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March 5, 2009

DELIVERED

Greg Lintern, Director
Community Planning
City of Toronto West District
2 Civic Centre Court, 3rd Floor
Toronto ON M9C 5A3

Dear Mr. Lintern:

RE: Application for Zoning By-law Amendment – 2500 & 2490 Bloor Street West, City of Toronto

Please find enclosed a complete Rezoning Development Approval application and associated plans and reports with respect to aforementioned lands.

Humberview Auto Centre Ltd., is the owner of two properties located at 2490 Bloor Street West and 2500 Bloor Street West, Toronto. The properties are presently occupied with an automotive dealership and a single-storey commercial building at 2500 Bloor Street West and extensive vehicular storage at 2490 Bloor Street West along with a 4-storey commercial building along Old Mill Drive.

The proposed development sites are separated by an existing public road (Old Mill Drive). Both sites are situated on the north side of Bloor Street West.

Proposed Development

Deltera Inc. has been retained as the agent for the owner and is proposing a landmark mixed-use residential condominium building at the 2490 Bloor Street West site and a residential condominium building at 2500 Bloor Street West.

2500 Bloor Street West (Building A)

Building A maintains a 2-storey street related podium height along Bloor Street wrapping around the corner on Old Mill Drive. The building massing consists of two intersecting volumes: a predominantly 10-storey mid-rise component parallel to Bloor and a 13-storey component perpendicular to Bloor.

The 10-storey building steps down to the lower rise building to the west. In keeping with good urban design principles, the upper levels of the 13-storey building step back from 10-storey component, consistent with the 45-degree angular plane ensuring a 1:1 proportional relationship with Bloor Street. The 13-storey building also maintains a 45-degree angular plane by stepping down to the low-rise neighbourhood to the north. The upper levels of the building are further articulated through step backs and strong cornice lines, lending to the overall expression of the building.

The 2-storey podium includes residential uses as well as the residential lobby and amenity space. Street-accessed townhouse units front onto Bloor Street. Loading, service and residential drop-off are located at the rear of the building.

2490 Bloor Street West (Building B)

Similar to Building A, the proposed development is in the form of a 2-storey street-related podium over which is a stepped building. The building massing consists of two intersecting volumes: a 12-storey mid-rise component parallel to Bloor Street; and a step up from 12-storeys to a slender 16-storey component perpendicularly oriented to Bloor Street.

Except for the slender end of the 16-storey component, all aspects of the building are located within a 45-degree angular plane measured from Bloor Street. Topped with a prominent architectural feature, the upper 4 levels of the 16-storey component that project into the angular plane are aligned with, and are intended to reinforce the terminus of Kingsway South and form a gateway to the Bloor Street West commercial area.

At the rear and facing north, the slender side of the 16-storey building faces the neighbourhood and steps back at the upper levels to maintain a 45-degree angular plane. The east-west oriented mid-rise component is setback from the base and the 16-storey component, which further articulates the massing of the north facade. The upper two to three levels of the building are further articulated through step backs and strong cornice lines, lending to the overall expression of the building.

Vehicular access is provided at the rear of the site, through a separate driveway entrance off Old Mill Drive and Riverview Gardens. This driveway also accommodates other proposed uses including service and loading for retail.

Retail uses are located in the podium and front onto Bloor Street West as well as Riverview Gardens. A modest plaza is provided at the westerly side and adjacent to

Old Mill Drive. The residential lobby is accessed off the plaza as well as off the rear lane one level below, from the vehicular drop off area. The ground level of the development also includes amenity space and bike storage. Residential uses and additional indoor amenity space are located above the ground level of the podium.

Associated with the development is a proposal to realign Riverview Gardens in a westerly direction so as to create a normalized intersection with South Kingsway that will serve both the development and broader community.

