

**35 Hollywood Ave.
Site Plan Control Application – Final Report**

Date:	October 29, 2008
To:	North York Community Council
From:	Director, Community Planning, North District
Wards:	Ward 23, Willowdale
Reference Number:	06 179519 NNY 23 SA

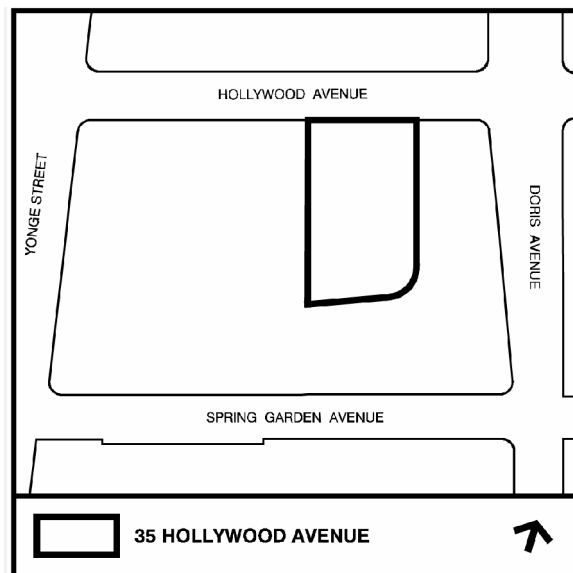
SUMMARY

This application proposes a 24-storey, 352-unit residential building adjacent to the new Claude Watson School for the Arts. The permanent underground ramp/access for the school will be through the underground parking garage of the new residential building.

The application conforms to the policies of the North York Centre Secondary Plan and complies with the provisions of the site specific Zoning By-law 459-2005(OMB), as amended, which was approved by the Ontario Municipal Board in 2005 to permit the comprehensive development of the lands bounded by Yonge Street, Hollywood Avenue, Doris Avenue and Spring Garden Avenue.

To date, two 36-storey residential buildings and the new Claude Watson School building have been constructed on the site. The subject residential building and a 34-storey mixed-use building fronting Yonge Street are the final two buildings to be built on the site. The Legion Hall is to remain on the site.

This report reviews and recommends approval in principle of the Site Plan Control Approval application.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve in principle the conditions set out in Attachment No. 12 to this report for a 24-storey, 352 unit residential building at 35 Hollywood Avenue.
2. City Council delegate back to the Chief Planner or his designate the authority to issue Site Plan Approval.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 2005, the Ontario Municipal Board approved a comprehensive development plan for the block bounded by Yonge Street, Hollywood Avenue, Doris Avenue and Spring Garden Avenue. The implementing Official Plan Amendment and Zoning By-law Amendment permits two 36-storey residential buildings, a 34-storey mixed use building fronting Yonge Street, the new Claude Watson School For the Arts fronting Doris Avenue, recognition of the existing Legion Hall building on Spring Garden Avenue and this proposed 24-storey residential building.

ISSUE BACKGROUND

Proposal

The proposed building is sited on a parcel having a lot frontage of approximately 51 metres and a maximum depth of approximately 87 metres resulting in a total lot area of 4355 square metres.

The building will consist of 352 units. Total proposed GFA is 30,313 square metres. The residential building is to be stepped with 2-storey units at the front and rear of the building to a maximum height of 24-storeys or approximately 65 metres at the centre of the building.

A comprehensive landscape plan has been prepared which includes a mix of trees and shrubs on the development site and four red oak street trees on Hollywood Ave. An amenity area is proposed at the south end of the site consisting of a protected children's play area with play structure and a pool deck.

A total of 390 parking spaces are to be provided, 355 resident spaces and 35 visitor spaces in a 4 level underground parking garage. Vehicular access to the underground parking garage and drop off area is from Hollywood Ave. Permanent vehicular access to the Claude Watson School will be provided through the residential building underground parking garage. Access to the surface loading area will be from the adjacent school drop off driveway.

Site and Surrounding Area

Temporary vehicular access to the Claude Watson School underground parking garage was provided through the site. This access has now been closed to allow shoring of the residential development site. The school has secured temporary parking within the school board office building at 5050 Yonge Street until the residential building with the permanent driveway access for the school has been built.

North: Townhouses and Apartment buildings are located on the opposite side of Hollywood Ave. Commercial office building is located closer to Yonge Street.

South: Claude Watson School for the Arts play yard. Apartment buildings with grade related retail.

West: A 36-storey residential building.

East: Claude Watson School for the Arts

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 subject lands are designated *Mixed Use Area D* in the North York Centre Secondary Plan area. This designation permits institutional uses not predominantly offices, residential, public parks and recreational uses. The Secondary Plan limits development to a maximum height of 65 metres. The density for the entire block is limited to 4.5 times the lot area with the ability for density incentive increases up to a maximum 33% of the permitted density, or 5.98 times the lot area. It should be noted that the subject development block is subject to Site Specific Policies 12.25 and 12.27, as approved by the Ontario Municipal Board. Section 12.25 relates to density permission attributable to the Legion Hall site being used for either residential or non-residential provided a social facility is retained on the site. Section 12.27 relates to the mixed-use building to be constructed on the Yonge Street frontage.

There are also urban design and built form policies in the Secondary Plan to guide how buildings are to relate to the street, in particular the Yonge Street frontage.

The proposed development conforms to the policies of the Official Plan and North York Centre Secondary Plan.

Zoning

As previously mentioned, the Ontario Municipal Board approved site specific Zoning By-law 459-2005 (OMB) to permit the comprehensive development of the block bounded by Yonge Street, Hollywood Avenue, Doris Avenue and Spring Garden Avenue.

The portion of the site that will support the proposed 352 unit, 30,313 square metre residential building is zoned “RM6(154)”. Permitted uses include apartment house dwellings and accessory uses, including private recreational amenity buildings and areas.

At total of 380 dwelling units and a maximum Gross Floor Area is 31,048 square metres is permitted on the site. This includes 19,809 square metres for the net site and 9,919 square metres attributable to allocation of part of density from the adjacent Claude Watson school lands and the additional Gross Floor Area permitted for the provision of indoor bicycle storage space and indoor recreational area.

Agency Circulation

The site plan application has been circulated to the appropriate departments and agencies for review and comment. Responses received have been used to assist in evaluating the application and this report recommends that City Council approve the Site Plan application, subject to the conditions outlined in Attachment 12.

