

November 6, 2001

To: Humber York Community Council

From: Director, Community Planning, South District

Subject: Final Report  
Application to amend Official Plan and Zoning By-law (438-86)  
70 High Park Avenue  
The Trustees of Fifth Church of Christ, Scientist  
Application No. 100016  
Parkdale-High Park, Ward 13

Purpose:

This report reviews and recommends approval of an application to amend the Official Plan and the Zoning By-law for a 20 storey residential condominium tower with 138 residential units at 70 High Park Avenue.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that City Council:

- (1) Amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan amendment attached as Appendix B;
- (2) Amend the Zoning By-law 438-86 for the lands known as 70 High Park Avenue substantially in accordance with the draft Zoning By-law amendment attached as Appendix C;



- (3) 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) Require that the Official Plan amendment and Zoning By-law amendment stipulate that the owner enter into an agreement pursuant to Section 37 of the Planning Act to implement the matters set out in Appendix D;
- (5) Grant authority for the execution of a Heritage Easement Agreement, under Section 37 of the Ontario Heritage Act, with the owner of 70 High Park Avenue, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Manager, Heritage Preservation Services;
- (6) Grant authority for the execution of a Heritage Easement Agreement, prior to the issuance of a building or demolition permit and require the owner:
  - a) to submit site plan drawings that are substantially in accordance with those submitted to Heritage Preservation Services staff with this application;
  - b) to submit a complete set of drawings showing the new intervention in relation to the heritage building (Third Church of Christ, Scientist), prior to issuance of a building permit, satisfactory to the Manager, Heritage Preservation Services;
  - c) to submit a detailed landscape plan, satisfactory to the Manager, Heritage Preservation Services, prior to the issuance of any building permit;
  - d) to submit a Restoration Plan, satisfactory to the Manager, Heritage Preservation Services, prior to the issuance of any building permit;
  - e) to provide Heritage Preservation Services with (2) sets of the necessary replacement photos and drawings (2 schedules), showing the existing building and the project after restoration work has been completed to be included with the Heritage Easement Agreement;
- (7) Direct Heritage Preservation Services staff to report to the Toronto Preservation Board should approval of the anticipated Site Plan Application impact on the heritage elements of this site, other than as set out in the plans and reports specified above and other than to amend the schedules of the Heritage Easement Agreement;
- (8) Require the owner to post Letters of Credit with the City in amounts satisfactory to the Manager, Heritage Preservation Services, prior to the issuance of any building permit, of sufficient amounts to provide for the protection of the heritage elements to be retained during the demolition and construction and to provide for the restoration as set out in the approved Restoration Plan;

- (9) Authorize the appropriate City Officials to take whatever action is necessary to execute the Heritage Easement Agreement including the introduction of any necessary Bills in Council;
- (10) Require the Owner to:
- (a) at least three weeks prior to the introduction of the Bills in Council:
    - (i) submit to the Commissioner of Works and Emergency Services, a Reference Plan of Survey in metric units and referenced to the Ontario Co-ordinate System and delineating thereon PARTS of the lands under the application and any appurtenant rights-of-way for the preparation of legal descriptions;
    - (ii) submit to the Commissioner of Works and Emergency Services final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed buildings to enable the preparation of building envelope plans;
  - (b) comply with the parking requirements of the Zoning By-law on site or within 300 metres of the lot;
  - (c) enter into an agreement with the Toronto District School Board, prior to the issuance of a building permit, to secure the following conditions:
    - (i) the owner shall erect and maintain signs, at points of egress and ingress of the development site, advising that:
 

“Despite the best efforts of the Toronto District School Board, sufficient accommodation might not be locally available for all students anticipated from the development area. Students may be accommodated in facilities outside the area, and may later be transferred.

For information regarding designated school(s), please call (416) 397-2833.”

These signs shall be to the Board’s specifications and erected prior to registration.
  - (d) enter into a Servicing and/or Development Agreement, or a separate agreement between the School Board and the Developer, to include the following warning clauses in all offers of purchase and sale of residential units (prior to registration of the plan and for a period of ten years following registration):
 

“Despite the best efforts of the Toronto District School Board, sufficient accommodation may not be locally available for all students anticipated from the

development area and that students may be accommodated in facilities outside the area, and further, that students may later be transferred.