The proposed development attempts to negotiate between a number of ordering principles that include the curvature in Bloor Street, a sloping site, the north view terminus of South Kingsway, adjacent properties with differing characteristics, and the proposed realignment of Riverview Gardens. While the overall massing and grade level conditions are not entirely parallel to Bloor Street West, the proposed development configuration reconciles these irregular orders while strengthening the building's urban design merits with respect to serving as a gateway and view terminus.

Planning Context:

The Planning Rationale, prepared by Bousfields Inc. and included with this application submission, evaluates this development proposal against the Provincial Policy Statement, the Greater Golden Horseshoe Growth Plan and the City of Toronto Official Plan.

Applicable provincial policy directives, the Provincial Policy Statement and the Greater Golden Horseshoe Growth Plan, establish policies such as: the promotion of residential intensification in built up urban areas to take advantage of existing infrastructure, resources and public service facilities; and the provision of appropriate ranges of housing types and densities that meet the current and future needs of residents. This development proposal represents mixed use residential intensification, in an urban area, and in close proximity to public transit and therefore, the proposed development is in conformity with these policies.

Pre-Application Consultation Process:

In an effort to facilitate an ongoing productive dialogue between the local community and Deltera Inc., a Working Group comprised of representatives from four Resident Associations and the Bloor West Village Business Improvement Area, was organized. Through a series of meetings, the Working Group representatives collaborated with Deltera Inc. and its consultants to develop principles and concepts

that helped inform the plans, enclosed with this application, for the development of 2490 and 2500 Bloor Street West.

Compared to a conventional development application process in the City of Toronto, the Working Group provided a forum for the community to become involved in the project at a much earlier stage.

LEED Sustainable Building Design

Deltera Inc. is committed to providing sustainable building design that enhances the community and minimizes the environmental footprint of the proposed development. The residential buildings for this project are registered for LEED certification thereby meeting many desired environmental goals as identified in the City of Toronto's Green Development Standard.

Application:

The following list of enclosures represents the application and all of the support materials required for the application to be deemed "complete":

1. Completed application form, including an affidavit sworn by Steve Daniels, dated March 4, 2009;
2. A cheque in the amount of \$ 133,879.56 made payable to the Treasurer of the City of Toronto, representing the applicable application fee;
3. Survey, prepared by I.M. Patushak, dated June 4, 2008 (19 copies);
4. Context Plan, Site Plans/Phasing Plans, Underground Plans, and Elevations, Sun/Shadow Study prepared by Kirkor Architects & Planners, 03/04/09 (20 copies of each);
5. Planning Rationale Report, prepared by Bousfields Inc., dated March 2009 (5 copies);
6. Bloor Street West Avenue Segment Study, prepared by The Planning Partnership, dated March 2009 (5 copies);
7. Traffic Impact Study, prepared by Read, Voorhees & Associates, dated February, 2009 (5 copies);
8. Tree Inventory Plan/Arborist Report & Plans, prepared by Shady Lane Expert Tree Care Inc., dated Nov 19, 2008 (5 copies);

9. Site Servicing Report, prepared by Sernas Associates February 12, 2009 (5 copies); and
10. Toronto Inspections Ltd., Report on Phase I Environmental Site Assessment, 2500 Bloor Street West // Report on Geotechnical Investigation, 2464, 2474, 2490 & 2500 Bloor Street West, Toronto, Ontario (7 copies of each).

We trust that upon receipt of all of the above information that the application is deemed complete and circulation of the application will commence. Thank you for your consideration of this matter. Should you have any questions or require further information, please do not hesitate to contact the undersigned at 416.560.8647.

Yours truly,

DELTERA INC.



Per
Steve Daniels
Senior Development Planner

Councillor Bill Saundercook
councillor_saundercook@toronto.ca

Project Data

Note: More detailed statistics may be requested during review of the application.

