheet
- Attachment 7: North York Secondary Plan - Land Use
- Attachment 8: North York Secondary Plan – Density Limits
- Attachment 9: North York Secondary Plan – Height
- Attachment 10: North York Secondary Plan - Height
- Attachment 11: Zoning
- Attachment 12: Draft Official Plan Amendment
- Attachment 13: Draft Zoning By-law Amendment
- Attachment 14: Draft Conditions of Site Plan Approval (Residential Development)
- Attachment 15: Draft Conditions of Site plan Approval (Commercial Development)

Attachment 1: Master Site Plan – Commercial and Residential Development



Master Site Plan

90 Sheppard Avenue East

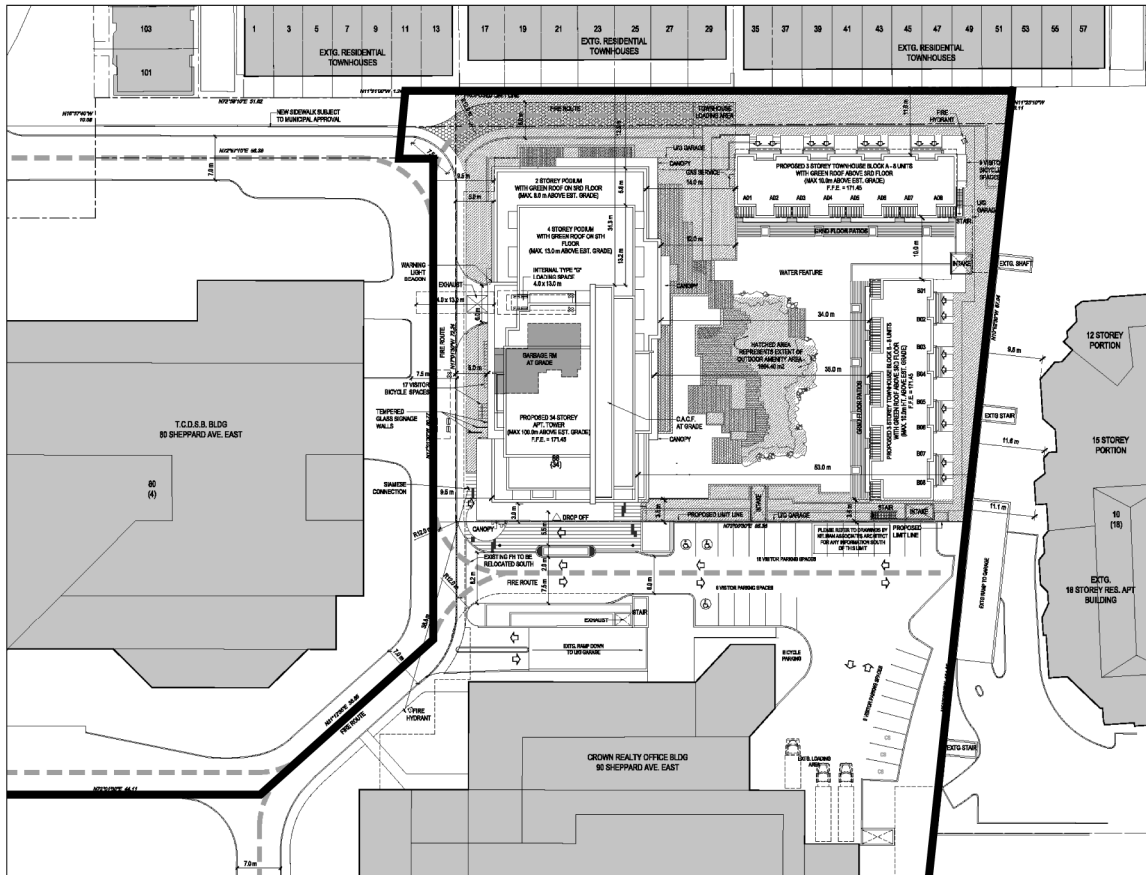
Applicant's Submitted Drawing

Not to Scale
09/21/2012



File # 11 263592 NNY 23 OZ & 11 330311 NNY 23 SA

Attachment 2: Site Plan Residential Development



Development Site Plan

90 Sheppard Avenue East

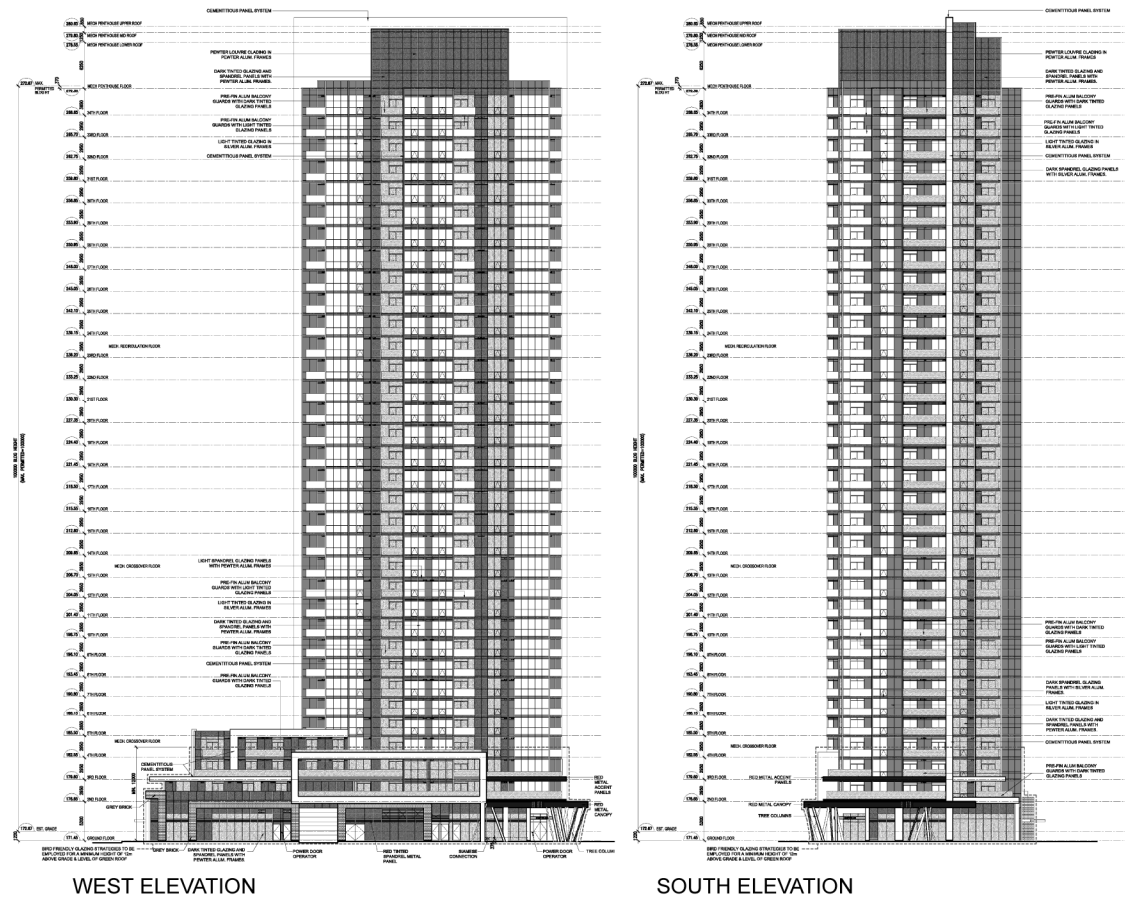
Applicant's Submitted Drawing

Not to Scale
09/21/2012



File # 11 263592 NNY 23 OZ & 11 330311 NNY 23 SA

Attachment 3: Apartment Elevations – West & South



Elevations

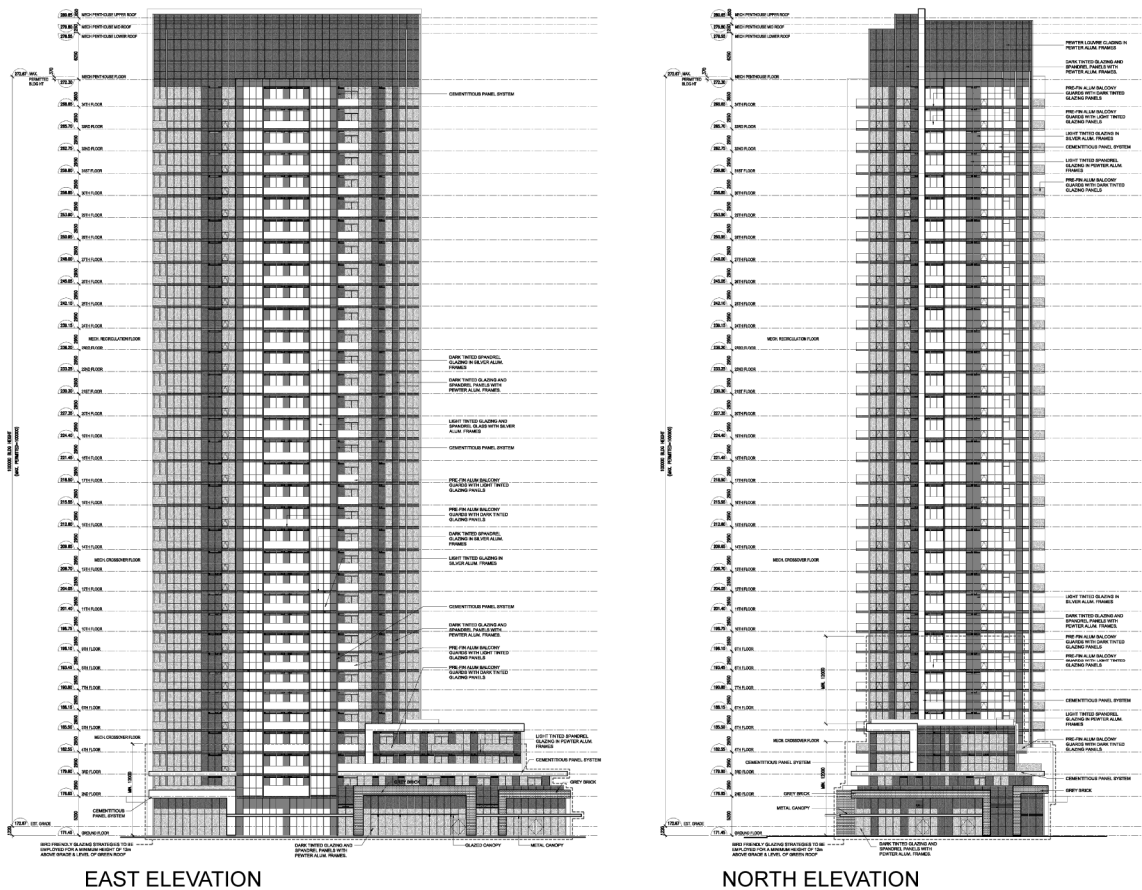
Applicant's Submitted Drawing

Not to Scale
09/21/2012

90 Sheppard Avenue East

File # 11 263592 NNY 23 OZ & 11 330311 NNY 23 SA

Attachment 4: Apartment Elevations – East & North



Elevations

Applicant's Submitted Drawing

Not to Scale
09/21/2012

90 Sheppard Avenue East

File # 11 263592 NNY 23 OZ & 11 330311 NNY 23 SA

[illegible]