Purchasers agree for the purpose of transportation to school, if bussing is provided by the Toronto District School Board in accordance with the Board's policy, that students will not be bussed to school, but will meet the bus at designated locations in or outside the area."

### Background:

#### Proposal

The applicant requests permission to build a 20 storey residential condominium. The proposed building would incorporate parts of the historical church on the main floor level and contain 138 dwelling units. The proposed density for this building is 6.41 times the lot area, which is substantially beyond the current Part I Official Plan limit of 2.0 times the lot area, and the Zoning By-law permission of 0.6 times the lot area.

Part of the justification for the proposed increase in height and density is the retention and maintenance of certain historical elements of the church building, including the façade and octagonal lobby floor. In addition, a contribution of \$200,000 towards local neighbourhood park and elementary school playground improvements is proposed.

#### Site History

This site is the location of the Third Church of Christ, Scientist which was designed in 1928 by architect Murray Brown. It has significant exterior architectural features and an impressive interior octagonal hall. The space is noteworthy for its art deco plasterwork detail, flooring and fireplace.

The church is no longer in operation and has remained vacant and for sale for several years. There have been several earlier proposals for the site which have been discussed with City planning and Heritage Toronto staff. However, they were rejected and/or not pursued.

#### Site and Surrounding Area

The site is located on the west side of High Park Avenue, about half a block north of Bloor Street West and the High Park subway station. The site has an area of 1852 square metres. Surrounding uses include:

North: City-owned 24 storey apartment tower

South: a 3-storey row townhouse project with an abutting 20-storey apartment building to the rear fronting on Quebec Avenue

East: two apartment buildings, 22 and 15 storeys in height, fronting on the east side of High Park Avenue

West: two triplex buildings fronting on Quebec Avenue with rear garages.

#### Official Plan

The site is currently designated as “High Density Residence Area” in the former City of Toronto Part I Official Plan. The designation allows for residential buildings at a density of up to 2 times the lot area. The Plan contains a number of policies that support residential intensification through infill development.

#### Zoning By-law

The site is zoned R2 Z0.6, with a maximum height of 10.0 metres. This zoning category permits a wide variety of residential uses including an apartment building. The maximum permitted density is 0.6 times the area of the lot.

#### Site Plan Control

An application for Site Plan Review is required and will be submitted very shortly.

#### Tree Preservation

An application will be required under the City of Toronto Municipal Code, Chapter 331, Trees, Article III, to permit the injury or destruction of trees situated on private property.

#### Reasons for Application

An Official Plan Amendment is required to allow for density in excess of the current 2.0 times the lot area density permission. The proposed Zoning By-law permits variances to the provisions of the former City of Toronto Zoning By-law 438-86, primarily with respect to density, building height, parking, building depth, and landscaped open space.

#### Community Consultation

A public consultation meeting was held on June 11, 2001 in the church on the site. It was attended by approximately 60 residents. Ten comment sheets and two letters were submitted. Most of the concerns raised were from residents of Quebec Avenue and Gothic Avenue located to the west of the site.

Area residents identified a number of concerns which are summarized below:

- (a) the proposed residential condominium tower will impact on the two triplex buildings to the west in terms of shadowing and loss of privacy;

- (b) the street does not have sufficient sewer capacity to handle another high rise building in the neighbourhood;
- (c) the proposal incorporates many important heritage features, but the density is too high;
- (d) the issue of parking needs to be clarified.

These concerns will be discussed further in the “Comments” section of this report.

#### Agency Circulation

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

#### Comments:

##### Land Use Controls

The proposed building is located on a site which is designated High Density Residence Area in the Part I Official Plan. That designation allows a maximum density of 2.0 times the lot area, subject to a number of policies.

The physical form of the building is subject to section 3.13 regarding the relationship of new buildings to neighbouring development. The proposed building has been designed as a point tower with an average floor plate of 600 m<sup>2</sup> to minimize its impact on surrounding high and low rise development, and reduce its shadowing effect.

The heritage policies of the Official Plan Part I found in section 5.1 encourages the preservation and conservation of sites, buildings or structures that have been evaluated and identified as being of architectural and/or historical importance. The church on the subject site was listed in 1986 by the Toronto Historical Board in its Inventory of Heritage Properties. The two most significant features are the building façade and the octagonal lobby, both of which are proposed to be retained.