COMMENTS

Two 36-storey residential buildings and the new school have been constructed on the site. The subject residential building and the mixed-use building fronting Yonge Street are the final two buildings to be built on the site.

City Planning staff have met with the local Councillor with respect to this site plan application. Questions were raised regarding the colour of the building, the use of the play area, garbage handling and method of disposal, the proposed construction management plan and the treatment on the roof of the building and screening of the mechanical equipment. With respect to the final item, it was from the view of the residents living in the top floors of the abutting 36-storey apartment building who will be looking down at the building. Based on the second meeting with the Councillor, the treatment on the roof and screening of the mechanical equipment appeared to be the only outstanding issue.

It should be noted that most of the mechanical equipment is internal to the building and is not visible, however, there are two fresh air units and a cooling tower which are not enclosed. The applicant has advised that this equipment cannot be fully enclosed from above. The applicant has revised the plans to indicate louvered grills over 50% of the two fresh air-handling units, to provide partial cover, even though this will not be a very good working environment for these air-handling units. Due to the nature of the cooling tower, it must have complete open exposure from above. This mechanical system is similar to the two 36-storey residential buildings on the site.

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS., which among other matters, promotes efficient development and land use patterns, provides for a range of housing types and encourages the efficient use of existing infrastructure. The proposal also conforms with and does not conflict with the Growth plan for the Greater Golden Horseshoe.

Open Space/Parkland

The lands which are the subject of this application are in an area with 0-0.42 hectares per 1000 people. The site is in the lowest quintile of current provision of parkland. The site is in a priority area as per Alternative Parkland Dedication By-law 1420-2007.

The site is located within the North York Centre and falls under the North York Centre Secondary Plan with respect to parkland dedication.

The applicant has secured an off-site parkland dedication at 286 Maplehurst Avenue which satisfies the required parkland dedication for this site under the North York Centre Secondary Plan. The parkland dedication is acceptable to Parks, Forestry & Recreation.

Toronto Green Development Standards

The development will incorporate a number of green development initiatives including the following:

- Local Materials: 10% of materials harvested, manufactured and supplied within 800 km of the project;
- Cycling Infrastructure: Bicycle Parking that meets or exceeds 0.75 spaces per dwelling unit or 1 space per 1,250 sq.m. of non-residential floor space;
- Pedestrian Infrastructure: Appropriate grading and surface treatment, in accordance with the Toronto Accessibility Design Guidelines and the Draft Toronto Streetscape Manual, as applicable; conflicts avoided between pedestrian routes and air exhaust and intake systems;
- Ozone Protection: Zero use of CFC-based refrigerants and Halons in fire suppression;
- Urban Heat Island Reduction – Roof: Light coloured roofing materials installed for 75% of the roof;
- Indoor Temperature: Compliance with Thermal Comfort standards.

Development Charges

It is estimated that the development charges for this project will be \$2,149,024.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

Mark Chlon, MCIP, RPP
Senior Planner, Community Planning
North York District
Tel. No. 416-395-7137
Fax No. 416-395-7155
E-mail: mchlon@toronto.ca

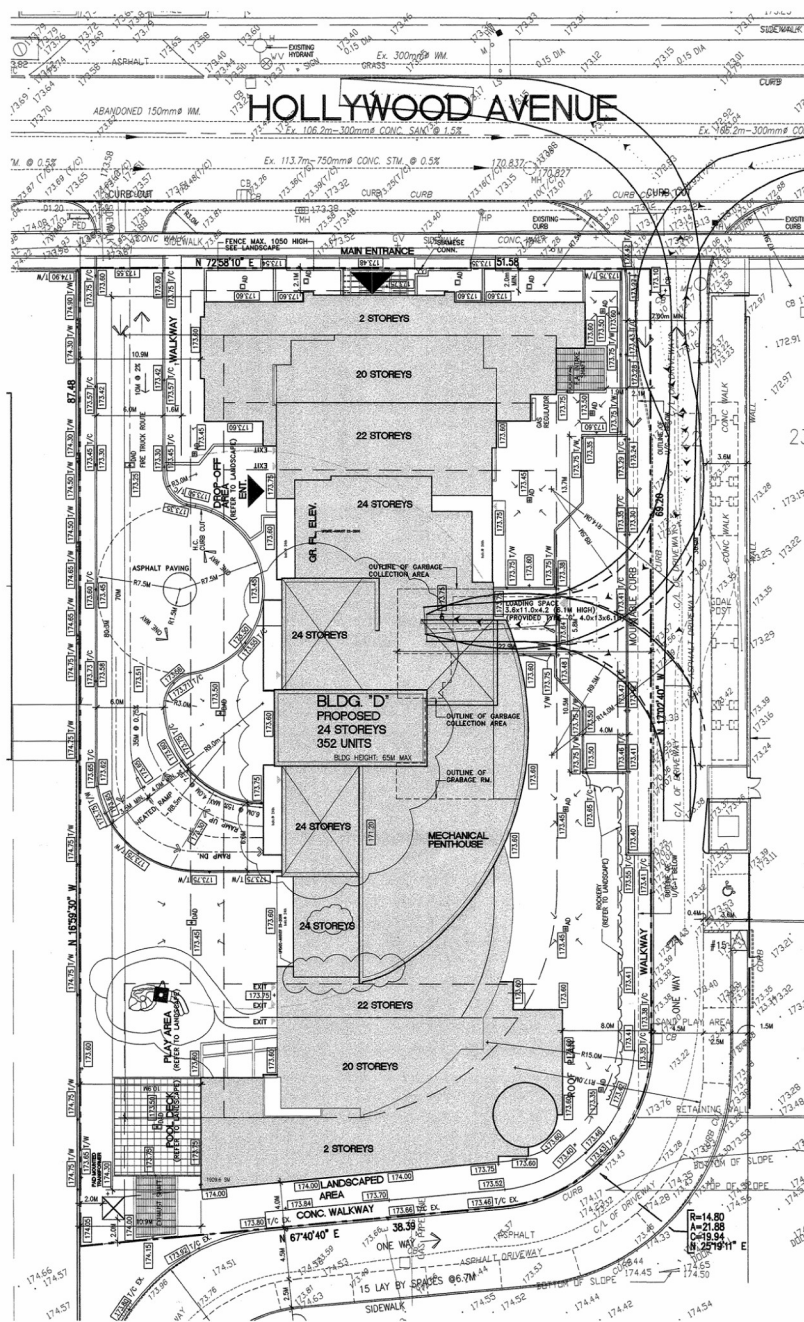
SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: Ground Floor Plan
- Attachment 3: 1st and 2nd Parking Garage Level
- Attachment 4: 3rd and 4th Parking Garage Level
- Attachment 5: East Elevation
- Attachment 6: West Elevation
- Attachment 7: North and South Elevations
- Attachment 8: Landscape Plan – L1(D)
- Attachment 9: Planting Plan – L2(D)
- Attachment 10: Zoning
- Attachment 11: Application Data Sheet
- Attachment 12: Site Plan Notice of Approval Conditions