Site Data

Existing total lot area: <u>8,127.36</u> m ²	Existing lot frontage: _____ m	Existing lot depth: _____ m
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Building Data

Date of construction of the existing building (if known): _____

No. of buildings to be retained: Existing: _____ + Proposed: 2 = Total 2

▶ Ground floor area –	Existing: _____ m ²	Proposed: <u>4,180.08</u> m ²
▶ Residential gross floor area –	Existing: _____ m ²	Proposed: <u>56,074.88</u> m ²
▶ Non-residential gross floor area –	Existing: _____ m ²	Proposed: <u>1,019.52</u> m ²
▶ Landscaped Open Space –	Existing: _____ m ²	Proposed: <u>2,325.27</u> m ²
▶ Paved Surface Area –	Existing: _____ m ²	Proposed: <u>383.90</u> m ²

Total gross floor area of all buildings on site when project is complete: 56,074.88

Lot coverage ratio (ground floor area ÷ lot area) 0.514 m² | Floor space ratio (gross floor area ÷ lot area) 6.89 m²

▶ Height of building(s) – Existing: _____ storeys _____ m | Proposed: 13 1/6 storeys _____ m

Does the proposed building include retention of any of the existing floor area? Yes No

Minimum Setbacks	Front Lot Line	Side Lot Line	Side Lot Line	Rear Lot Line
Existing building to be retained –	_____ m	_____ m	_____ m	_____ m
Proposed building –	_____ m	_____ m	_____ m	_____ m

Other information on setbacks (if appropriate): _____

Breakdown of Project Components

Type of use:	Residential	Retail	Office	Industrial	Institutional/Other
Gross Floor Area (m ²)	<u>56,074.88</u> m ²	<u>1,019.52</u> m ²	_____ m ²	_____ m ²	_____ m ²
Percentage of Project (%)	_____ %	_____ %	_____ %	_____ %	_____ %

Number of Residential Units to be retained: Existing: _____ Proposed: _____ Total: _____

Type of Residential Tenure Rental Freehold Condo Other: _____

Breakdown of Residential Component	Rooms	Bachelor	1-Bedroom	2-Bedroom	3 or more Bedrooms
No. of Units	_____	<u>5</u>	<u>282</u>	<u>31</u>	<u>130</u>
Typical Unit Size	_____ m ²	_____ m ²	_____ m ²	_____ m ²	_____ m ²

Parking and Loading Data Number of parking spaces provided in project: _____

Breakdown of parking space allocation

for residential use 545 for residential visitors 35 for retail use _____
 for office use _____ for industrial use _____ for institutional/other use _____

Location and number of parking spaces

Open surface spaces # _____ Attached garage # _____ Detached garage # _____ Cash payment in lieu # _____
 Above grade parking deck # _____ Below grade parking structure # _____ Off-site lease # _____

Number of loading spaces provided in project: 4 Type of loading spaces provided (if applicable): _____

Access and Services

Road access Provincial Highway Municipal street Public lane Private right-of-way

Servicing: All of below

Municipal Water <input checked="" type="checkbox"/> available <input type="checkbox"/> connected	Municipal Sanitary Sewers <input checked="" type="checkbox"/> available <input type="checkbox"/> connected	Municipal Storm Sewers <input type="checkbox"/> available <input type="checkbox"/> connected	Other (septic)
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Applicant's Declarations – Please check boxes to confirm

- The application(s) for Official Plan Amendment / Zoning By-law Amendment / Draft Plan of Subdivision / Draft Plan of Condominium is/are consistent with the Provincial Policy Statement.
- The application(s) for Official Plan Amendment / Zoning By-law Amendment / Draft Plan of Subdivision / Draft Plan of Condominium conforms to or does not conflict with any Provincial Plans (ie. the Growth Plan for the Greater Golden Horseshoe and/or the Greenbelt Plan).