90 Sheppard Avenue East

Not to Scale
08/03/2012

File # 11 263592 NNY 23 OZ & 11 330311 NNY 23 SA

Attachment 6: Application Data Sheet

Application Type	Official Plan & Zoning Amendment Site Plan Applications	Application Number:	11 263592 NNY 23 OZ 11 330311 NNY 23 SA 09 1122206 NNY 23 SA
Details	OPA & Rezoning, Standard	Application Date:	August 25, 2011 February 25, 2009
Municipal Address:	90 SHEPPARD AVE E		
Location Description:	Plan 207 PT Lots 2 to 3 PT Greenfield Ave. RP 64R7769 Pt Parts 1 to 3, Parts 10 to 11 Grid N2304		
Project Description:	34-storey apartment building with 359 dwelling units, 16 townhouses, and retention of existing 7-storey office building and expansion to existing underground parking lot.		
Applicant: Sherman Brown Dryer Karol Barristers & Solicitors	Agent:	Architect: Rafael & Bigauskas	Owner: Minto (88 Sheppard Inc.) Crown RealtyConstruction Inc.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	C1	Historical Status:
Height Limit (m):	9.2	Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq. m):	24896	Height:	Storeys:	34
Frontage (m):	82.		Metres:	100
Depth (m):	0			
Total Ground Floor Area (sq. m):	2067.14 (Residential)			Total
Total Residential GFA (sq. m):	30459.12		Parking Spaces:	876
Total Non-Residential GFA (sq. m):	28748.3		Loading Docks	3
Total GFA (sq. m):	59207.42			
Lot Coverage Ratio (%):	34			
Floor Space Index:	2.38			

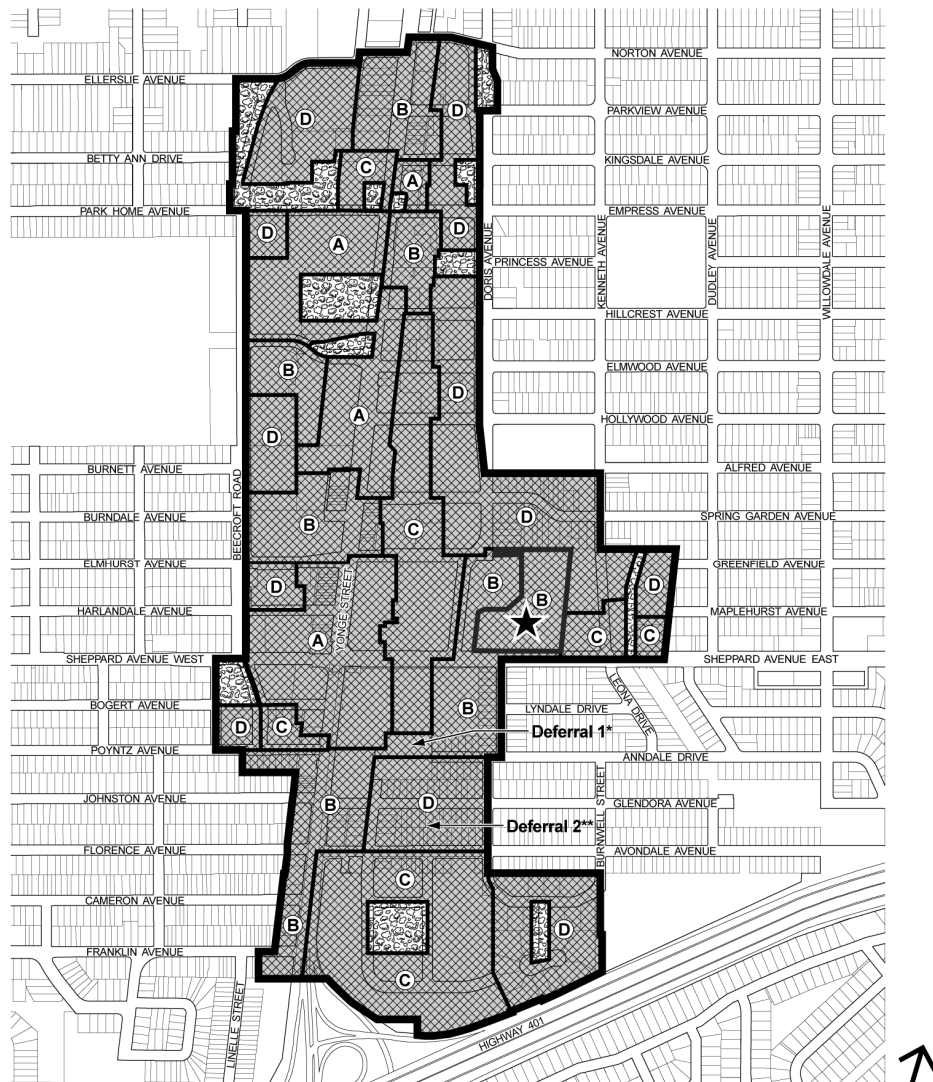
DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	30459.12	0
Bachelor:	12	Retail GFA (sq. m):	0	0
1 Bedroom:	245	Office GFA (sq. m):	28748.3	0
2 Bedroom:	102	Industrial GFA (sq. m):	0	0
3 + Bedroom:	16	Institutional/Other GFA (sq. m):	0	0
Total Units:	375			

CONTACT:	PLANNER NAME:	Paul Byrne, Manager
	TELEPHONE:	416-395-7105

Attachment 7 – North York Centre Secondary Plan – Land Use Areas



North York Centre Secondary Plan

MAP 8-3 North York Centre South Land Use Areas

- Secondary Plan Boundary
- ★ Subject Property
- Mixed Use Areas
 - Area A - 0% Residential Use
 - Area B - Maximum 50% Residential Use
 - Area C - Maximum 100% Residential Use
 - Area D - Maximum 100% Residential Use
- Parks and Open Space Areas

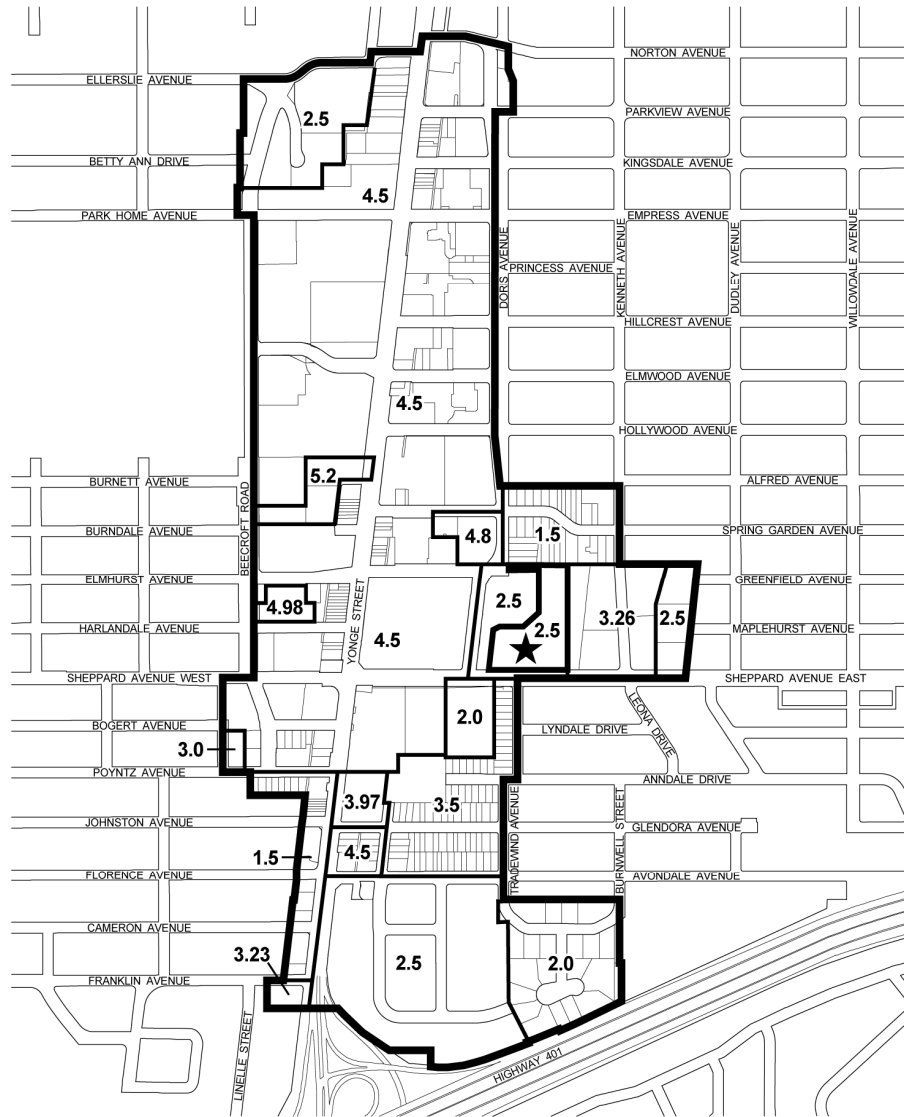
*Deferral 1 No decision made by Ministry on lands identified as Deferral 1