Attachment 1: Site Plan



Site Plan

35 Hollywood Avenue

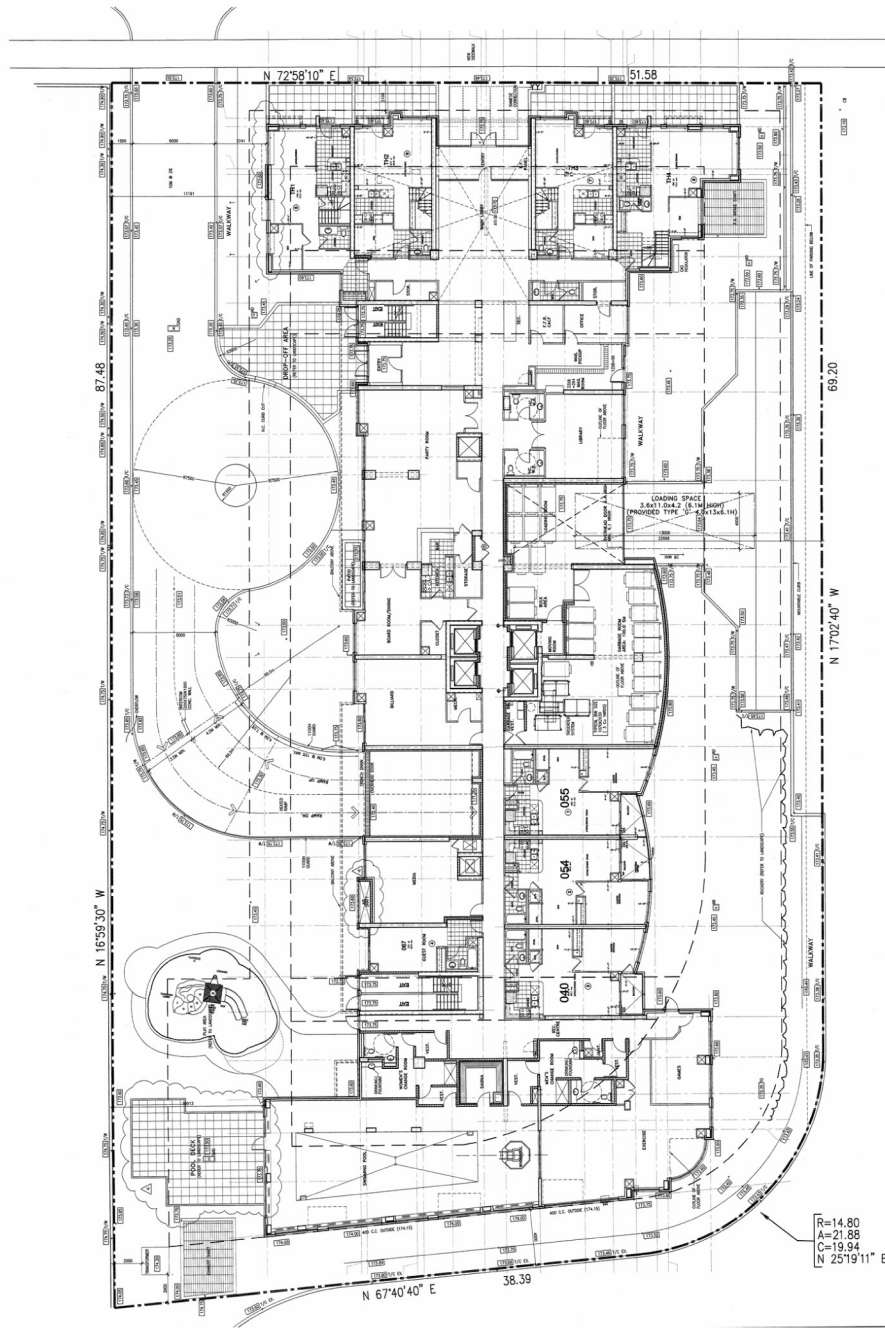
Applicant's Submitted Drawing

Not to Scale
10/27/2008



File # 06_179519

Attachment 2: Ground Floor Plan



Ground Floor Plan

35 Hollywood Avenue

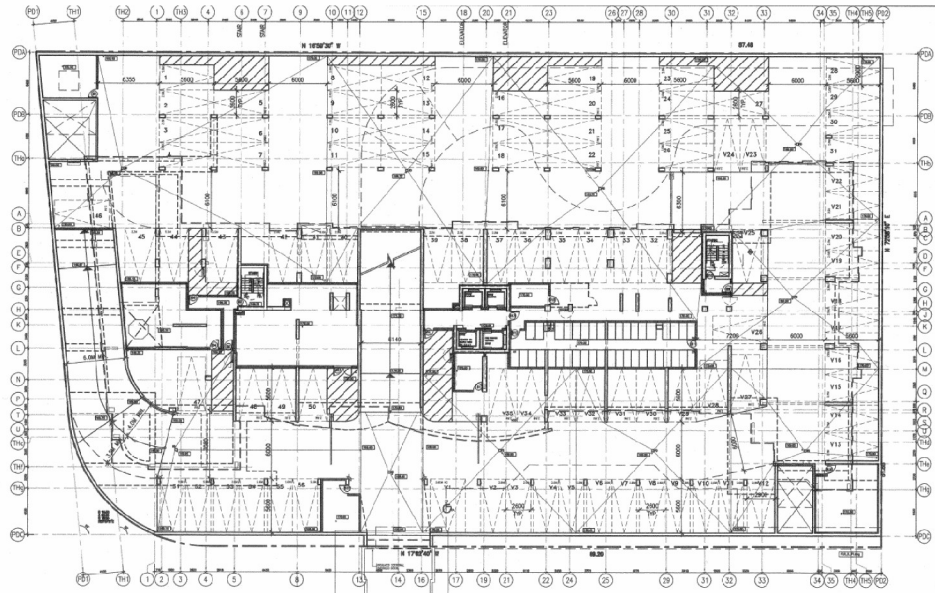
Applicant's Submitted Drawing

Not to Scale
10/27/2008

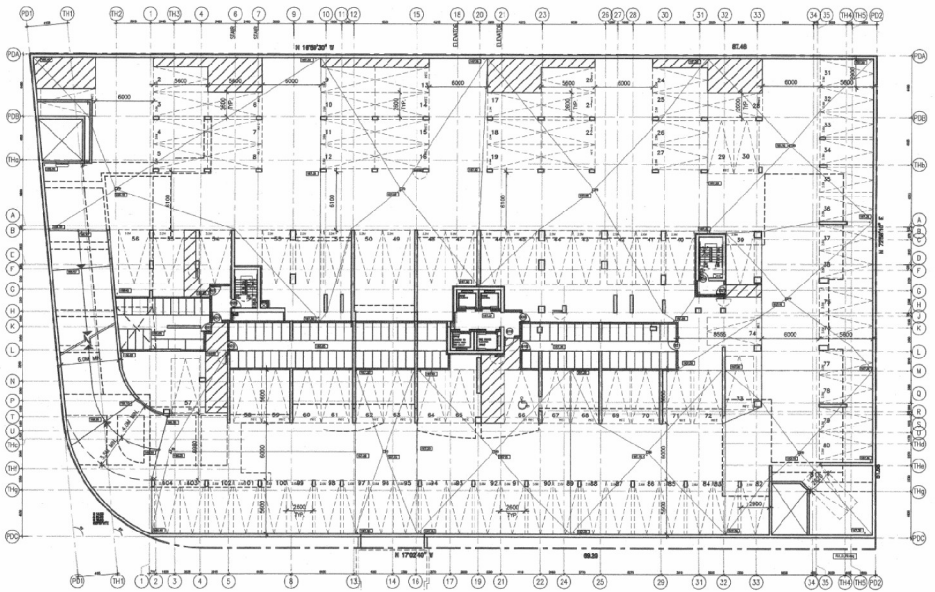


File # 06_179519

Attachment 3: 1st and 2nd Parking Garage Level



Parking Level 1



Parking Level 2

Parking Level Plan

Applicant's Submitted Drawing

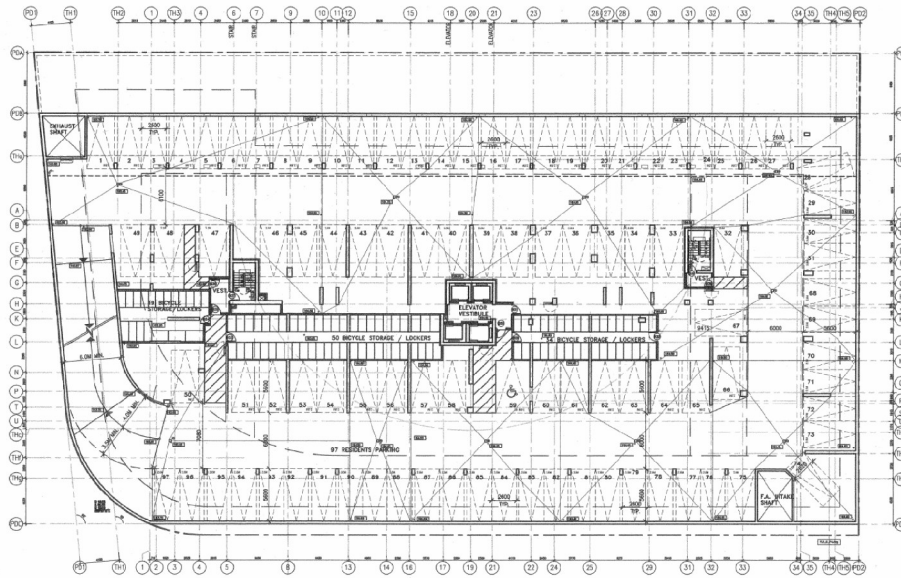
Not to Scale 

08/29/2003

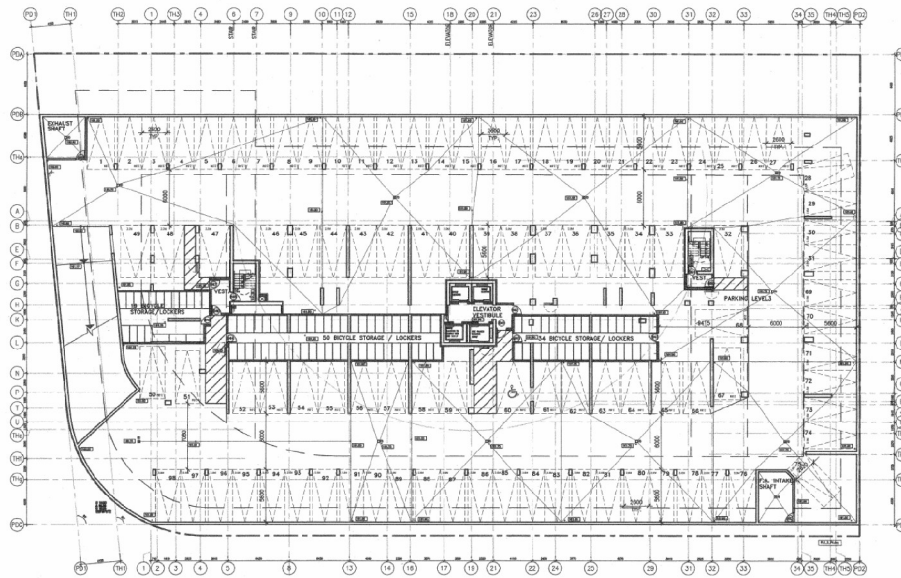
35 Hollywood Avenue

File # 06_179519

Attachment 4: 3rd and 4th Parking Garage Level



Parking Level 3



Parking Level 4

Parking Level Plan

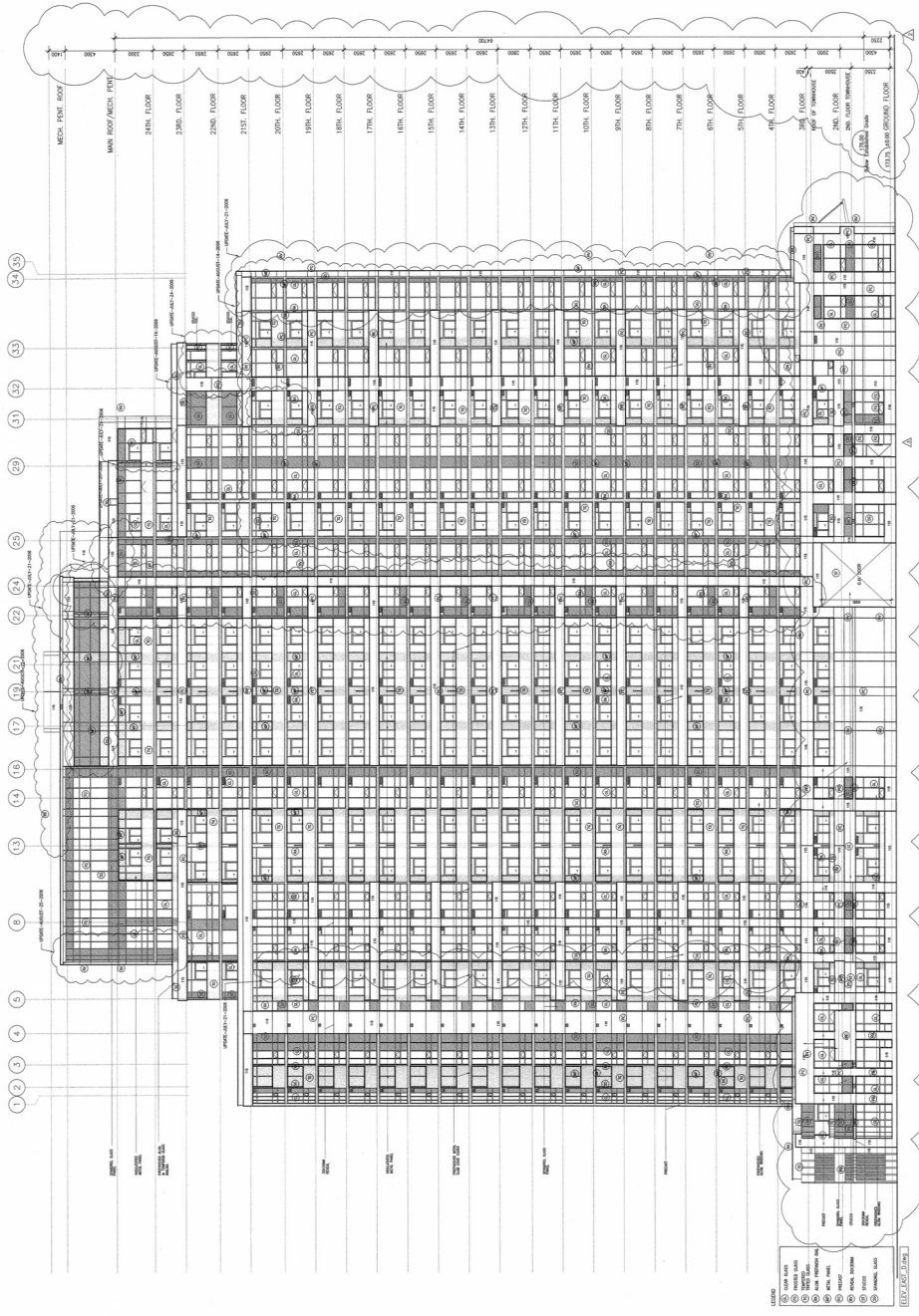
Applicant's Submitted Drawing

Not to Scale 08/29/2003

35 Hollywood Avenue

File # 06_179519

Attachment 5: East Elevation



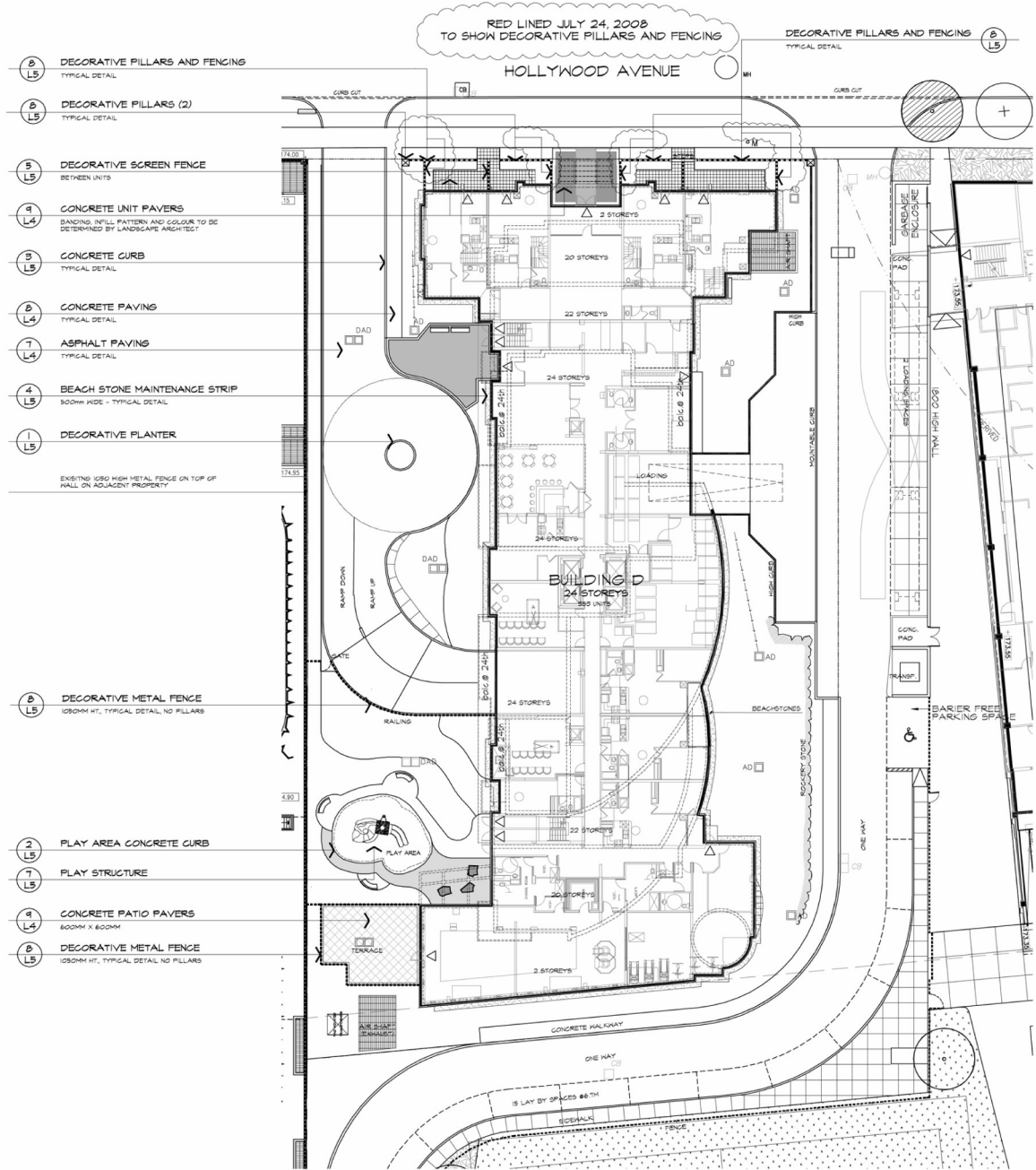
East Elevation

35 Hollywood Avenue

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 10/27/2008

File # 06_179519

Attachment 8: Landscape Plan – L1(D)



Landscape Plan

35 Hollywood Avenue

Applicant's Submitted Drawing

Not to Scale 10/27/2008

File # 06_179519

Attachment 11: Application Data Sheet

Application Type Details	Site Plan Approval	Application Number:	06 179519 NNY 23 SA
		Application Date:	September 27, 2006

Municipal Address: 35 Hollywood Ave. (part of 4917 YONGE ST) TORONTO ON