Fee Calculation – Effective January 1, 2009

enter amount below

Official Plan Amendment: \$13,703.06 _____ enter amount here ▶ = \$ _____

Zoning By-law Amendment: Base fee for all applications: \$5,501.59 _____ enter amount here ▶ 5,501.59
 Additional fee for gross floor area excluding the first 500m² (amount over 500m² 55,574.88 x \$2.31) = 128,377.97
 (including lifting of Holding Zone Designation "H") \$5,481.23 _____ enter amount here ▶ _____ = \$ 133,879.56

Site Plan Control: Base fee for all applications: \$2,283.90 _____ enter amount here ▶ _____
 Additional fee for gross floor area excluding the first 500m² (amount over 500m² _____ x \$2.31) = _____
 Revision(s) to Agreement: \$2,283.90 _____ enter amount here ▶ _____ = \$ _____

Draft Plan of Subdivision

Enter Fee & Amounts ▶	A) Base Fee \$20,554.59	+	(Per Lot Fee x No. of Lots = B) Lot Amount)	(A + B)	Base Fee + Lot Amount ▶	= \$ _____
	_____	+	(\$456.76 x _____ = \$ _____)			

Draft Plan of Condominium

Enter Fee & Amounts ▶	C) Base Fee \$13,703.06	+	(Per Unit Fee x No. of Units = D) Unit Amount)	(C + D)	Base Fee + Lot Amount ▶	= \$ _____
	_____	+	(\$45.72 x _____ = \$ _____)			

Part Lot Control Additional fee per proposed lot:

Enter Fee & Amounts ▶	E) Base Fee \$8,223.19	+	(Per Lot Fee x No. of Proposed Lots = F) Lot Amount)	(E + F)	Base Fee + Lot Amount ▶	= \$ _____
	_____	+	(\$913.56 x _____ = \$ _____)			

The above fees, due at the time of initial application, include the 7.5% surcharge for legal services.

Total Fee ▶	= \$ _____
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- The following surcharges also apply, but will not be collected until later in the planning process:
- a surcharge to cover the City Clerk's direct cost of providing public notices required to process planning applications (levied at the time of the notices).
 - a surcharge to cover costs associated with community consultation meetings for facility rental, translation and sign language services (levied at the time of the meeting).

As set out in Chapter 441-11 of the City of Toronto Municipal Code, fees are adjusted every January 1st to reflect the inflation rate of the previous October Consumer Price Index increase for the past year.

Accepted methods for payment of fees: Debit Card, Certified Cheque, Money Order, Cash, Master Card or Visa. (Credit Card payments are accepted at most locations.) Personal or Company Cheques will be accepted **only** for amounts greater than \$2,000.00. Please make all amounts payable to the Treasurer of the City of Toronto.

***Ravine Protection By-law**

If your property is located within or partially within a Ravine Protection Area, you are required to apply to Urban Forestry Services of the City of Toronto's Parks, Forestry & Recreation Division for a permit when doing any work that may injure or destroy a tree, or involves placing or dumping fill or refuse, or altering the existing grade of land.

***Private Tree By-law**

Trees on private property having a diameter of 30cm or greater are protected. It is unlawful to injure or destroy such trees without first obtaining a permit from Urban Forestry Services of the City of Toronto's Parks, Forestry & Recreation Division to do so.

***City Owned Trees**

All trees situated on City owned property, including City road allowance and City owned parkland, are protected by City of Toronto by-laws. City owned trees are protected by City of Toronto's "Tree Protection Policy and Specifications for Construction Near Trees". Call 416-338 TREE or visit www.toronto.ca/trees

Authorization of Agent

I/We Brian Done authorize Steve Daniels
(please print) (please print)

to act as agent and sign the application form to the City of Toronto on my/our behalf for the lands known as:

Name of land owner: Humberwood Auto Centre Ltd Date: Mar 4/09
(please print) (please print)

Name of land owner: _____ Signature: _____ Date: _____
(please print) (please print)

Signature of Sign-off Officer(s) of Corporation: _____

Name of Sign-off Officer(s) of Corporation: _____

The personal information on this form is collected under the authority of the City of Toronto Act, 2002, the Freedom of Information Act (R.S.C. 1985, c. 43) and the Access to Information Act (R.S.C. 1985, c. 43). For more information on the purpose of collection, your privacy and access to information about this collection, you can be directed to the Municipal Information Officer.