**Deferral 2 Lands identified as Deferral 2 have not yet received approval from the OMB



December 2010

Attachment 8 – North York Centre South - Density Limits



North York Centre Secondary Plan

MAP 8-6 North York Centre South Density Limits

— Secondary Plan Boundary

★ Subject Property

Note: Density Limits are exclusive of density incentives and transfers



December 2010

Attachment 9 – North York Centre Secondary Plan – Height



North York Centre Secondary Plan

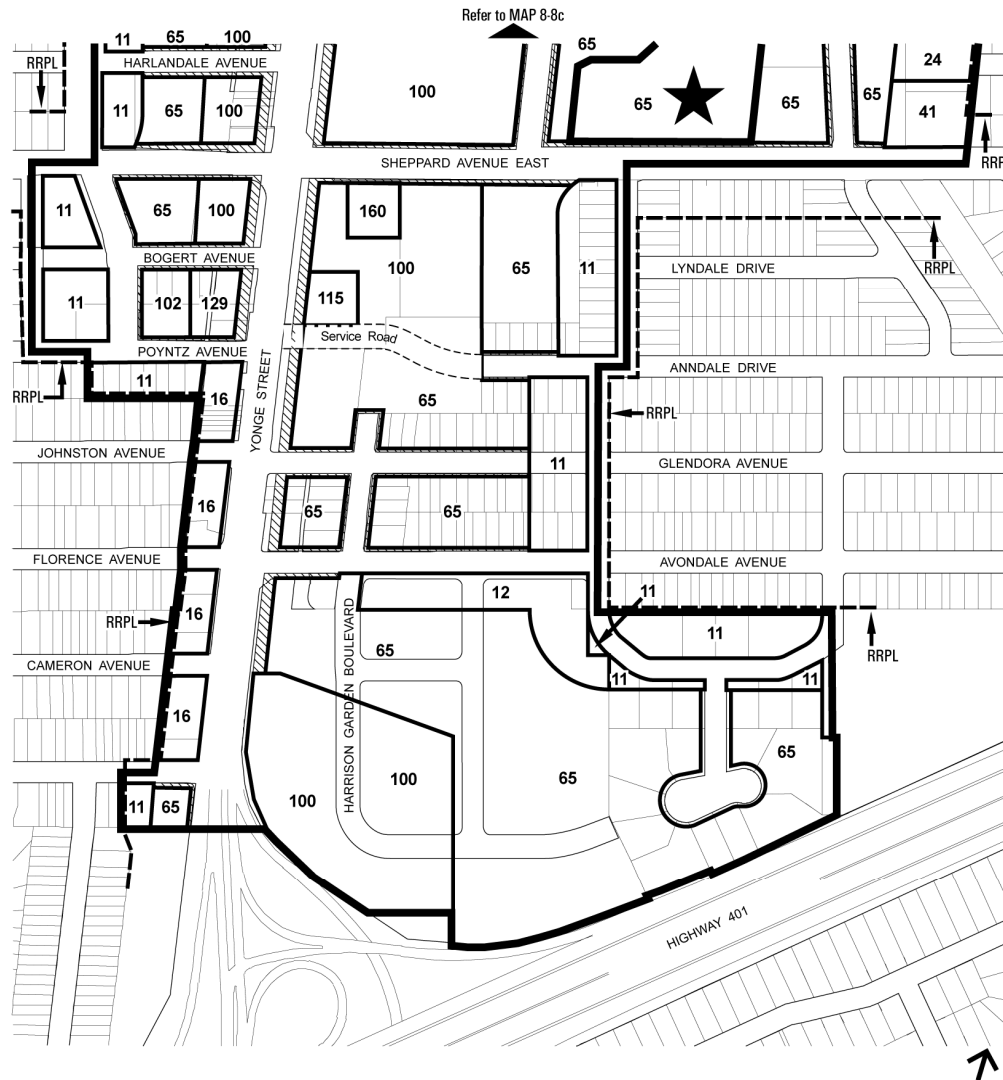
MAP 8-8c: Maximum Height Limits

- | | | | |
|--|---------------------------------|--|---|
| | Secondary Plan Boundary | | Subject Property |
| | The Lesser of 11m or 3 Storeys | | Maximum 86m Above Grade |
| | The Lesser of 18m or 6 Storeys | | Maximum 100m Above Grade |
| | The Lesser of 24m or 7 Storeys | | Maximum 50% Horizontal Distance from RRPL |
| | The Lesser of 35m or 12 Storeys | | Street Facade Limit as per Section 5.3 of this Secondary Plan |
| | Maximum 65m Above Grade | | Relevant Residential Property Line (RRPL) |



December 2010

Attachment 10 – North York Centre Secondary Plan – Height



North York Centre Secondary Plan

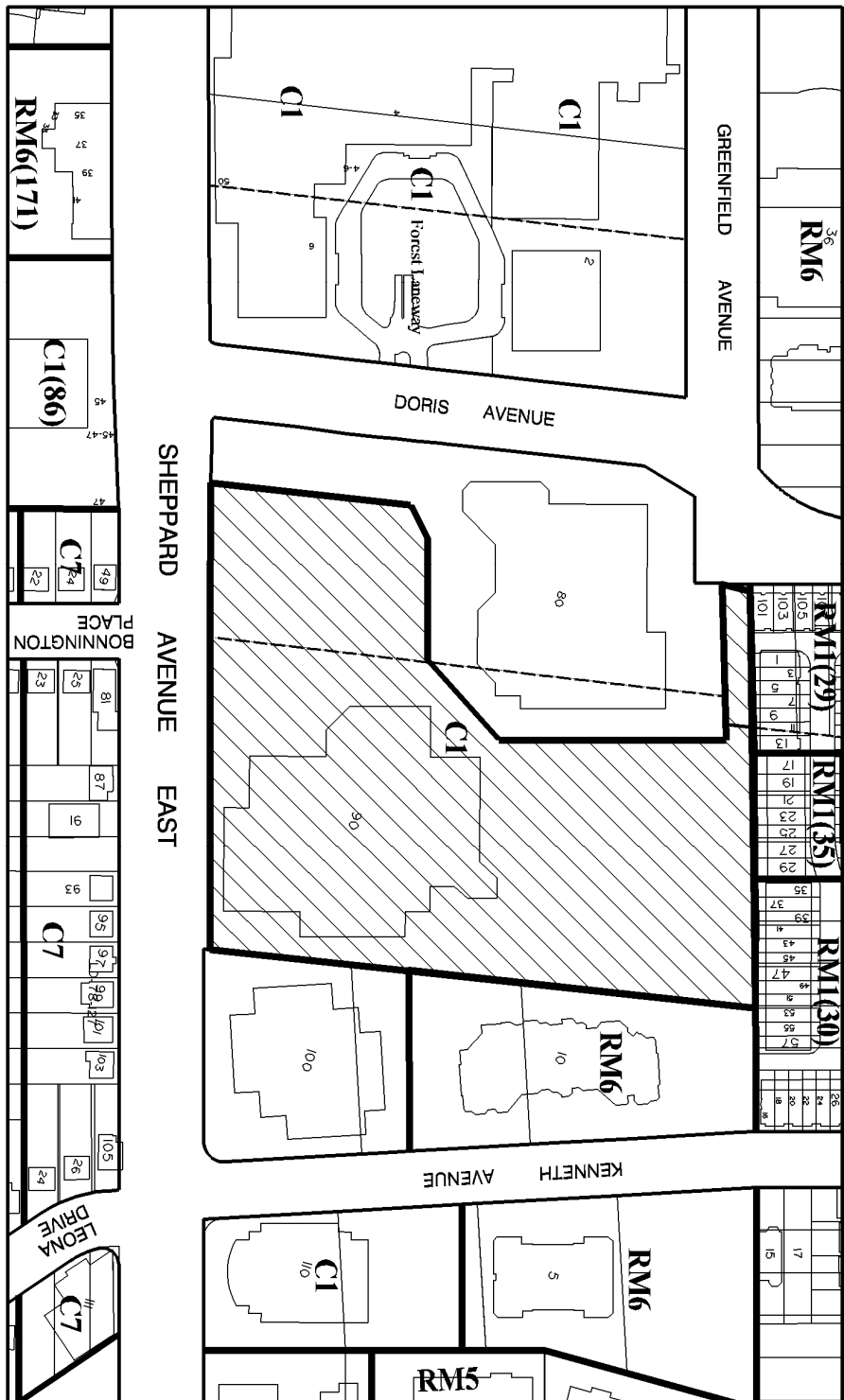
MAP 8-8d Maximum Height Limits

- Secondary Plan Boundary
- 11 The Lesser of 11m or 3 Storeys
- 12 The Lesser of 12m or 4 Storeys
- 16 The Lesser of 16m or 4 Storeys
- 24 The Lesser of 24m or 7 Storeys
- 41 The Lesser of 41m or 13 Storeys
- 65 Maximum 65m Above Grade
- 100 Maximum 100m Above Grade
- Street Facade Limit as per Section 5.3 of this Secondary Plan
- Relevant Residential Property Line (RRPL)
- ★ Subject Property



December 2010

Attachment 11 – Zoning



Attachment 12 – Draft Official Plan Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 2012

Enacted by Council: ~, 2012

CITY OF TORONTO

Bill No.

BY-LAW No. ~ -2012

**To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands known municipally in the year 2011, as
90 Sheppard Avenue East**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 195 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 2012.

ROB FORD
WATKISS

Mayor
Clerk

ULLI S.

City

(Corporate Seal)

AMENDMENT NO. 195 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2011 AS
90 Sheppard Avenue East

The Official Plan of the City of Toronto is amended as follows:

Clause 1

Chapter Six, Section 8, (North York Centre Secondary Plan) is amended by modifying Section 12, North York Centre South Site Specific Policies, by adding the following Site Specific Policy 12.30:

30. 90 Sheppard Avenue East

- (a) Pursuant to Section 5.4.2 of this Secondary Plan, a maximum building height of 100 metres is permitted at the location identified on Maps 8-8c and 8-8d.
- (b) Despite the *Mixed Use Area B* designation, a maximum of 30,600 square metres of residential gross floor area is allowed on these lands with the provision of a minimum of 28,400 square metres of commercial gross floor area."