The City’s policy on residential intensification, as found in section 6.14, sets out the objective of creating new housing units through new construction, conversion, infill and redevelopment. This project provides for residential intensification with limited impacts on adjacent properties.

This development implements the transportation policy in section 8.1 of the Official Plan Part I by providing for intensification in a location that will be served by a full range of predominantly public transportation services, so as to avoid undue reliance on private automobile use. This particular site is well served by public transit, as it is a short walking distance from the High Park subway station, with connections to bus services. High Park Avenue is also a City bicycle path route connecting the Junction area to High Park and Bloor West Village. This should help encourage future building residents to consider alternative transportation options.

Section 12.6 of the Part I Official Plan requires that Council have regard for a number of matters when considering a change in land use in Medium and High Density Residence Areas. Among those matters relevant to this application are: achieving a balance between the relationship of a building to the street and other public spaces; the relationship between buildings with respect to light, view and privacy; achieving a desirable and safe pattern of pedestrian and vehicular circulation; and ensuring the adequacy of municipal services, parks and community services and facilities.

Plans for the proposed building were revised several times to respond to concerns identified through discussion with the community, City staff and Heritage Preservation Services staff. The applicant has designed a building that respects the adjacent buildings' front yard setbacks, maintains the existing location of the front façade of this historically listed church building and protects many of the large trees in the front yard.

#### Overlook and Privacy Impacts

The proposed building has been designed to limit the potential impacts of overlook. The adjacent high rise building to the north at 100 High Park Avenue has no south facing windows, so there will be little or no impact. Windows in the 20-storey building on Quebec Avenue to the southwest are at an oblique angle to the proposed building. There are no buildings directly east of the proposed building. To the south is a row of 3-storey townhouse units that are oriented in an east-west direction. These units have no windows that face the proposed building. There will be additional overlook of the yards associated with these units from the proposed building. However, there is an existing 20-storey apartment building that abuts the townhouses to the west.

Additional privacy measures requested by City planning staff include keeping the underground parking garage back from the rear property line to protect the four tall mature trees which, along with the existing rear garages, will provide screening to the triplexes on Quebec Avenue. The applicant's architect has also designed the building to have a greater rear yard setback than the existing church building. The existing 10.54 metre setback is being increased to 12.03 metres (the minimum required is 7.5 metres), which will increase the building separation distances from the rear yards of the triplexes on Quebec Avenue.

#### Sun and Shadowing

Shadow studies were requested by both the community and City staff. The shadow studies for March 21, September 21 and June 21 were received and reviewed by City planning and Urban Design staff. The March 21 and September 21 studies show that the only significant impact falls on the surface parking areas associated with the adjacent high rise at 100 High Park Avenue and the high rises on the east side of High Park Avenue. The June 21 shadow study shows no substantial impact, with only some morning shadowing in the rear yards of 109/111 Quebec Avenue.

## Density

The density of the proposed building is 6.41 times the lot area. The applicant has requested the City to consider this increase in density in return for the retention of the historic elements of the church and improvements to nearby public parks and school playgrounds, all secured through an Agreement under Section 37 of the Planning Act.

The proposed density is higher than the density of other nearby buildings which average 3.0 to 4.0 times the lot area. Those buildings were built during the 1960's and 1970's and reflect the design standards of that time. The buildings occupy larger sites and provide substantial landscaped areas at grade. The resulting buildings are often described as a "tower in the park".

This site is a remnant that was not assembled when the surrounding buildings were constructed. The density of the project reflects the relatively small lot area and the retention of parts of the church building. In order to approve this application, Council should be satisfied that the form of the proposed building is compatible with the neighbourhood.

The building has been designed as a point tower to provide adequate setbacks from the adjacent buildings. Through discussion with the applicant, the overall height of the building has been reduced slightly and the upper floors have been terraced to reduce the overall mass of the building. The site plan has been laid out to retain a number of existing trees that will buffer adjacent buildings. The plan provides for an adequate level of on-site landscaped open space and amenity.

On balance, I am satisfied that the proposed density is appropriate to this site.