Refer to Building Toronto Together: A Development Guide at www.toronto.ca/developing-toronto/darp_guide.htm for more information regarding submission requirements.

List of Required Applications, Plans, Information/Studies

Submission Requirements

- Completed Development Approval Application Form
- Full Fees
- Copy of Draft Official Plan Amendment (text and schedule, as applicable)
- Copy of Draft Zoning By-law Amendment (text and schedule, as applicable)

Planning applications required:

- | | |
|---|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> Official Plan Amendment (OPA) <input type="checkbox"/> Zoning By-law Amendment (ZBA) <input type="checkbox"/> Site Plan Control (SPA) <input type="checkbox"/> Minor Variance <input type="checkbox"/> Draft Plan of Condominium (CDM) <ul style="list-style-type: none"> <input type="checkbox"/> Standard <input type="checkbox"/> Common Elements <input type="checkbox"/> Other: _____ | <ul style="list-style-type: none"> <input type="checkbox"/> Part Lot Control (PLC) <input type="checkbox"/> Draft Plan of Subdivision (SUB) <input type="checkbox"/> Rental Housing Demolition and Conversion Application (RH) <input type="checkbox"/> Consent – Land Division <input type="checkbox"/> Other: _____ |
|---|--|

Plans required with application submission: (20 copies unless noted, and one reduced set (8.5"x11") or digital copies)

OFFICIAL PLAN AMENDMENT (OPA)

- | | |
|--|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Boundary Plan of Survey <input type="checkbox"/> Topographical Survey <input type="checkbox"/> Context Plan | <ul style="list-style-type: none"> <input type="checkbox"/> Concept Site and Landscape Plan <input type="checkbox"/> Other: _____ |
|--|---|

ZONING BY-LAW AMENDMENT (ZBA)

- | | |
|---|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Boundary Plan of Survey <input type="checkbox"/> Topographical Survey <input type="checkbox"/> Context Plan <input type="checkbox"/> Concept Site and Landscape Plan <input type="checkbox"/> Underground Garage Plan(s) (when applicable) | <ul style="list-style-type: none"> <input type="checkbox"/> Floor Plans <input type="checkbox"/> Elevations and Site Sections (7 copies) <input type="checkbox"/> Tree Preservation Plan (7 copies) <input type="checkbox"/> Other: _____ |
|---|---|

SITE PLAN CONTROL APPLICATION (SPA)

- | | |
|---|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Boundary Plan of Survey <input type="checkbox"/> Topographical Survey <input type="checkbox"/> Context Plan <input type="checkbox"/> Site Plan <input type="checkbox"/> Grading, Surface Water and Stormwater Management Plan (if applicable) <input type="checkbox"/> Underground Garage Plan(s) (when applicable) <input type="checkbox"/> Building Cross-Sections (7 copies) <input type="checkbox"/> Building Elevations (7 copies) | <ul style="list-style-type: none"> <input type="checkbox"/> Tree Preservation Plan (7 copies) <input type="checkbox"/> Public Utilities Plan <input type="checkbox"/> Composite Landscape/Utility Plan <input type="checkbox"/> Roof Plan (7 copies) <input type="checkbox"/> Perspective Drawing (not required for projects under 4000m2) (7 copies) <input type="checkbox"/> Landscape Plan (7 copies) <input type="checkbox"/> Floor Plans <input type="checkbox"/> Other: _____ |
|---|---|

PLAN OF SUBDIVISION (SUB)