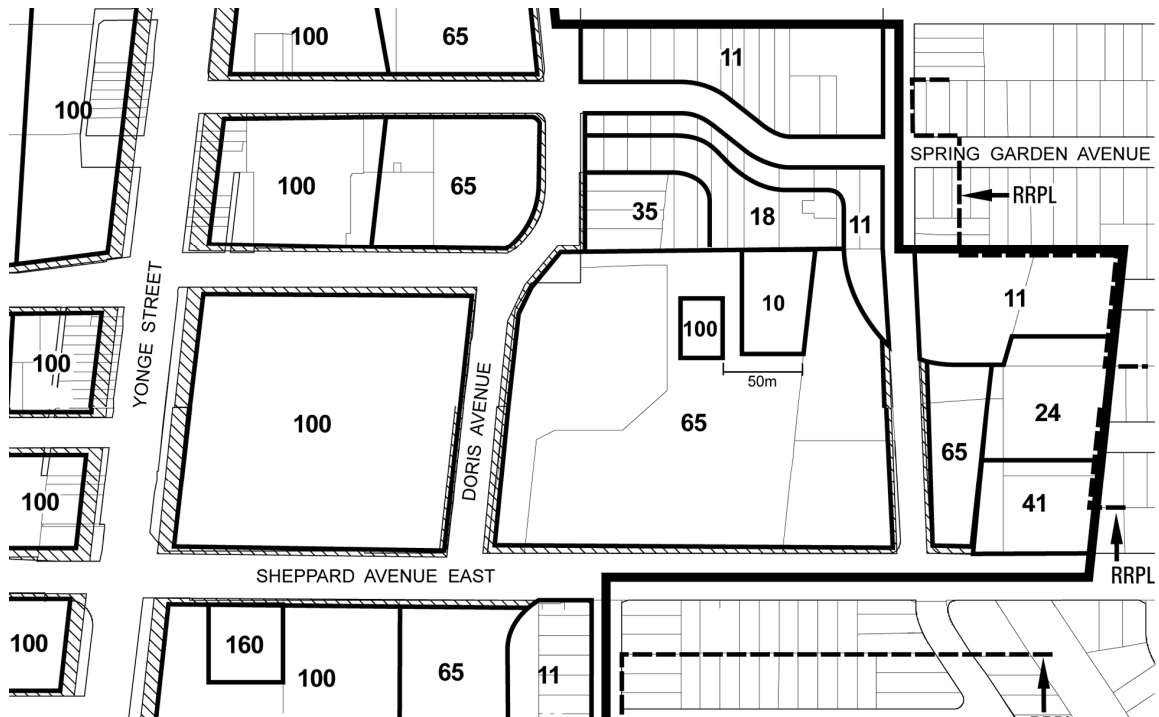
Clause 2

Maps 8-8c and 8-8d of Chapter Six, Section 8 (North York Centre Secondary Plan) titled "Maximum Height Limits" are amended in accordance with Map Schedule 1, attached.

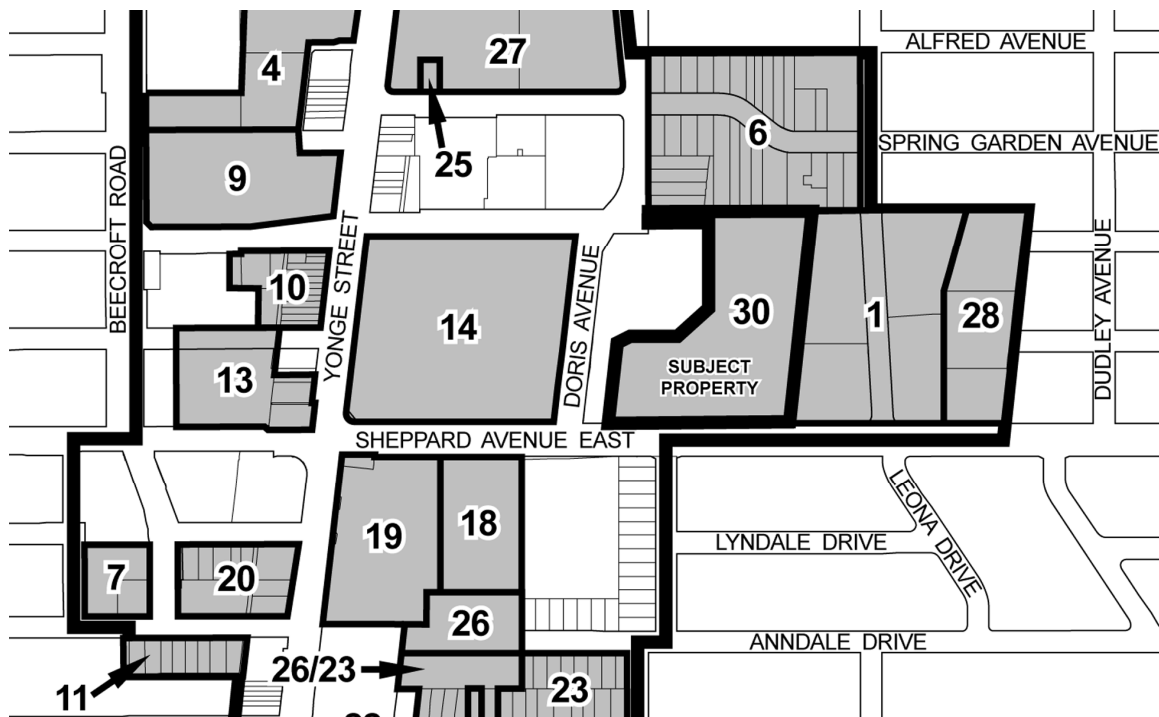
Clause 3

Map 8-12 of Chapter Six, Section 8 (North York Centre Secondary Plan) titled "North York Centre South Site Specific Policies" is amended in accordance with Map Schedule 2, attached.

MAP SCHEDULE '1'



MAP SCHEDULE '2'



Attachment 13 – Draft Zoning By-law Amendment

Authority: North York Community Council Item ~,
as adopted by City of Toronto Council on ~
Enacted by Council: ~

Bill No. ~

CITY OF TORONTO

BY-LAW No. ~

To amend the former City of North York By-law No. 7625 with respect to lands municipally known as 90 Sheppard Avenue East

WHEREAS authority is given to the Council of the City of Toronto by Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

WHEREAS Council has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York, as amended, are amended in accordance with Schedule "1" of this By-law.
2. Within the lands shown on Schedule "1" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - (a) all new public roads necessary to serve the building or structure have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, necessary to serve the building or structure have been installed and are operational.
3. Notwithstanding any past or future severance, partition or division of the lands shown on Schedule "1", the provisions of this By-law shall apply to the whole of these lands as if no severance, partition or division occurred.
4. Section 64.23 of By-law No. 7625, as amended, is amended by adding the following subsection:

"64.23(136) C1(136)

DEFINITIONS

BICYCLE PARKING

- (a) For the purpose of this exception, "bicycle room" shall mean a common indoor space readily accessible from the outside that is designed and equipped exclusively for the purpose of parking and securing bicycles.
- (b) For the purpose of this exception, "bicycle parking space" shall mean a space with a minimum vertical clearance of 1.9 m and minimum horizontal dimensions of 0.6 m by 1.2 m, and maximum floor area of 2.0 m², including any associated access corridor area, that is designed and equipped exclusively for the purpose of parking and securing one or more bicycles and is not located within a dwelling unit, balcony or commercial suite. The foregoing dimensional requirements shall not apply to vertical bicycle parking spaces or to bicycle parking spaces located outdoors or provided by means of a bicycle stacker of minimum length 1.6 m that allows bicycles to be parked above one another with the aid of an elevating mechanism and is located in an area with minimum vertical clearance of 2.5 m.

COMMERCIAL SITE

- (c) For the purpose of this exception, "commercial site" shall mean the lands identified by Parts 09, 10, 11, 12, 13, 14, 17, 18, 19 and 20 on Plan 66R-____, comprising an area of 18,421.7 m².

ESTABLISHED GRADE

- (d) For the purpose of this exception, "established grade" shall mean the geodetic elevation of 172.67 metres.

GROSS FLOOR AREA

- (e) For the purpose of this exception, "gross floor area" shall mean the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, including any enclosed areas used as balconies, but excluding:
 - (i) any part of the building used for mechanical floor area; and

- (ii) any space in a parking garage at or below grade used exclusively for motor vehicle parking or loading, bicycle parking, or motor vehicle and bicycle access thereto.

MECHANICAL FLOOR AREA

- (f) For the purpose of this exception, "mechanical floor area" shall mean floor area within a building or structure used exclusively for the accommodation of mechanical equipment necessary to physically operate the building, including but not limited to heating, ventilation, air conditioning, electrical, plumbing, storm water storage, irrigation, fire protection and elevator equipment.

EXCEPTION REGULATIONS

PERMITTED USES

- (g) The only permitted uses shall be:

apartment hotels, banks and other financial institutions, business and professional offices, car rental agencies, colleges, commercial schools, dry cleaning and laundry collecting establishments, fitness centres, hotels, information processing, personal service shops, professional medical offices, restaurants and associated outdoor cafes, research laboratories, retail stores, studios, synthetic dry cleaning establishments, and accessory uses thereto; and

parking spaces for the use of both commercial visitors as well as visitors to the residential uses located on the abutting lands zoned RM6(211).

TOTAL GROSS FLOOR AREA

- (h) The total gross floor area permitted on the commercial site shall be not less than 28,500 m² and not more than 28,750 m².

BUILDING ENVELOPES

- (i) No portion of any building or structure erected above established grade shall be located otherwise than wholly within the building envelopes identified on Schedule "C1(136)" except for canopies and covered outdoor bicycle storage areas, which may project beyond, or lie outside of, the building envelopes.

BUILDING HEIGHT

- (j) The building height, measured from established grade, shall not exceed the maximum heights in metres shown on Schedule "C1(136)" excluding mechanical penthouses up to 8 additional metres in height, parapets and other architectural features, and stairwells to access the roof.

NUMBER OF STOREYS

- (k) The number of storeys shall not exceed the maximums shown on Schedule "C1(136)" excluding mechanical penthouses and stairwells to access the roof.