## Parking and Traffic

The applicant has provided plans that demonstrate that the project will meet the requirement of the Zoning By-law for 151 parking spaces. The current plan shows 14 spaces on site. The additional 137 spaces needed to satisfy the by-law requirement will be provided on the adjacent site by means of a below grade connection. These spaces will be purchased from the Toronto Housing Company. The Board of the Housing Company has approved this aspect of the proposal. The applicant is considering undertaking a revised parking study that may support a reduced parking requirement. In that case, the number of spaces secured from the Housing Company will be reduced. The proposed reduction in the number of parking spaces located at 100 High Park Avenue will be the subject of a Committee of Adjustment application scheduled for November 27, 2001. The application requests a variance from the requirements of the Site Specific By-law 22877 for that property.

## Servicing

A number of residents identified concerns with respect to the capacity of the existing sanitary sewer system based on the odour of sewage in the neighbourhood. Staff of Works and Emergency Services advises that services are adequate.



## Heritage Preservation

The property at 70 High Park Avenue, known as the Third Church of Christ, Scientist was listed by Council on the City of Toronto's Inventory of Heritage Properties on June 16, 1986.

The significant exterior feature was the façade, including the elevated entrance, the doorway and the two flanking wings. The significant interior space includes the octagonal hall. This space is noteworthy for its art deco plasterwork detail, flooring and fireplace.

The applicant has designed a building that has preserved significant heritage elements in the front façade, entranceway, main floor and some rear garden elements. The approximate cost of the partial removal, renovation and restoration of the historically listed church is over 1.18 million dollars.

The Toronto Preservation Board, at its meeting of September 27, 2001, endorsed the Official Plan Amendment and Rezoning application and proposed alterations to the listed property, subject to the recommendations found in recommendation 1-9 of my report. The proposed alterations would be secured through Agreements under both the Heritage Act and the Planning Act. This would provide for both the protection of the elements to be preserved and allow for part of the extra density and height.

A Letter of Credit will be required to ensure the required work is fully completed.

## Tree Preservation

An important feature of this site is the large number of mature trees surrounding the existing church building. The applicant's arborist report identified 21 trees which are either on the site or within 4 metres of the property line. Fifteen of these trees will be protected as part of the development and additional trees will be planted. City staff have made tree preservation a priority wherever possible on the site.

## Conclusions:

The proposal for this site achieves a number of local benefits and meets both local and city-wide planning policy objectives.

Preservation of the historic elements of the church is supported by the Toronto Preservation Board and Heritage Preservation Services staff. In addition, many members of the local heritage community and neighbourhood residents support this aspect of the development.

The applicant's architect has designed a point tower that generally fits contextually into the 9-to 30-storey towers of this neighbourhood. The proposal is appropriate to this site in terms of minimizing the impact of shadowing and overlook on adjacent properties. It preserves most of the on-site mature trees that help screen the nearby low rise buildings.

The project supports City objectives for residential intensification in locations well served by transit. The site is conveniently located in relation to parks and local shopping areas. A Section 37 Agreement will secure funding for improvements to local parks, parkettes and school yards, and will ensure implementation of the heritage preservation aspects of the development.

Contact:

Barry Brooks                      West Section  
Phone:                              (416) 392-0758  
Fax:                                 (416) 392-1330  
Email:                                bbrooks@city.toronto.on.ca

Beate Bowron  
Director, Community Planning, South District

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List of Attachments:

Application Data Sheet  
Appendix A: Agency Comments  
Appendix B: Draft Official Plan Amendment  
Appendix C: Draft Zoning By-law Amendment  
Appendix D: Provisions to be included in the Section 37 Agreement

Attachment 1: Site Plan  
Attachment 2: East Elevation  
Attachment 3: Model Perspective  
Attachment 4: Landscape Detail  
Attachment 5: Zoning  
Attachment 6: Official Plan Part I

**APPLICATION DATA SHEET**

Site Plan Approval:	No	File Number:	<b>100016</b>
Rezoning:	Yes	Application Number:	<b>TO CMB 2000 0017</b>
O.P.A.:	Yes	Application Date:	07/07/2000
Municipal Address:	70 High Park Ave	Revised Date:	03/20/2001
Nearest Intersection:	Bloor Street West and High Park Avenue		
Project Description:	Residential Condominium.		