 Location Description: South side of Hollywood Ave., east of Yonge St. in the North York Centre area.
 Project Description: Proposal for a 24 storey, 352 unit residential building.

Applicant:	Agent:	Architect:	Owner:
RAINBOW DEVELOPMENTS INCORPORATED	Tommy Chang	E.I. Richmond Architects Ltd.	ROSEDALE DEVELOPMENTS INC.

PLANNING CONTROLS

Official Plan Designation:	MU-D	Site Specific Provision:	BL 459-2005(OMB)
Zoning:	RM6(154)	Historical Status:	
Height Limit (m):	24-storeys/65 metres	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4355	Height:	Storeys:	24	
Frontage (m):	51.58		Metres:	65	
Depth (m):	87.48				
Total Ground Floor Area (sq. m):	1744.30				Total
Total Residential GFA (sq. m):	30,313.30		Parking Spaces:	390	
Total Non-Residential GFA (sq. m):	0		Loading Docks	1	
Total GFA (sq. m):	30,313.30				
Lot Coverage Ratio (%):	40				
Floor Space Index:	6.96				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	29,397.30	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	140	Office GFA (sq. m):	0	0
2 Bedroom:	184	Industrial GFA (sq. m):	0	0
3 + Bedroom:	28	Institutional/Other GFA (sq. m):	0	0
Total Units:	352			

CONTACT: PLANNER NAME: Mark Chlon, Senior Planner
TELEPHONE: (416) 395-7137

Attachment 12: Site Plan Notice of Approval Conditions

The City Planning Division North York District, has completed the review of your proposal for a 24-storey, 352 unit apartment building as outlined in the following plans and drawings:

- a) Site Plan (Drawing A101, prepared by E.I. Richmond Architects, dated November 18, 2005, Revision 5 dated October 9, 2008, with redlined revision dated October 29, 2008);