MOTOR VEHICLE PARKING

- (l) Motor vehicle parking spaces shall be provided within the commercial site in accordance with the following requirements:
 - (i) a minimum of 0.90 parking spaces per 100 m² of commercial gross floor area, including a minimum visitor parking allowance of 0.10 spaces per 100 m² of commercial gross floor area;
 - (ii) a maximum of 1.88 parking spaces per 100 m² of commercial gross floor area, including a minimum visitor parking allowance of 0.10 spaces per 100 m² of commercial gross floor area.
 - (iii) up to 31 of the parking spaces may be surface parking spaces for visitors.
 - (iv) up to 3 of the surface visitor parking spaces may be dedicated to motor vehicle sharing. As used herein "motor vehicle sharing" refers to a practice whereby a number of people share the use of one or more vehicles owned by an entity so authorized by the owner of the commercial site.
 - (v) notwithstanding the requirement that parking spaces be provided within the commercial site, visitor parking spaces may be located on the abutting lands zoned RM6(211), and commingled with and used by the residential uses on the abutting lands zoned RM6 (211) in accordance with the following requirements:
 - (a) a minimum of 68 commingled visitor parking spaces shall provided
 - (b) up to 40 commingled visitor parking spaces may be contained in the underground parking garage located on the lands zoned RM6 (211)

- (c) a minimum of 28 commingled visitor parking spaces shall be provided on the lands zoned C1(136).
- vi) Notwithstanding (1) (i) (ii) (iii), (iv) and (v) above and Section 4(g) all visitor parking spaces may be made available to the general public and a charge may be imposed for their use.

BICYCLE PARKING

- (m) A minimum of one bicycle parking space per 2,000 m² of gross floor area shall be provided anywhere within the first level of the underground commercial parking garage, in an indoor bicycle room located on the ground floor or in a covered area outdoors in close proximity to the office building. In addition, one associated shower change facility shall be provided for each gender.

LOADING

- (n) A minimum of two (2) loading spaces shall be provided within the commercial site.

LOT COVERAGE

- (o) The maximum permitted building coverage is 35 per cent of the commercial site.

YARD SETBACKS

- (p) The minimum yard setbacks shall be as shown on Schedule "C1(136)".

ACCESS

- (q) Vehicular and pedestrian access to and from public streets for the abutting lands zoned RM6(211) may be provided through the lands zoned C1(136).

PROVISIONS NOT APPLICABLE

- (r) The provisions of Sections 6A(6) and 23 do not apply. The provisions of Sections 6A(3) and 6A(5)(b) do not apply to parking spaces constructed before May 1, 2007.

SEVERANCE

- (s) Notwithstanding any past or future severance, partition or division of the commercial site shown on Schedule "C1(136)", the provisions of this By-law shall apply to the whole of that site as if no severance, partition or division occurred."

5. Section 64.23 of By-law No. 7625, as amended, is amended by adding Schedule "C1(136)" attached to this By-law.
6. Section 64.20-A of By-law No. 7625, as amended, is amended by adding the following subsection:

"64.20-A(211) RM6(211)

DEFINITIONS

BICYCLE PARKING

- (a) For the purpose of this exception, "bicycle room" shall mean a common indoor space readily accessible from the outside that is designed and equipped exclusively for the purpose of parking and securing bicycles.
- (b) For the purpose of this exception, "bicycle parking space" shall mean a space with a minimum vertical clearance of 1.9 m and minimum horizontal dimensions of 0.6 m by 1.2 m, and maximum floor area of 2.0 m², including any associated access corridor area, that is designed and equipped exclusively for the purpose of parking and securing one or more bicycles and is not located within a dwelling unit, balcony or commercial suite. The foregoing dimensional requirements shall not apply to vertical bicycle parking spaces or to bicycle parking spaces located outdoors or provided by means of a bicycle stacker of minimum length 1.6 m that allows bicycles to be parked above one another with the aid of an elevating mechanism and is located in an area with minimum vertical clearance of 2.5 m.

ESTABLISHED GRADE

- (c) For the purpose of this exception, "established grade" shall mean the geodetic elevation of 172.67 metres.

GROSS FLOOR AREA

- (d) For the purpose of this exception, "gross floor area" shall mean the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, including any areas used as balconies, but excluding:
 - (i) any part of the building used for mechanical floor area;

- (ii) any space in a parking garage at or below grade used exclusively for motor vehicle parking or loading, bicycle parking, or motor vehicle and bicycle access thereto; and
- (iii) the floor area of unenclosed residential balconies.

GUEST SUITE

- (e) For the purpose of this exception, "guest suite" shall mean a suite, other than a dwelling unit, that has no kitchen facilities and is available for use on a temporary basis as overnight accommodation for persons visiting residents of an apartment house dwelling.

LANDSCAPING

- (f) For the purpose of this exception, "landscaping" shall mean trees, shrubs, grass, flowers and other vegetation, decorative stonework, walkways, patios, water features, screening or other horticultural or landscape architectural elements, or any combination of these, but not driveways or parking areas, and directly associated elements such as curbs or retaining walls.

MECHANICAL FLOOR AREA

- (g) For the purpose of this exception, "mechanical floor area" shall mean floor area within a building or structure used exclusively for the accommodation of mechanical equipment necessary to physically operate the building, including but not limited to heating, ventilation, air conditioning, electrical, plumbing, storm water storage, irrigation, fire protection and elevator equipment.

RESIDENTIAL SITE

- (h) For the purpose of this exception, "residential site" shall mean the lands identified by Parts 15 and 16 on Plan 66R-____, comprising an area of 6,472.5 m².

EXCEPTION REGULATIONS

PERMITTED USES

- (i) The only permitted uses shall be:

apartment house dwellings, multiple attached dwellings and accessory uses thereto; and

parking spaces for the use of both residential visitors and visitors to the commercial uses located on the abutting lands zoned C1(136).

TOTAL GROSS FLOOR AREA

- (j) The total gross floor area permitted on the residential site shall not exceed 30,500 m².

NUMBER OF DWELLING UNITS

- (k) The maximum number of dwelling units shall be 375, of which a maximum of 359 units shall be apartment house dwelling units and a maximum of 16 units shall be multiple attached dwelling units.

GUEST SUITES

- (l) One guest suite shall be permitted.

BUILDING ENVELOPES

- (m) No portion of any building or structure erected above established grade shall be located otherwise than wholly within the building envelopes identified on Schedule "RM6 (211)" except for cornices, pilasters, sills and other such architectural features, which may project beyond the building envelope to a maximum of 1.0 m, and canopies, which may project beyond the building envelope to a maximum of 3.0 m.

BUILDING HEIGHT

- (n) The building height, measured from established grade, shall not exceed the maximum heights in metres shown on Schedule "RM6(211)" excluding mechanical penthouses up to 8 additional metres in height, parapets and other architectural features, and stairwells to access the roof.

NUMBER OF STOREYS

- (o) The number of storeys shall not exceed the maximums shown on Schedule "RM6(211)" excluding mechanical penthouses and stairwells to access the roof.

MOTOR VEHICLE PARKING

- (p) Motor vehicle parking spaces shall be provided within the residential site in accordance with the following requirements:

- (i) a minimum of 1.00 parking spaces per dwelling unit, of which a minimum of 0.10 parking spaces per dwelling unit shall be reserved for visitor use;
- (ii) a maximum of 1.20 parking spaces per dwelling unit, of which a minimum of 0.10 parking spaces per dwelling unit shall be reserved for visitor use.
- (iii) no surface parking is permitted.
- (iv) notwithstanding the requirement that parking spaces be provided within the residential site, visitor parking spaces may be provided on the abutting lands zoned C1(136), and commingled with and used by the commercial uses on the abutting lands zoned C1 (136) in accordance with the following requirements:
 - (a) a minimum of 68 commingled visitor parking spaces shall be provided.
 - (b) up to 40 of the commingled visitor parking spaces may be contained in the underground parking garage located on the lands zoned RM6 (211).
 - (c) a minimum of 28 commingled visitor parking spaces shall be provided on the abutting lands zoned C1(136).
- (v) Notwithstanding (p) (i), (ii) and (iv) above and Section 6(i) all visitor parking spaces may be made available to the general public and a charge may be imposed for their use.

BICYCLE PARKING

- (q) A minimum of one bicycle parking space per 10 dwelling units, including multiple attached dwelling units, shall be provided in one or more bicycle rooms located on the ground floor. In addition, bicycle parking spaces may be provided outdoors and in identified bicycle parking areas throughout the parking garage. The total number of bicycle parking spaces provided shall be not less than 0.8 spaces per dwelling unit for occupants plus 0.2 spaces per dwelling unit for visitors.

LOADING

- (r) One (1) loading space shall be provided within the residential site.

LOT COVERAGE

- (s) The maximum permitted building coverage is 43 per cent of the residential site, excluding decks.

LANDSCAPED OPEN SPACE

- (t) A minimum of 3,600 m² of landscaping shall be provided on the residential site, including the area of any water feature.

INDOOR AMENITY AREA

- (u) A minimum of 1.50 m² per dwelling unit of private indoor recreational amenity area shall be provided within the residential site.

OUTDOOR AMENITY AREA

- (v) A minimum of 1.50 m² per dwelling unit of private outdoor recreational amenity area, which may include landscaping, shall be provided within the residential site.

YARD SETBACKS

- (w) The minimum yard setbacks shall be as shown on Schedule "RM6(211)".

PROVISIONS NOT APPLICABLE

- (x) The provisions of Sections 6(7)(a), 6A(8), 15.6 and 20-A do not apply.