**Applicant/Agent:**

1305227 Ontario Limited  
1 Atlantic Avenue  
Toronto M6K 3E7  
(416) 537-5144

**Architect:**

Patrick T. Y. Chan  
49 Spadina Ave. #502  
Toronto M5V 2J1  
(416) 585-9950

**Owner:**

The Trustees Of Fifth  
Church Of Christ, Scientist  
302 The East Mall  
Toronto M9B 6C7

**PLANNING CONTROLS (For verification refer to Chief Building Official)**

Official Plan Designation:	H.D.R.A.	Site Specific Provision:	None
Zoning District:	R2 Z0.6	Historical Status:	Listed
Height Limit (m):	10.0	Site Plan Control Area:	Yes

**PROJECT INFORMATION**

Site Area:	1852.2	<b>Height:</b>	Storeys: 20
Frontage:	30.44		Metres: 63.16
Depth:	60.859		
		<b>Indoor</b>	<b>Outdoor</b>
Ground Floor GFA:	288.53	Parking Spaces:	151      0
Residential GFA:	11,869.96	Loading Docks:	0      0
Non-Residential GFA:	0		
Total GFA:	11,869.96		

**DWELLING UNITS**

<b>Tenure Type:</b>	Condominium
Rooms:	0
Bachelor:	0
1 Bedroom:	51
1+ Bedroom	32
2 Bedroom:	49
3+ Bedroom:	1
Total Units:	138
Total Proposed Density:	6.41

**FLOOR AREA BREAKDOWN**

	<b>Above Grade</b>
Residential GFA:	11,869.96
Retail GFA:	0
Office GFA:	0
Industrial GFA:	0
Industrial/Other GFA:	0

**COMMENTS**

Current Status: Open	<u>Latest Event</u>	<u>Actual Date</u>
	Suppl. Submission	08/01/2000
	Revision	03/20/2001
	Received	03/20/2001
Data Valid: October 31, 2001	Planner: Brooks, Barry	Phone: (416) 392-0758
Area: West	Planning Office: Toronto	

**APPENDIX A**  
**Comments of Civic Officials**

**(1) Economic Development, Culture & Tourism - Heritage Preservation Services, dated October 12, 2001**

This is to advise that the Toronto Preservation Board, at its meeting held on September 27, 2001, endorsed the following staff recommendations contained in the report of the Manager, Heritage Preservation Services, dated January 16, 2001:

1. Heritage approval be granted for the proposed Official Plan Amendment and Rezoning (application #100016), and proposed alteration to the listed property, subject to the following conditions:
  - (i) The drawings to be submitted for Site Plan Approval are substantially in accordance with those submitted to Heritage Preservation Services Staff with this application;
  - (ii) The owner submits a complete set of design drawings showing the new intervention in relation to the heritage building (Third Church of Christ the Scientist), prior to issuance of a building permit, satisfactory to the Manager, Heritage Preservation Services;
  - (iii) The owner submits a detailed landscape plan, satisfactory to the Manager, Heritage Preservation Services prior to the issuance of any building permit;
  - (iv) The owner submits a Restoration Plan, satisfactory to the Manager, Heritage Preservation Services, prior to the issuance of any building permit;
  - (v) The owner enters into a Heritage Easement Agreement to the satisfaction of the Commissioner of Economic Development, Culture and Tourism prior to the issuance of any building permit;
  - (vi) The owner provides Heritage Preservation Services with the necessary replacement photos and drawings (2 schedules) to include with the Heritage Easement Agreement; and
  - (vii) The owner post Letters of Credit with the City in amounts satisfactory to the Manager, Heritage Preservation Services, prior to the issuance of any building permit, of sufficient amounts to provide for the protection of the heritage elements to be retained during the demolition and construction and to provide for the restoration as set out in the approved Restoration Plan
2. Authority be granted by Toronto City Council for the execution of a Heritage Easement Agreement, under Section 37 of the Ontario Heritage Act, with the owner of 70 High

Park, using substantially the form of easement agreement prepared in February 1987 by the City solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Manager, Heritage Preservation Services.