- b) 3rd and 4th Parking Levels (Drawing A201, prepared by E.I. Richmond Architects, dated November 18, 2005, Revision 4 dated April 16, 2008);
- c) 1st and 2nd Parking Levels (Drawing A202, prepared by E.I. Richmond Architects, dated November 18, 2005, Revision 4 dated April 16, 2008);
- d) Ground Floor Plan, (Drawing A301, prepared by E.I. Richmond Architects, dated November 18, 2005, Revision 4 dated October 9, 2008, with redlined revision dated October 29, 2008);
- e) Mechanical Penthouse and Roof Plan (Drawing A307, E.I. Richmond Architects, dated November 18, 2005, Revision 3 dated October 9, 2008, with redlined revision dated October 29, 2008);
- f) East Elevation (Drawing A401, prepared by E.I. Richmond Architects, Revision 3 dated October 9, 2008);
- g) West Elevation (Drawing A402, prepared by E.I. Richmond Architects, Revision 3 dated October 9, 2008);
- h) North and South Elevations (Drawing A403, prepared by E.I. Richmond Architects, Revision 3 dated October 9, 2008);
- i) Building D Landscape Plan (Drawing L-1(D), prepared by Alexander Budrevics Associates Ltd., dated May 12, 2004, Revision 17 dated October 17, 2008, with red lined revision dated July 24, 2008);
- j) Building D Landscape Planting Plan (Drawing L-2(D), prepared by Alexander Budrevics Associates Ltd., dated May 12, 2004, Revision 17 dated October 17, 2008);
- k) Building D Lighting and Layout Plan (Drawing L-3(D), prepared by Alexander Budrevics Associates Ltd., dated May 12, 2004, Revision 17 dated October 17, 2008);