- | | |
|--|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> Boundary Plan of Survey <input type="checkbox"/> Topographical Survey <input type="checkbox"/> Context Plan <input type="checkbox"/> Draft Plan of Subdivision | <ul style="list-style-type: none"> <input type="checkbox"/> Subdivision Concept Plan <input type="checkbox"/> Tree Preservation/Planting Plan (7 copies) <input type="checkbox"/> Composite Landscape/Utility Plan <input type="checkbox"/> Other: _____ |
|--|--|

PLAN OF CONDOMINIUM (CDM)

- | | |
|---|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Boundary Plan of Survey <input type="checkbox"/> Topographical Survey | <ul style="list-style-type: none"> <input type="checkbox"/> Draft Plan of Condominium <input type="checkbox"/> Other: _____ |
|---|---|

PART LOT CONTROL EXEMPTION APPLICATION (PLC)

- | | |
|---|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Boundary Plan of Survey (7 copies) | <ul style="list-style-type: none"> <input type="checkbox"/> Other: _____ |
|---|---|

Information/Studies required (5 copies):

City Planning

- | | |
|--|---|
| <input type="checkbox"/> Physical or Computer Generated Building Mass Model (OPA,ZBA,SPA only) | <input type="checkbox"/> Planning Rationale (All Applications) |
| <input type="checkbox"/> Community Services and Facilities Study (OPA,ZBA,SUB only) | <input type="checkbox"/> Pedestrian Level Wind Study (ZBA,SPA only) |
| <input type="checkbox"/> Architectural Control Guidelines (ZBA,SUB,SPA only) | <input type="checkbox"/> Avenue Segment Review Study (OPA,ZBA only) |
| <input type="checkbox"/> Housing Issues Report (OPA,ZBA,CDM only) | <input type="checkbox"/> Sun/Shadow Study (ZBA,SPA only) |
| <input type="checkbox"/> Natural Heritage Impact Study (OPA,ZBA,SUB,SPA only) | <input type="checkbox"/> Urban Design Guidelines (ZBA,SUB,SPA only) |
| <input type="checkbox"/> Green Development Standards Checklist (ZBA,SUB,CDM,SPA only) | <input type="checkbox"/> Accessibility Design Standards Checklist (SUB,CDM,SPA only) |
| <input type="checkbox"/> Noise Impact Study (ZBA,SUB,SPA only) | <input type="checkbox"/> Vibration Study (ZBA,SUB,SPA only) |
| <input type="checkbox"/> Archaeological Assessment (OPA,ZBA,SUB,SPA only) | <input type="checkbox"/> Heritage Impact Statement (Conservation Strategy) (ZBA,SUB,SPA only) |

Engineering & Technical Services

- | | |
|---|--|
| <input type="checkbox"/> Loading Study (ZBA,SPA only) | <input type="checkbox"/> Stormwater Management Report (ZBA,SUB,CDM,SPA only) |
| <input type="checkbox"/> Parking Study (ZBA,CDM,SPA only) | <input type="checkbox"/> Environmental Impact Study (OPA,ZBA,SUB,SPA only) |
| <input type="checkbox"/> Traffic Operations Assessment (ZBA,SUB,SPA only) | <input type="checkbox"/> Contaminated Site Assessment (OPA,ZBA,SUB,SPA only) |
| <input type="checkbox"/> Transportation Impact Study (OPA,ZBA,SUB,SPA only) | <input type="checkbox"/> Servicing Report (ZBA,SUB,CDM,SPA only) |
| <input type="checkbox"/> Geotechnical Study (ZBA,SUB,SPA only) | |

Urban Forestry Services

- Arborist/Tree Preservation Report and/or Declaration (ZBA,SUB,CDM,SPA only)

Other Information Requested

Health

- Electromagnetic Field (EMF) Management Plan

Toronto Building

- Preliminary Project (PPR) / Pre-Application Applicable Law (PAL) Review

As part of the review of your application, City Affiliated Agencies and Outside Agencies may be circulated. You may wish to contact them directly regarding their requirements and any applicable fee.