3. The Commissioner of Urban Development Services be advised to include the following conditions in the Site Plan Approval Undertaking:
  - (i) That the owner be required to fulfil the conditions set out in recommendations 1.ii) through 1.vii) above; and
  - (ii) That the development of this site conform to the approved Restoration Plan.
4. The owner provide Heritage Preservation Services with two (2) copies of the required photographs of 70 High Park for inclusion in the easement agreement;
5. That Heritage Preservation Services staff be directed to report to the Toronto Preservation Board should approval of the anticipated Site Plan Application impact on the heritage elements of this site, other than as set out in the plans and reports specified above and other than to amend the schedules of the Heritage Easement Agreement; and
6. The appropriate City Officials be authorized to take whatever action is necessary to give effect hereto including the introduction of any necessary Bills in Council.

Should you have any questions regarding these recommendations, please contact Wayne Morgan, Co-ordinator, Heritage Preservation Services, 416-392-6827, ex. 237.

**(2) Economic Development, Culture & Tourism - Parks and Recreation, dated March 26, 2001**

This will acknowledge the revised plans pertaining to the above noted development application which were circulated to Forestry Services on March 20 and 22, 2001. I have reviewed the circulated plans and advise that:

There are three (3) City owned trees involved with this project which are situated on the City road allowance adjacent to the development site. These trees must be protected at all times in accordance with the *Specifications for Construction Near Trees* contained in the Tree Details Section of the City of Toronto Streetscape Manual.

The applicant must contact Christopher Martin, Supervisor of Urban Forestry Planning and Protection at 392-7390 to discuss the protection of City owned trees.

If sufficient space exists, the applicant should provide large growing shade trees to be planted within the City road allowance as part of this application. A detailed landscape plan must be provided which indicates the exact location of all existing City owned trees and any proposed

trees to be planted within the City road allowance including details with respect to proposed tree species, caliper and quantity. A planting plan should provide the best possible, natural, planting environment for trees. It is preferred that trees be planted in turf when possible. If no room exists for turf boulevards with trees, raised planting beds or continuous tree pits should be considered. Trees indicated for planting on the City road allowance must be planted in accordance with the Tree Details Section of the City of Toronto Streetscape Manual as per the details noted below. Please note that the applicant 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.

Street Trees in Turf: In accordance with Planting Detail No. 101 for Balled and Burlapped Trees in Turf Areas, dated March, 1997.

Street Trees in Raised Planters: In accordance with Planting Detail No. 102 for Raised Tree Planter - Concept, dated March, 1997.

Street Trees in Tree Pits: In accordance with Planting Detail No.'s 103, 103-1, 103-2, & 103-3 for 1.2 m x 2.4 m Tree Pit, dated March, 1997. Tree pits must be constructed in accordance with the Continuous Tree Pit details outlined in the Construction Details Section of the City of Toronto Streetscape Manual as Drawing No.'s RE-1833M-1, -2, -3, -4, -5, and -6, 1 of 2 & 2 of 2.

For landscaped open space areas proposed over top of any underground structure including parking structures, the applicant must provide and maintain the following to permit the installation and mature growth of all proposed plant material, in particular large growing shade trees:

- (i) sandy loam soil (comprising 50 to 60 percent sand, 20 to 40 percent silt, 6 to 10 percent clay, 2 to 5 percent organic, with pH of 7.5 or less) to a sufficient depth of not less than 1.5 metres; and
- (ii) an engineered drainage system which prevents soil saturation.

There appear to be trees situated on private property which may be impacted by this development. City of Toronto Municipal Code, Chapter 331, Trees, Article III, requires that a permit be obtained for the injury or destruction of trees situated on private property which are generally healthy and have a diameter of 30 cm or more. Trees which may be affected could be located on the subject development site or on lands adjacent to the development site. For all existing trees situated on private property that are to be retained and protected, a detailed report and plan must be provided which indicates the impact of the construction activities in connection with the proposed development on the trees in question and appropriate tree protection measures as determined by a Certified or Registered Consulting Arborist or Registered Professional Forester retained by the applicant.

Your staff should contact Mr. Andrew Pickett of my staff at 392-1891 regarding the applicants need to submit an application for permission to injure or destroy trees should the development continue in its present form. The City also encourages new tree planting on private property and encourages the protection of other existing trees situated on private property and construction which accommodates the preservation of trees.

I advise that the plans prepared by Patrick T.Y. Chan, Architects and the plan prepared by EDA Collaborative Inc. date stamped as received by Urban Development Services on March 20, 2001 and on file with the Commissioner of Urban Development Services are not acceptable at this time due to the reason(s) indicated above.