- l) Building D Landscape Details (Drawing L-4(D), prepared by Alexander Budrevics Associates Ltd., dated May 12, 2004, Revision 17 dated October 17, 2008);
- m) Building D Landscape Details (Drawing L-5(D), prepared by Alexander Budrevics Associates Ltd., dated May 12, 2004, Revision 17 dated October 17, 2008);
- n) Streetscape Plan (Drawing ST-1, prepared by Alexander Budrevics Associates Ltd., dated May 12, 2004, Revision 17 dated October 17, 2008); and

- o) Traffic Signage Plan by LEA (Drawing A301, Ground Floor Plan marked up as a traffic signage Plan, prepared by Alexander Budrevics Associates Ltd., dated November 18, 2005, Revision 3 dated October 3, 2007)

The issuance of the City's Notice of Approval Conditions letter does not constitute site plan approval. The Chief Planner's designate, the Director of Community Planning will be in a position to issue approval of the plans and drawings listed herein and to satisfy applicable law requirements of Section 41 of the *Planning Act*, once the Owner has satisfied all of the pre-approval conditions set out herein.

It is the Owner's responsibility to work with the respective City divisions to satisfy the pre-approval conditions set out below. Please note that if the pre-approval conditions are not fulfilled within two (2) years of the date of this notice, then this notice is no longer valid and a new submission is required unless a written request for time extension is received and granted by the Chief Planner or his designate.

