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MEMORANDUM

To: Barbara Bartosik, Manager, Deputy Secretary -Treasurer
Committee of Adjustment, Etobicoke York District
Attn: Nicole Milrose

From: Grace Tesa, P. Eng., Manager (Acting) Development Engineering
Etobicoke York District

Date: December 7, 2020

Re: **Committee of Adjustment File: B0016/20EYK, A0141/20EYK
& A0142/20EYK**
Date of Circulation: November 17, 2020
Address: 182 Queens Avenue, Ward 3
Legal Description: Part of Lot 162, Registered Plan M-77
Owner: Anthony Conti and Angela Conti
Applicant/Agent: Ida Evangelista

APPLICATION DESCRIPTION

Engineering and Construction Services Division and Transportation Services Division have reviewed the above noted consent to sever and minor variance applications made by Ida Evangelista on behalf of Anthony and Angela Conti.

The subject site is located in the former City of Etobicoke (Ward 3), on the west side of Queens Avenue, approximately 90m north of Stanley Avenue.

In the current submission, the applicant proposes to sever the property into two residential lots and construct two detached dwellings with an integral garage on each lot. According to the submitted Draft R-Plan, each lot will have a width of 7.48m.

COMMENTS

TRANSPORTATION SERVICES

Transportation Services has no objections to the submitted Draft R-Plan, subject to the requirements noted below.

Transportation Services have been advised by the Land and Property Surveys unit of the Engineering and Construction Services Division that conveyances for road widening purposes are not required along the property frontage under the City of Toronto Official Plan.

Zoning Reviews for the minor variance applications have not been provided by the applicant. As such, Transportation Services cannot determine if the proposal complies with all transportation-related provisions of the governing Zoning By-law.

In addition to the above, site plan drawings for each detached dwelling unit, showing the proposed parking spaces within each garage, the driveway location and driveway width, also have not been provided. As a result, comments regarding the adequacy of each driveway cannot be provided.

ENGINEERING AND CONSTRUCTION SERVICES

For the existing building which is to be demolished, the applicant shall apply to Toronto Water for disconnection of the existing water and sanitary services. There is an existing 150 mm diameter watermain and a 250mm sanitary sewer along the frontage of Queens Avenue to service the two new lots.

The applicant is required to address the following:

1. The applicant must ensure that there are separate water services for the severed and retained lots, in accordance with Toronto Municipal Code Water Supply Section 851- 4. The applicant is made aware that all required new water service connections shall be installed by the City, at the expense of the owner.
2. The applicant is to ensure that there are separate individual sanitary services for each lot, in accordance with Toronto Municipal Code Sewers Section 681-11. The applicant is made aware that all required new sanitary sewer service connections shall be installed by the City, at the expense of the owner.
3. The material submitted with the application does not include servicing and grading information for the subject property. Therefore it has not been possible to determine the drainage patterns. Stormwater drainage must be self-contained on each property unless there is an agreement registered on title which provides for one of the properties to receive stormwater over a defined portion of property from the other property.

RECOMMENDATION

Based on the above review comments, Engineering and Construction Services Division and Transportation Services Division wish to advise that they are deferring final comments on the submitted consent application until the required materials are submitted for review and approval.

ADVISORY COMMENTS

1. Site Servicing Connections

Municipal sanitary sewer and municipal watermain are available on Queens Avenue to service the subject lands. Each newly created lot must have its own water & sanitary service connections to the municipal systems. It is the responsibility of the applicant to ensure that the elevations of the sewers are compatible with the intended use of the properties. Separate water and sanitary sewer connections will be required for each parcel of land. For further information, please contact Toronto Water Division, North York Civic Centre, 5100 Yonge Street 2nd Floor, at 416-395-6082.

2. Storm Sewer Connections

The City Sewer Use By-Law prohibits connections to a storm sewer from single family residential dwellings. Although there is a storm sewer available on Queens Avenue, a connection to the storm sewer will not be permitted for single residential lots. Foundation drains for new dwellings are to be pumped to grade and roof drains are to discharge onto a landscape area.

3. Road Allowance Permits

The applicant must obtain the necessary authorizations and permits from the City's Right-of-Way Management Unit before excavating within or encroaching into the municipal road allowance. Chapter 743-4 of the Toronto Municipal Code requires that any person who requests a building permit, (except Fast-track applications) pay a Municipal Road Damage Deposit. The applicant is advised to contact Ms. Joanne Vecchiarelli at 416-338- 1045 of the Right-of-Way Management Section of the Transport Services Division regarding site-specific permit requirements.

4. Site Grading

In conjunction with a building permit application, to ensure that the development of the subject land does not create a drainage problem to this or abutting lands, the applicant must submit a lot grading plan to the Buildings Division in accordance with the Building Division's Policy on Building and Drainage for Infill Housing.

5. Utilities

The applicant will be financially responsible for all work proposed within the road allowance including any costs arising from the relocation or removal of existing services and utilities which may become necessary through the development or use of this land.

6. Driveways

Toronto Water and Engineering and Construction Services oppose reverse slope driveways. The proposed driveways should be designed and constructed with a positive slope from the roadway to the garage and the portion of the driveway within the public road allowance must maintain a minimum 2% slope.

Should you or the applicant have any questions regarding the above comments, please contact Serge Petit at 416-394-2519.



Grace Tesa, P. Eng.
Manager (Acting), Development Engineering
Engineering and Construction, Etobicoke York District

SP/pc

copy: 182 Queens Avenue, B0016/20EYK, A141/20/EYK & A142/20EYK
Transportation Services (Attn: Luigi Nicolucci)