**(3) Toronto District School Board, dated June 22, 2001**

Upon review of the above noted circulated application, please be advised that there is insufficient space at the local schools to accommodate students anticipated from this proposed development and others in the area.

The status of local school accommodation should be conveyed to potential purchasers as well as communicated to the existing community to inform them that children from new development will not displace existing students at local schools. In addition, alternative arrangements will be identified consistent with optimizing enrolment levels at all schools across the Toronto District School Board. At this time, the schools anticipated to serve the development are unknown.

As such, the Board requests the following as a condition of approval:

That the applicant/developer enter into an agreement to erect and maintain signs, at points of egress and ingress of the development site, advising that:

“Despite the best efforts of the Toronto District School Board, sufficient accommodation might not be locally available for all students anticipated from the development area. Students may be accommodated in facilities outside the area, and may later be transferred.

For information regarding designated school(s), please call (416) 397-2833.”

These signs shall be to the Board’s specifications and erected prior to registration.

That the applicant/developer agree in the Servicing and/or Development agreement, or in a separate agreement between the School Board and the Developer, to include the following warning clauses in all offers of purchase and sale of residential units (prior to registration of the plan and for a period of ten years following registration), that:

“Despite the best efforts of the Toronto District School Board, sufficient accommodation may not be locally available for all students anticipate from the development area and that



students may be accommodated in facilities outside the area, and further, that students may later be transferred.

Purchasers agree for the purpose of transportation to school, if bussing is provided by the Toronto District School Board in accordance with the board's policy, that students will not be bussed home to school, but will meet the buss at designated locations in or outside of the area."

Despite these provisions, the Board reserves the right to change this status at any time without further notice. If you have any questions regarding this matter, I can be reached at (416) 397-2520.

#### (4) Urban Development Services - Building, dated November 2, 2001

Our comments concerning this proposal are as follows:

Description:	Build apartment building containing 138 dwelling units with underground parking.		
Zoning Designation:	R2 Z0.6	Map:	47J-313
Applicable By-law(s):	, as amended		
Plans prepared by:	Patrick T. Y. Chan Architect	Plans dated:	March 20, 2001.
Gross Floor Area (GFA):	11870 m <sup>2</sup>		
Residential GFA:	11870 m <sup>2</sup>		

#### Zoning Review

The list below indicates where the proposal **does not comply** with the City's Zoning By-law 438-86, as amended, unless otherwise referenced.

1. The by-law requires a parking space to have minimum unobstructed dimensions of at least 5.9 metres in length by 2.6 metres in width. Four of the proposed parking spaces will be undersized. (Section 2, definition of 'parking space'.)
2. The by-law requires a minimum of 151 parking spaces to be provided. The number of proposed parking spaces is 51. (Section 4(4)(b) and 4(5)(b))
3. The building will have a height of 64.77 metres in lieu of the maximum permitted 10.0 metres. Section 4 (2) (a).
4. The proposed indoor residential amenity space will not be located in contiguous rooms. Section 4 (12).

5. The by-law limits the residential gross floor area in an area zoned Z0.6 to 0.6 times the area of the lot: 1111 square metres. The proposed residential gross floor area of the building exceeds the maximum permitted by approximately 10769 square metres. (Section 6(3) PART I 1)
6. The by-law requires a building on an inside lot to have a minimum front lot line setback of 30.21 metres. The proposed front lot line setback is 11.57 metres. (Section 6(3) PART II 2(ii))
7. The by-law limits a building in a Z 0.6 zone to a maximum depth of 14.0 metres. The proposed depth is 35.99 metres. (Section 6(3) PART II 5)
8. The by-law requires an apartment building to provide a minimum landscaped open space of 50% of the area of the lot: 926 square metres. The proposed landscaped open space is 326 square metres, (17.6%) which is deficient by approximately 600 square metres. (Section 6(3) PART III 1(b))

#### Other Applicable Legislation and Required Approvals

1. The proposal requires Site Plan approval under Section 41 of the Planning Act.
2. The proposal requires conveyance of land for parks purposes, or payment in lieu thereof pursuant to Section 42 of the Planning Act.
3. The property is listed historical, and the proposal requires the approval of Heritage Preservation Services under the Ontario Heritage Act.
4. The issuance of any permit by the Chief Building Official will be conditional upon the proposal's full compliance with all relevant provisions of the Ontario Building Code.
5. The proposal is subject to Development Charges pursuant to By-law 476-1999 as amended. For additional information please refer to the said by-law.
6. The proposal is subject to Education Development Charges, pursuant to the Toronto Catholic District School Board By-law 2001 No. 148. For additional information please refer to the said by-law.