A. PRE-APPROVAL CONDITIONS

LEGAL SERVICES – Stephanie Morrow, Supervisor of Law Clerks (416-397-5379)

1. 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 - Mark Chlon, Senior Planner (416-395-7137)

2. Submit financial security in the amount of **\$288,960.00** to the Director of Community Planning North District in the form of a Letter of Credit or certified cheque to guarantee the provision of landscape development works as detailed on the approved Landscape Plans.

URBAN FORESTRY, Tree Protection & Plan Review – Bruce Gordon (416-395-6686)

City Owned Trees – Planting

3. Submission of Tree Planting Security deposit of **\$2,332.00** for the planting of four (4) new City trees within the street allowance to the satisfaction of the Supervisor, Tree Protection & Plan Review, North District.

B. 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 -Yelena Akselrod, Development Engineer (416-395-6282)

1. Remove all existing accesses, curb cuts, traffic control sign(s) 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. 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.
3. Construct and maintain all facilities (bulk lift or curb side) necessary to permit the City to collect solid waste and recyclable materials in accordance with By-law 235-2001, Waste Collection for Residential Properties.
4. Provide and maintain:
 - (i) Single chute with a tri-sorter
5. Construct and maintain stormwater management measures/facilities and site grading as recommended in the accepted Stormwater Management Report, prepared by Sernas Associates, and dated February 10, 2005, and Grading Plan, Drawing No. SS-2, prepared by Sernas Associates, and dated July 2004, revision 4 dated November 1, 2007.
6. Construct and maintain site servicing as indicated on the accepted Site Servicing Drawing No. SS-2, prepared by Sernas Associates and dated July 2004, revision 4 dated November 1, 2007.
7. Provide certification to the Executive Director, Technical Services from the Professional Engineer who designed and supervised the construction confirming that the stormwater management facilities and site grading have been constructed in accordance with the accepted Stormwater Management Report and the accepted Grading Plans.

8. Provide certification to the Executive Director, Technical Services from the Professional Engineer who designed and supervised the construction, confirming that the site servicing facilities have been constructed in accordance with the accepted drawings.
9. An easement is required to be registered on title to permit passage of motor vehicles to access the existing underground garage of the Claude Watson School for the Arts, via the proposed building “D” western driveway access and the driveway ramp leading to the underground parking level P1.
10. A common easement or mutual right-of-way shall be agreed and legally recognized between the existing school site and the subject building “D” to allow service vehicles of the subject building to travel and manoeuvre on the two way driveway section on the east side of the subject building.
11. Appropriate signage, pavement markings, and convex mirrors must be installed and maintained on-site at the applicant’s expense.
12. The site driveways must be constructed as shown in the ultimately approved Site Plan, in accordance with City of Toronto Engineering Design Standard T-350.01.
13. All site access driveways must be at least 1.0 metre from existing utilities. If required, the relocation of any public utilities (utility poles, guy wires, etc.) would be at the cost of the developer and shall be subject to the approval of the applicable governing agencies.
14. In accordance with Zoning By-Law 7625, all on-site driveways and parking areas must be surfaced and maintained with asphalt, concrete, or interlocking stone.
15. All driving aisles must be designated as a common element condominium, or as a common element easement.
16. The existing municipal sidewalks must be extended across all proposed site access driveways reflecting applicable municipal standards.
17. Snow must be stored on the site such that the pedestrian sidewalks are not obstructed and vehicular sightlines are not affected. Snow that cannot be adequately stored on-site must be removed from the site by the owner/building management after each snow fall.
18. The applicant must enter into an encroachment agreement with Right-of-Way Management, with regards to any pedestrian walkways, from the subject site, that encroaches into the municipal Right-of-Way.

19. Any encroachments within Municipal Road Allowances will not be permitted unless they are explicitly approved by the Right-of-Way Management section of Transportation Services.
20. The following minimum dimensions must be provided for the Loading area: 4.0m width, 13.0m length and 6.1m vertical loading clearance.
21. The provided combined garbage and recycling room must be 110 square metres as indicated in the Waste Management Master Report dated December 3, 2007, by Cini-Little International Inc., stamped as received by Planning on January 15, 2008.
22. The condominium corporation must provide custodial staff for jockeying of bins in the collection staging area during garbage collection.

CITY PLANNING – Susan Hughes of Heritage Preservation Services (416-338-1096)

23. In the event that deeply buried archaeological remains are encountered on the property during construction activities, the Heritage Operations Unit of the Ministry of Culture be notified immediately at (416-314-7146) as well as the City of Toronto, Heritage Preservation Services Unit (416-338-1096).
24. In the event that human remains are encountered during construction, the proponent should immediately contact both the Ministry of Culture, and the Registrar or Deputy Registrar of Cemeteries at the Cemeteries Regulation Unit, Ministry of Government Services, (416-326-8404).

BELL CANADA, Rosita Giles (416-296-6599)

25. The owner is hereby advised that prior to commencing any work within the Plan, the owner must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/ telecommunication service to the proposed development. In the event that such infrastructure is not available, the owner is hereby advised that the owner may be required to pay for the connection to and/or extension of the existing communication/ telecommunication infrastructure. If the owner elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the owner shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/ telecommunication services for emergency management services (i.e., 911 Emergency Services)

26. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

The site plan agreement is being prepared by Legal Services. They will forward it to you shortly for your execution and return to the City.

Please find attached advisory comments to assist you with your application.

Attached is a copy of the standard form letter of credit required by the City of Toronto. We have found in the past that the failure of applicants to provide the City with a letter of credit in the proper format has resulted in the City's Finance Division rejecting the letter with a resulting delay in the issuance of building permits. Please ensure that the letter of credit follows the format and content verbatim of the sample letter.

SITE PLAN ADVISORY COMMENTS

Parks, Forestry and Recreation

1. After review of the owner's development proposal it is apparent that an on-site parkland dedication on the subject site is not feasible, as it would greatly effect the owner's ability to conform to the North York Centre Secondary Plan's design and density principles. As a result, an on-site parkland dedication for this development is not practical. In addition, an on-site park would be encumbered by an underground parking garage.