City Affiliated Agencies

- | | |
|--|--|
| 1. Exhibition Place | 6. Toronto Hydro |
| 2. GO Transit | 7. Toronto Parking Authority |
| 3. Public Library Board | 8. Toronto Police Services Board |
| 4. Enwave District Energy | 9. Toronto & Region Conservation Authority |
| 5. Toronto Community Housing Corporation | 10. TTC-Service Planning Manager |

Outside Agencies

- | | |
|---|--|
| 1. Bell Canada | 10. Ministry of Transportation, Corridor Management Office |
| 2. Canada Post Corporation | 11. Rogers Cable TV Limited |
| 3. Canadian National Railways, Southern Ontario District | 12. Toronto District Catholic School Board |
| 4. Canadian Pacific Railway, Real Estate Group | 13. Toronto District School Board |
| 5. Department of National Defense | 14. French Language District School Board |
| 6. Enbridge Gas Distribution Inc | 15. French Language Catholic School Board |
| 7. Greater Toronto Airports Authority | 16. Transport Canada - Civil Aviation |
| 8. Hydro One, Real Estate Services | 17. Other: _____ |
| 9. Ministry of Municipal Affairs & Housing [for OPAs and Parkway Belt applications] | |

Notes

- The identification of information and materials in the Pre-Application meeting is based on the material submitted to date. It is preliminary and does not constitute a statutory Notification of Complete/Incomplete Application. If following the submission of your application, it is determined that material that is not identified in this checklist is required in order to achieve complete application status, in accordance with the Planning Act and Official Plan requirements, City Planning will notify you of outstanding material required within the 30 day period, as required by the Planning Act.
- There may be additional financial requirements arising from the application to be paid by the proponent, including, but not limited to, park dedication or cash-in-lieu, peer review of technical reports, agreements and associated fees and applicable securities.

Official Plan Amendment
 Zoning By-law Amendment
 Draft Plan of Subdivision
 Draft Plan of Common Elements/Vacant Land Condominium

You will be required to post a sign on the subject land within 14 days of submitting any of the above noted application(s) according to the following criteria:

Specifications

Location: Post a sign within 3 m (10 ft.) of the street line, midway between side lot lines, and, if the property has more than one street frontage, on each street frontage.

Size: Signs must be a minimum of 1.5 m² (16 sq.ft.) in area.
 Signs must be a minimum of 1.8 m (6 ft.) in height and are not to exceed 2.1 m (7 ft.) in height measured from the ground to the top of the sign.

Materials: Construct signs with 1.2 cm (1/2 inch) exterior grade plywood.
 Fasten the sign securely with two posts.

Lettering: Lettering is to be in upper case, 5 cm (2 inches) in height with white facing and black lettering.
 The sign should be legible from the street.

Sign Information

Ensure that signs contain the information in the box below. Planner and File Number information may be obtained by contacting the Planning Consultant in the applicable Planning Customer Service Office (see below). Once obtained, contact the Planner assigned to the file to discuss the exact wording of the sign.

All lettering should be in CAPITALS and 5 cm.

<p>NOTICE:</p> <p>AN APPLICATION _____ (e.g., TO AMEND THE OFFICIAL PLAN / ZONING BY-LAW OR FOR A DRAFT PLAN OF SUBDIVISION OR DRAFT PLAN OF COMMON ELEMENTS/VACANT LAND CONDOMINIUM)</p> <p>HAS BEEN MADE BY _____ TO PERMIT</p> <p>_____ (Description of Proposed Development)</p> <p>FOR FURTHER INFORMATION OR TO OBTAIN A MORE DETAILED NOTICE OF THIS APPLICATION CONTACT THE PLANNER _____ AT _____</p> <p>FILE NUMBER(S) _____</p>

Remove sign(s) within 14 days of final approval, withdrawal or refusal of the application.

Customer Service Offices

Etobicoke York District at 416-394-8002
 Scarborough District at 416-396-7526

North York District at 416-395-7000
 Toronto and East York District at 416-392-7539