SEVERANCE

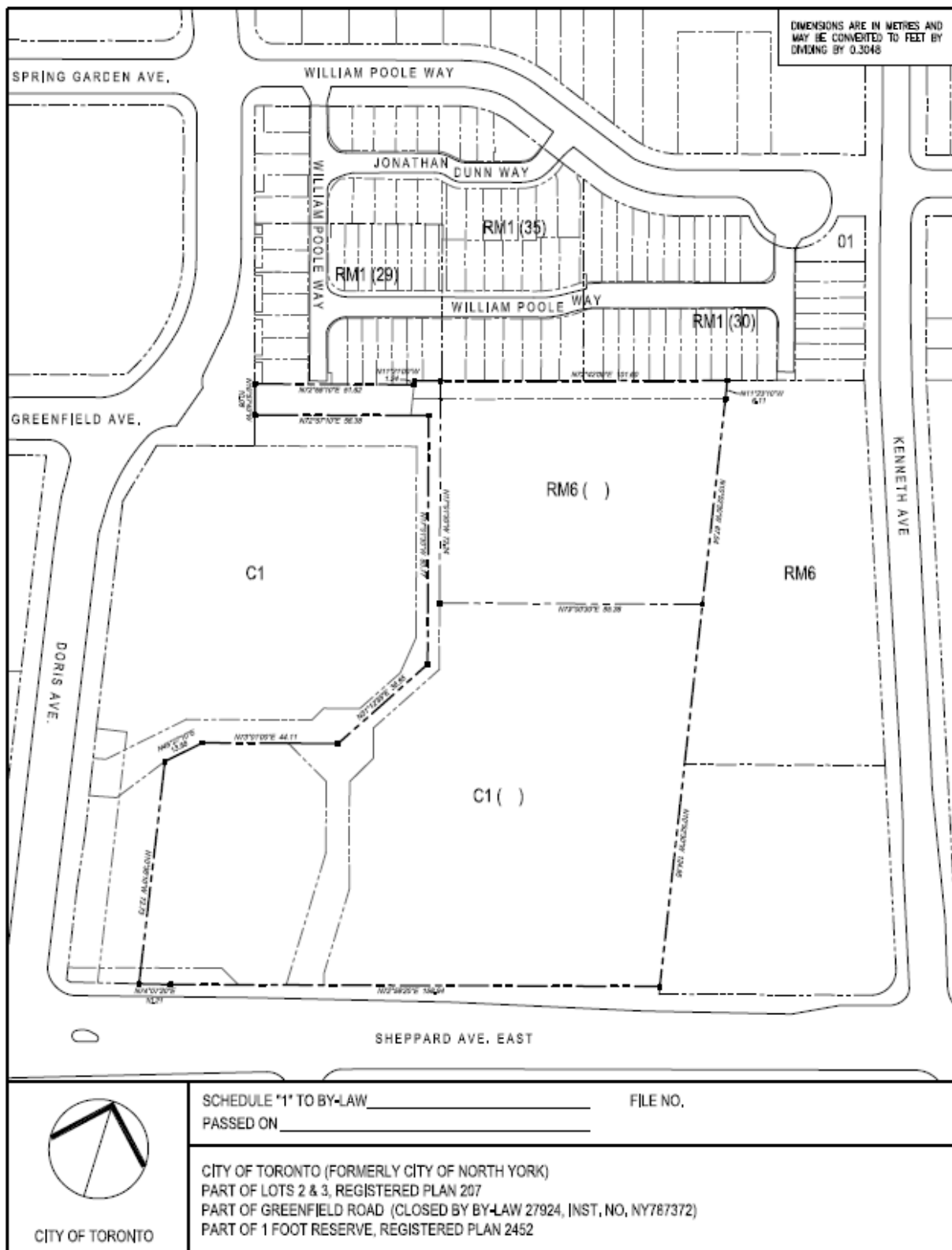
- (y) Notwithstanding any past or future severance, partition or division of the residential site shown on Schedule "RM6(211)", the provisions of this By-law shall apply to the whole of that site as if no severance, partition or division occurred."

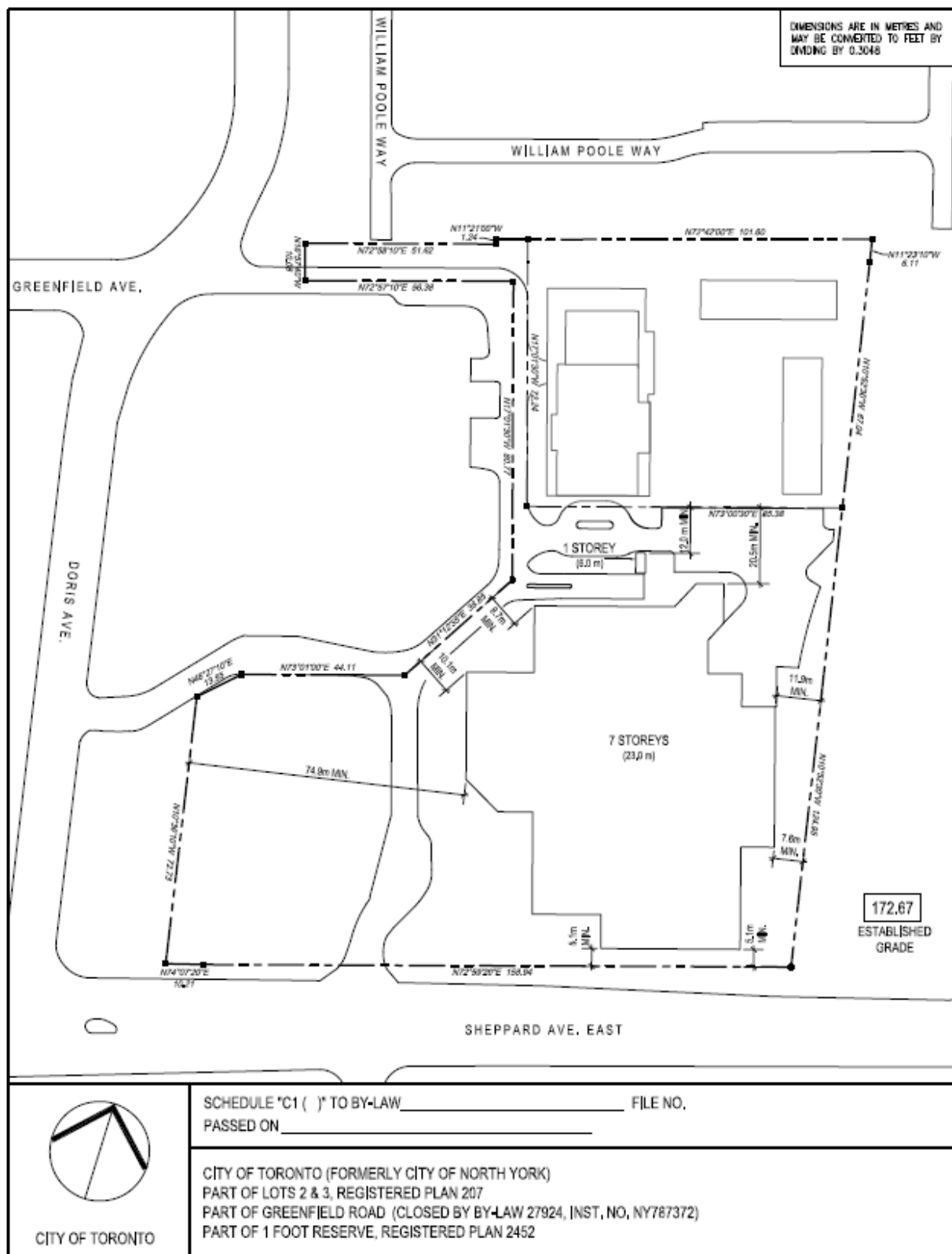
7. Section 64.20-A of By-law No. 7625, as amended, is amended by adding Schedule "RM6(211)" attached to this By-law.

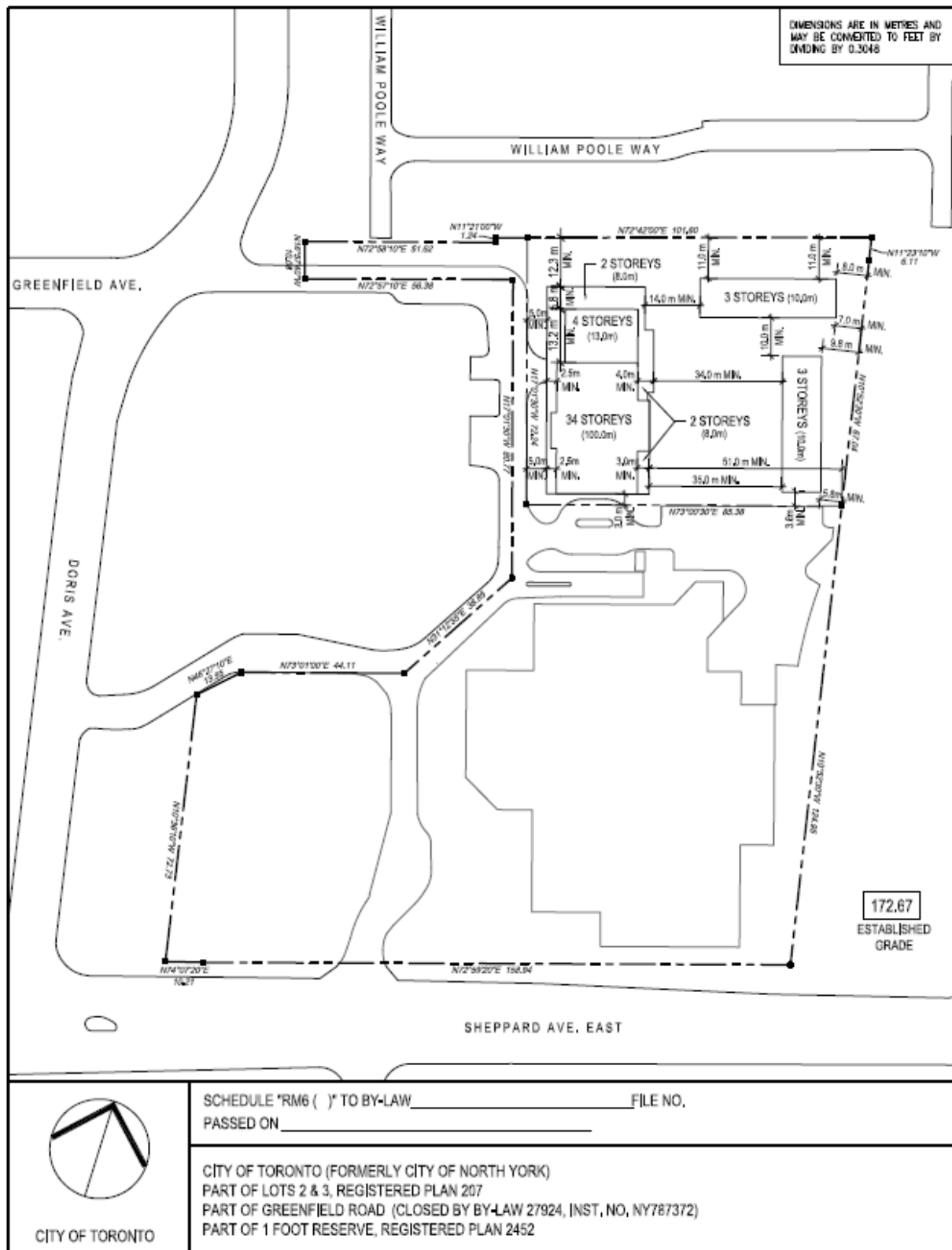
ENACTED AND PASSED this ~ day of ~ , A.D. 2012.