Therefore, it is recommended that prior to issuance of the first building permit for Building D, the owner shall provide a certified cheque to the City equal to 5% of the value of their site as a security for their off-site parkland dedication requirement. The amount of the certified cheque will be determined by the Real Estate Services Section of Corporate Services prior to the issuance of the first building permit. The City will hold the certified cheque until the owner has secured an appropriate location of an off-site parkland dedication. The location of the off-site parkland dedication shall be at the discretion of and determined by the General Manager of Parks, Forestry and Recreation in consultation with the local Councillor.

URBAN FORESTRY, Tree Protection and Plan Review

2. The Landscape Planting Plan shows four (4) new red oak trees fronting on Hollywood Avenue. Urban Forestry Services finds the proposed species acceptable.

Please note that the owner must conduct an investigation of underground utilities prior to proposing tree planting within the City road allowance. If planting is not possible due to a utility conflict, a utility locate information sheet from the respective utility company should be provided to the City.

The owner will be responsible for providing a two-year renewable guarantee for all new trees planted within the road allowance. The Supervisor of Tree Protection & Plan Review must be notified in writing of the planting date prior to planting. This date is used to establish the anniversary date of the required two-year renewable guarantee. The owner must maintain the subject trees in good condition; these trees will be inspected during and prior the end of the renewable guarantee period. If the trees are in good condition at the end of the renewable period, the City will assume maintenance and ownership of the trees.

A tree planting security deposit is required for tree planting within the road allowance. The deposit is to be in the form of an irrevocable Letter of Credit or certified cheque. The tree planting plan security deposit must be sent to the attention of Harold Moffat, Supervisor of Urban Forestry, Tree Protection and Plan Review (Hmoffat@toronto.ca), prior to the issuance of a landscaping permit which must be obtained from Transportation Services North District, Right of Way Management (416-395-7112).

The tree planting security deposit is held for the duration of the renewable guarantee period. The funds from the tree planting security deposit will be drawn upon to cover any costs Urban Forestry Services incurs as a result of enforcing and ensuring that the trees are kept in a healthy and vigorous state. These costs are subject to change and the current cost per tree sites is \$583.00 per tree planted in turf. Urban Forestry requires a tree planting security deposit of \$2,332.00.

Technical Services - Development Engineering Standard Advisory Comments

3. The owner will be required to obtain approval from the Transportation Services Division for any work within the City's right-of-way. For further information, please contact your district Right-of-Way Management Section at: North York District 416-395-6303
4. In order to obtain approval for work in the City's right-of-way the Owner will be required to provide up to date stake out information for most construction related work. For further information, please contact Ontario One Call at 1-800-400-2255 to arrange for an appointment;
5. The Owner will be required to make an application to Toronto Water Division for the installation of any proposed services within the City's right-of-way after acceptance of the stormwater management report and site servicing plan. For further information, please contact District Operations, Toronto Water at 416-338-8888;

Technical Services - Development Engineering Site Specific Advisory Comments

6. The applicant is required to obtain building location and access permits prior to constructing this project. Other permits associated with construction activities (such as hoarding, piling/shoring, etc.) may also be required. The applicant is responsible to contact Right-of-Way Management at (416) 395-6221, for further information in this regard.
7. The Owner will be required to provide the City with a Construction Sedimentation Control Plan outlining the measures that will be implemented before any construction within the site has commenced. These measures shall ensure that all sedimentation shall be managed and controlled within the site without adversely affecting the City's storm sewer system or receiving waters.

8. The Owner will be required to provide the City with a Construction Management Plan outlining the following:
 - a) Dust/mud control on and offsite.
 - b) Location of truck loading points, trailer parking.
 - c) Location of temporary material storage areas.
 - d) Access/truck routing.
 - e) Provision of hoarding, temporary fencing & covered walkways.
 - f) Location and extent of aerial crane operations.
 - g) Parking for construction trades.

9. For any work within the public right-of-way. For further information, please contact the Right-of-Way Management Section, North York District, at 416-395-6221.

(PRINTED ON BANK LETTERHEAD)

STANDBY IRREVOCABLE LETTER OF CREDIT

Beneficiary: City of Toronto Corporate Finance Division, Treasury Services City Hall, 5 th Floor, East Tower 100 Queen Street West Toronto, Ontario, M5H 2N2	Issue Date:
---	-------------

Letter of Credit Number:	Credit Amount (Canadian Funds):	Initial Expiry Date: <u>(12 months following issue date)</u>
--------------------------	---------------------------------	--

We hereby authorize you, the City of Toronto, to draw on **(Bank name, address and branch)** (the “Bank”) for the account of **(customer name and address)** _____, (the “Customer”) up to an aggregate amount of \$ _____ Canadian Dollars (the “Credit Amount”) available on demand up to _____ **(date)** (the “Initial Expiry Date”) or a subsequent anniversary date, and is hereby given to you pursuant to an agreement between the City of Toronto, and **(name of customer)** with respect to **(insert municipal address of property, if applicable)**, dated _____ (the “Agreement”).

Pursuant to the request of the Customer, the Bank hereby establishes in your favour and gives to you a Standby Irrevocable Letter of Credit in the Credit Amount on which you may draw in whole or in part at any time and from time to time, subject to the terms herein.

A drawing under this Letter of Credit shall be made by you presenting to the Bank, at the address noted below, a demand in writing authorized by the City Treasurer or delegate.

Partial drawings are permitted.

Upon receipt of said demand, the Bank shall pay to you the amount stated in the demand, to be payable to you without inquiring whether you have a right as between yourself and

the Customer to make such demand, and without recognizing any claim of the Customer or objection by the Customer to payment by the Bank.

This Letter of Credit will continue up to the Initial Expiry Date but shall be subject to the condition that it shall be deemed to be automatically extended without amendment for one year from the present or any future expiration date hereof, unless 60 days prior to any such expiration date the Bank notifies you by notice in writing delivered to the City Treasurer by registered mail that it shall not renew this Letter of Credit for any such additional period. Upon receipt by you of such notice, you may draw hereunder, for the available balance of this Letter of Credit by presenting a written demand together with confirmation that the amounts drawn will be retained and used by you to meet obligations incurred or to be incurred in connection with the Agreement. The demand must be authorized by the City Treasurer or delegate.

Bank Name: _____
Countersigned: _____

Address: _____
Countersigned: _____

ADDRESS FOR NOTICE

1. NOTICE TO BANK

(bank to insert full address and contact information)

2. NOTICE TO CITY OF TORONTO

City of Toronto
Corporate Finance Division, Treasury Services
City Hall, 5th Floor, East Tower
100 Queen Street West
Toronto, Ontario, M5H 2N2