ROB FORD
Mayor
(Corporate Seal)

ULLI S. WATKISS
City Clerk







Attachment 14: Draft Site Plan Approval Conditions

Site Plan Application File No.: 11 330311 NNY 23 SA Residential Development - 90 Sheppard Avenue East

Proposal for a residential development consisting of a 34-storey apartment building with 359 dwelling units and 16 townhouses for a total of 375 dwelling units.

Architectural Plans prepared by Rafeal & Bigauskas Architects

Landscape Plans prepared by NAK Design Group

PLAN NAME AND NO.	REVISION DATE
A1.00 – Context Plan & Statistics	Rev 4 dated 8/31/2012
A1.01 – Master Site Plan	Rev 4 dated 8/31/2012
A1.02.1 – Development Site Plan	Rev 4 dated 8/31/2012
A2.01 - P3 Garage Plan	Rev 4 dated 8/31/2012
A2.02 –P2 Garage Planl	Rev 4 dated 8/31/2012
A2.03 – P1 Garage Planl	Rev 4 dated 8/31/2012
A3.01 – Ground Floor Plan	Rev 4 dated 8/31/2012
A3.02 – 2 nd Floor Plan	Rev 4 dated 8/31/2012
A3.03 – 3rd Floor Plan	Rev 4 dated 8/31/2012
A3.04 – 4 th Floor Plan	Rev 4 dated 8/31/2012
A3.05 – 5 th Floor Plan	Rev 4 dated 8/31/2012
A3.06 – Lower Typical Floor Plan 6 th to 13 th Floor	Rev 4 dated 8/31/2012
A3.07 – Upper Typical Floor Plan 14 th to 34 th Floor	Rev 4 dated 8/31/2012
A3.08 – Tower Roof Plan	Rev 4 dated 8/31/2012
A4.01 – South & West Tower Elevations	Rev 4 dated 8/31/2012
A4.02 – North & East Tower Elevations	Rev 4 dated 8/31/2012
A4.03 – Townhouse Blocks A & B Elevations	Rev 4 dated 8/31/2012
A4.04 & A4.05 – Partial Elevation Wall Sections	Rev 4 dated 8/31/2012
L1 – Landscape Master Plan	Rev 4 dated 8/31/2012
L2a – Composite Utility Plan	Rev 2 dated 8/31/2012
L2b – Sections	Rev 1 dated 8/31/2012
L3 - Planting Plan	Rev 4 dated 8/31/2012
LD1 & LD2 – Landscape Details	Rev 3 dated 8/31/2012

SECTION A - REQUIREMENTS PRIOR TO THE ISSUANCE OF THE NOTICE OF APPROVAL CONDITIONS

TECHNICAL SERVICES – Saleem Khan, Development Engineer (416) 395-6345

1. The applicant shall address, to the satisfaction of Technical Services, the comments regarding revisions and additional information referenced in the Technical Services Division comments dated September 13, 2012.

SECTION B - DRAFT PRE-APPROVAL CONDITIONS

LEGAL SERVICES – Stephanie Morrow, Supervisor of Law Clerks, 397-5379

1. The Owner shall enter into the City's standard site plan agreement to and including registration of the site plan agreement on title to the subject lands by the City at the Owner's expense.

CITY PLANNING - Community Planning, Sue McAlpine, Senior Planner, 395-7110

2. The Owner shall submit a cost estimate for to the satisfaction of the Director, Community Planning, North York District and submit to the Chief Financial Officer and Treasurer as a deposit a letter of credit or certified cheque for 75% of the value of the on-site landscaping.

The letter of credit shall be in a form satisfactory to the City Treasurer in accordance with its standard format for letters of credit as of the date of submission of the letter of credit to the City, and which shall provide for automatic renewal rights at the end of term, to complete all outstanding work required by these conditions. The deposit shall be returned to the Owner at such time as the Director, Community Planning, North York District is satisfied that the property has been developed in accordance with the approved drawings and the conditions of approval.

TECHNICAL SERVICES – Saleem Khan, Development Engineer (416) 395-6345

3. Facilities to Provide Access to and from the Land

- 3.1 Prior to site plan approval the applicant must submit a financial guarantee of \$750.00 in the form of a letter of credit or certified cheque to the Technical Services Division, City of Toronto, for three restricted southbound left turn signs at the Sheppard Avenue East driveway as required by Transportation Services.

SECTION C - DRAFT POST APPROVAL CONDITIONS

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

The proposed development shall be carried out and maintained in accordance with the plans and drawings referred to herein, to the satisfaction of the City of Toronto.

TECHNICAL SERVICES – Saleem Khan, Development Engineer (416) 395-6345

1. Facilities to Provide Access to and from the Land

- 1.1 Remove all existing accesses, curb cuts, and traffic control sign along the development site frontage that are no longer required and reinstate the curb, gutter and boulevard within the City's right-of-way, in accordance with City standards and to the satisfaction of the Executive Director, Technical Services.

2. Off-street Vehicle Loading, Parking Lots and Driveways

- 2.1. Provide and maintain off-street vehicular loading and parking facilities and access driveways in accordance with the approved plans and drawings, to the satisfaction of the Executive Director, Technical Services;
- 2.2. All on-site driveways and parking areas must be surfaced and maintained with asphalt, concrete, or interlocking stone;
- 2.3. The owner must install and maintain appropriate signage and pavement markings on-site directing such as but not limited to: vehicle stopping and circulation, designated disabled parking, loading, and pedestrian walkways, to the satisfaction of the Executive Director, Technical Services.

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

- 3.1 Construct and maintain all facilities necessary to permit the City to collect solid waste and recyclable materials in accordance with Chapter 841, Solid Waste of the City of Toronto Municipal Code, Waste Collection for Residential Properties.
- 3.2 It is the responsibility of the Developer and subsequent Property Owner's to ensure that the access route for Solid Waste pickup is free of obstructions and protrusions, including, but not limited to, sightline obstructions, overhanging structures and speed bumps at all times. The City is not responsible for collecting waste in the event that the access route is obstructed.

4. Grading and Provision for the Disposal of Storm, Surface and Wastewater from the Land

- 4.1 Construct and maintain stormwater management measures/facilities and site grading as recommended in the accepted Stormwater Management Report and Grading Plan.
- 4.2 Construct and maintain site servicing indicated on the accepted Site Servicing Drawings.
- 4.3 Provide certification to the Executive Director of Technical 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.
- 4.4 Provide certification to the Executive Director of Technical 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.
- 4.5 Existing drainage patterns on adjacent properties shall not be altered and stormwater runoff from the subject development shall not be directed to drain onto adjacent properties.

5. Other Conditions

- 5.1 The subject site needs to provide a shared access driveway between the proposed development and adjacent properties. Since access will be shared with the property immediately adjacent, a mutual access agreement is required to protect for reciprocal rights-of-way. This agreement must be executed and registered on title in perpetuity for all the properties involved and must include provisions for maintenance and overland flow. A copy of this agreement must be supplied to Technical Services for records before site plan approval.
- 5.2 Provide certification by the Structural Engineer, that the exhaust shaft and grate within the truck route have been constructed to safely support a fully loaded collection vehicle weighing 35,000 kilograms and its impact factor.
- 5.3 A private sidewalk will be constructed by the applicant, connecting the sidewalk on Doris Avenue all the way to Sheppard Avenue entrance, fronting Crown Reality, adjacent to the curb to the satisfaction of City.

CITY PLANNING - Heritage Preservation Services – Susan Hughes, Special Projects Archaeology (416) 338-1096

6. In the event that deeply buried archaeological remains are encountered on the property during construction activities, the Heritage Operations Unit of the Ministry of Tourism, Culture and Sport, be notified immediately at (416) 314-7146 as well as the City of Toronto, Heritage Preservation Services Unit (416) 338-1096.

7. In the event that human remains are encountered during construction, the proponent should immediately contact both the Ministry of Tourism, Culture and Sport, and the Registrar or Deputy Registrar of Cemeteries at the Cemeteries Regulation Unit, Ministry of Government Services, (416) 326-8393.

TORONTO DISTRICT SCHOOL BOARD – Mario Silva, Land Use Planning Officer
(416) 394-3944

8. The owner shall enter into an agreement to erect and maintain signs, at points of egress and ingress of the development site, and insert warning clauses in Agreement of Purchase and Sale, or lease, with respect to the availability of school accommodation to the satisfaction of the Toronto District School Board.

ENERGY EFFICIENCY OFFICE, Dalia Bahy, (416) 392-6804

9. The owner shall construct and maintain the development in accordance with the accepted Energy Report dated November 28, 2011 and prepared by Caneta Energy Consultants to ensure that the energy savings identified continue to be achieved, to the satisfaction of the Executive Director of Facilities Management, Energy Efficiency Office.
10. To achieve acceptance for Tier 2, the owner shall construct and maintain the development substantially in accordance with the accepted "As Constructed" Energy Modelling Report, using EE4, DOE2, EQuest or other Energy Efficiency Office-approved software demonstrating compliance with 35% better than MNECB or 10% better than the OBC (2012).

PARKS, FORESTRY & RECREATION, Cliodhna Scanlon, Planner (416) 395-7902

11. Parks, Forestry and Recreation (PFR) will be seeking an off site parkland dedication. The size and location of the parkland dedication will be subject to the approval of the General Manager, Parks, Forestry and Recreation. Prior to the issuance of the first above grade building permit, the Owner shall convey parkland to the satisfaction of the General Manager, Parks, Forestry and Recreation
12. The subject parkland conveyance is to be free and clear, above and below grade of all physical obstructions and easements, encumbrances and encroachments, including surface and subsurface easements, unless otherwise approved by the General Manager, Parks, Forestry & Recreation.
13. The owner is to pay for the costs of the preparation and registration of all relevant documents. The Owner shall provide to the satisfaction of the City Solicitor all legal descriptions and applicable reference plans of survey for the new parkland.

14. Prior to conveying the parkland to the City, the Owner shall be responsible for an environmental assessment of the soil and groundwater within the park block and any associated costs or remediation as a result of that assessment. Such assessment and/or remediation shall ensure that the parkland at the time of conveyance to the City, meets all applicable laws, regulations and guidelines respecting sites to be used for public park purposes, including but not limited to City Council policies respecting soil remediation of sites to be acquired by the City and the Ministry of the Environment's Guideline for Use at Contaminated Sites in Ontario, as amended. The environmental assessment shall be prepared by a qualified environmental consultant acceptable to the Director Development Engineering, Technical Services in consultation with the General Manager, Parks, Forestry and Recreation. Prior to the conveyance of the park land to the City, the environmental assessment shall be peer reviewed by an environmental consultant retained by the City at the Owner's expense (the 'Peer Reviewer'), and the conveyance of the park land shall be conditional upon the Peer Reviewer concurring with the Owner's environmental consultant that the park land meets all applicable laws, regulations and guidelines for public park purposes. The applicant is required to file the Record of Site Condition (RSC) on the Ontario's Environmental Site Registry and submit the Ministry of the Environment's Letter of Acknowledgement of Filing of the Record of Site Condition (RSC) confirming that the RSC has been prepared and filed in accordance with O. Reg. 153/04, and that the MOE will not audit the RSC at this time or that the RSC has passed an MOE audit, to the Executive Director, Technical Services.
15. The owner will be responsible for the base construction and installation of the parkland. The base park improvements include the following:
- (i) demolition, removal and disposal of all existing materials, buildings and foundations;
 - (ii) grading (inclusive of topsoil supply and placement, minimum of 150 mm);
 - (iii) sod (or equivalent value of other approved park development);
 - (iv) fencing to City standard (where deemed necessary);
 - (v) all necessary drainage systems;
 - (vi) electrical and water connections to the street line, including back flow preventors, shut off valves, the necessary water and hydro chambers; and
 - (vii) street trees along all public road allowances, which abut future City owned parkland.

All work is to be completed to the satisfaction of the General Manager, Parks, Forestry and Recreation.

16. Prior to the issuance of the first above grade building permit, the Owner shall submit a cost estimate and any necessary plans for the Base Park Improvements.
17. Prior to issuance of the first above grade building permit, the Owner shall post an irrevocable Letter of Credit in the amount of 120% of the value of the Base Park

Improvements for the park block to the satisfaction of the General Manager, Parks, Forestry & Recreation. No credit shall be given towards the Parks and Recreation component of the Development Charges for costs associated with base park improvements.

18. The construction of the Base Park Improvements shall be completed within one year after the date of issuance of the above grade building permit to the satisfaction of the General Manager, Parks, Forestry & Recreation. Unforeseen delays (e.g. weather) resulting in the late delivery of the park block shall be taken into consideration and at the discretion of the General Manager, Parks, Forestry & Recreation when determining a revised delivery date for the park block.
19. The Owner, upon satisfactory completion of the construction and installation of the Base Park improvements shall be required to guarantee such work and associated materials. The Owner shall provide certification from their Landscape Architect certifying that all work has been completed in accordance with the approved drawings. As-built drawings in print/hardcopy and electronic format shall be submitted to Parks, Forestry and Recreation. Once approved, the submitted letters of credit for park related development will be released, less 20% which shall be retained for a two-year period as a performance guarantee.

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

20. The development proposes the removal of 22 privately-owned trees, each having diameters of 30 cm or greater, situated on the subject site, as indicated in the Arborist Report. Under the provision of Section 813-16 (B), of the City of Toronto Municipal Code, Chapter 813, Trees, Article III, the subject trees meet the criteria for protection under the City of Toronto's Private Tree By-law.

An **“Application to Injure or Destroy Trees on Private Property”** and an **application fee in the amount of \$6,600.00** (\$300 per tree) must be submitted to the attention of the Supervisor of Urban Forestry, Tree Protection & Plan Review.

Once a completed application is received, a notice of application is to be posted at the property for a period of 14 days. This provides the community with an opportunity to submit comments on the application. Any written objections received from the community may require Urban Forestry to report to Community Council for the application to be considered further. Submission of an application does not guarantee that a permit will be issued.

**Attachment 15: Draft Site Plan Approval Conditions
Commercial Development -- 90 Sheppard Avenue East**

Site Plan File No.: Site Plan Application: 09 112206 NNY 23 SA

Proposal for an expansion to the underground parking garage and redesign of surface parking and landscaping for the existing 7-storey office building.

Architectural Plans prepared by Kelman Associates Architects

Landscape Plans prepared by Brodie & Associates, Landscape Architects Inc.

PLAN NAME AND NO.	REVISION DATE
A0 – Overall Site Plan	Rev 4 dated 8/31/2012
A1 – Site Plan	Rev 4 dated 8/31/2012
A2R – Sub-basement Plan	Rev 4 dated 8/31/2012
A3 – Basement Plan	Rev 4 dated 8/31/2012
A4 – Sub-basement Expansion	
A5 – Basement Expansion	Rev 4 dated 8/31/2012
A6 – Overall Ground Floor	Rev 4 dated 8/31/2012
A7 – Part Ground Floor	Rev 4 dated 8/31/2012
A8 – North Elevation	Rev 4 dated 8/31/2012
A9 - Part East Elevation	Rev 4 dated 8/31/2012
A10 – Sections	Rev 4 dated 8/31/2012
A11 – Stair 1 Plans, Section	Rev 4 dated 8/31/2012
L1 – Landscape Plan North	Rev 4 dated 8/31/2012
L2 – Landscape Plan South	Rev 4 dated 8/31/2012
L3 – Landscape Details	Rev 4 dated 8/31/2012
T1 - Tree Inventory Plan	Rev 4 dated 8/31/2012
T2- Tree Inventory Tables	Rev 4 dated 8/31/2012

SECTION A - REQUIREMENTS PRIOR TO THE ISSUANCE OF THE NOTICE OF APPROVAL CONDITIONS

TECHNICAL SERVICES – Saleem Khan, Development Engineer (416) 395-6345

1. The applicant shall address, to the satisfaction of Technical Services, the comments regarding revisions and additional information referenced in the Technical Services Division comments dated July 10, 2012.

SECTION B - DRAFT PRE-APPROVAL CONDITIONS

LEGAL SERVICES – Stephanie Morrow, Supervisor of Law Clerks, 397-5379

1. The Owner shall enter into the City's standard site plan agreement to and including registration of the site plan agreement on title to the subject lands by the City at the Owner's expense.

CITY PLANNING - Community Planning, Sue McAlpine, Senior Planner, 395-7110

2. The Owner shall submit a cost estimate for to the satisfaction of the Director, Community Planning, North York District and submit to the Chief Financial Officer and Treasurer as a deposit a letter of credit or certified cheque for 75% of the value of the on-site landscaping.

The letter of credit shall be in a form satisfactory to the City Treasurer in accordance with its standard format for letters of credit as of the date of submission of the letter of credit to the City, and which shall provide for automatic renewal rights at the end of term, to complete all outstanding work required by these conditions. The deposit shall be returned to the Owner at such time as the Director, Community Planning, North York District is satisfied that the property has been developed in accordance with the approved drawings and the conditions of approval.

TECHNICAL SERVICES – Saleem Khan, Development Engineer (416) 395-6345

3. Facilities to Provide Access to and from the Land
 - 3.1 Mutual access and parking, agreements and easements, with provisions for maintenance will be required between all three parties i.e. the existing commercial development, the proposed residential development and the TCDSB site.

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

4. The development proposes the removal of 11 privately-owned trees, each having diameters of 30 cm or greater, situated on the subject site, as indicated in the Arborist Report. Under the provision of Section 813-16 (B), of the City of Toronto Municipal Code, Chapter 813, Trees, Article III, the subject trees meet the criteria for protection under the City of Toronto's Private Tree By-law.

An **“Application to Injure or Destroy Trees on Private Property”** and an **application fee in the amount of \$3,300.00** (\$300 per tree) must be submitted to the attention of the Supervisor of Urban Forestry, Tree Protection & Plan Review.

Once a completed application is received, a notice of application is to be posted at the property for a period of 14 days. This provides the community with an opportunity to submit comments on the application. Any written objections received from the community may require Urban Forestry to report to Community Council for the application to be considered further. Submission of an application does not guarantee that a permit will be issued.

SECTION C - DRAFT POST APPROVAL CONDITIONS

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

The proposed development shall be carried out and maintained in accordance with the plans and drawings referred to herein, to the satisfaction of the City of Toronto.

TECHNICAL SERVICES – Saleem Khan, Development Engineer (416) 395-6345

1. Off-Street Vehicular Loading and Parking Facilities and Access/Driveways
 - 1.1 Provide and maintain off-street vehicular loading and parking facilities and access driveways in accordance with the approved plans and drawings, to the satisfaction of the Executive Director, Technical Services;
 - 1.2 All on-site driveways and parking areas must be surfaced and maintained with asphalt, concrete, or interlocking stone; and
 - 1.3 The owner must install and maintain appropriate signage and pavement markings on-site directing such as but not limited to: vehicle stopping and circulation, designated disabled parking, loading, and pedestrian walkways, to the satisfaction of the Executive Director, Technical Services.
2. Boulevard Maintenance
 - 2.1 The Owner shall maintain the sod covered portion including the walkways within the City's Right of Way fronting and/or flanking the site in accordance with the approved plans and drawings to the satisfaction of the City.
3. Grading and Provision for the Disposal of Storm, Surface and Wastewater from the Land
 - 3.1 Construct and maintain stormwater management measures/facilities and site grading as recommended in the accepted Stormwater Management Report.
 - 3.2 Construct and maintain site servicing indicated on the accepted Site Servicing Drawings.
 - 3.3 Provide certification to the Executive Director of Technical 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.

- 3.4 Provide certification to the Executive Director of Technical 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.
4. Other Conditions
 - 4.1 The subject site needs to provide a shared access driveway between the proposed development and adjacent properties. Since access will be shared with the property immediately adjacent, a mutual access agreement is required to protect for reciprocal rights-of-way. This agreement must be executed and registered on title in perpetuity for all the properties involved and must include provisions for maintenance and overland flow. A copy of this agreement must be supplied to technical Services for records prior to site plan approval.

CITY PLANNING - Heritage Preservation Services – Susan Hughes, Special Projects Archaeology (416-338-1096)

5. In the event that deeply buried archaeological remains are encountered on the property during construction activities, the Heritage Operations Unit of the Ministry of Tourism, Culture and Sport, be notified immediately at (416) 314-7146 as well as the City of Toronto, Heritage Preservation Services Unit (416) 338-1096.
6. In the event that human remains are encountered during construction, the proponent should immediately contact both the Ministry of Tourism, Culture and Sport, and the Registrar or Deputy Registrar of Cemeteries at the Cemeteries Regulation Unit, Ministry of Government Services, (416) 326-8393.