#### **(5) Works and Emergency Services - Technical Services, dated November 6, 2001**

This is in reference to the application by 1305227 Ontario Ltd., on behalf of The Trustees of Fifth Church of Christ, Scientist, for the project on the above-noted site located on the west side of High Park Avenue, south of Glenlake Avenue. The proposal is to construct a 21-storey, 138 unit residential condominium tower and incorporates the existing historical church building on

the main floor level. The material submitted has been reviewed and the following comments and recommendations are provided.

Comments:

The proposal was previously dealt with in a Departmental memorandum to you dated May 23, 2001.

Parking

The facsimile transmittal dated November 1, 2001, from Mr. Pino Di Mascio of Urban Strategies Inc. on behalf of The Trustees of Fifth Church of Christ, Scientist, addresses the parking proposal for this site. The owner will provide the minimum number of parking spaces required under the Zoning By-law, which according to staff of your Department is for 151 parking spaces. Fourteen parking spaces will be provided on site, while 137 parking spaces will be purchased from the below-grade garage on the adjacent lot at Premises No. 100 High Park Avenue (which currently has 332 unused parking spaces). The two below-grade garages will be physically connected so that they will ultimately function as one continuous garage. Furthermore, improvements will be made to the garage at Premises No. 100 High Park Avenue such that spaces for residents of that building will be physically separated from spaces for residents at 70 High Park Avenue. It should be noted that all parking spaces, driveway aisle widths and ramp slopes must meet minimum Zoning By-law requirements. Detailed departmental requirements respecting the configuration of the parking spaces and the parking garage will be addressed and secured through Site Plan Approval. This is acceptable.

It is noted that although the reduced sketch accompanying the facsimile transmittal shows a total of 156 parking spaces, which was to be provided in accordance with the May 23, 2001 Departmental memorandum, the applicant advises that it will provide the minimum Zoning By-law requirement of 151 parking spaces. The applicant also advises that he is currently undertaking a parking demand study, as set out in the May 23, 2001 departmental memorandum, which may result in a future request for reduced parking for this site. This reduction would be met by the purchase of fewer parking spaces at 100 Park Avenue. The parking demand study, will be subject to the review and approval of the Commissioner of Works and Emergency Services.

In view of the urgency in obtaining approval for this application and given the applicant's commitment to address and resolve any outstanding issues through the required Site Plan Approval process, the deferral of this department's requirements for the submission of revised drawings and information as more particularly set out under Recommendations Nos. 1(b), 1(d), 1(e), 1(f), 1(g), 1(h), 1(t) and 1(z) above, is acceptable.

Accordingly, Recommendation Nos. 1(b), and 1(t) should be revised as follows:

- 1(b) Provide and maintain a minimum of 151 parking spaces, consisting of 116 spaces for residents (some of which can be leased off-site within 300 m of the site) and 35 spaces for residential visitors to serve this project, or alternatively, submit for

the review and approval of the Commissioner of Works and Emergency Services, a parking assessment indicating how the parking demand generated by this project will be accommodated;

- 1(t) Submit to, and have approved by, the Commissioner of Works and Emergency Services, prior to Site Plan Approval, a Noise Impact Statement in accordance with City Council's requirements; and

Recommendation No. 1(z) remains applicable, subject to the submission of these conditions being fulfilled prior to Site Plan Approval.

**(6) Works and Emergency Services - Technical Services, dated May 23, 2001**

This is in reference to the application by 1305227 Ontario Ltd., on behalf of The Trustees of Fifth Church of Christ, Scientist, for the project on the above-noted site located on the west side of High Park Avenue, south of Glenlake Avenue. The proposal is to construct a 21-storey, 138 unit residential condominium tower and incorporates the existing historical church building on the main floor level. The material submitted has been reviewed and the following comments and recommendations are provided.

Comments:

**Parking**

The proposed provision of 51 parking spaces in the 3-level underground parking garage to serve the project, is less than the estimated Zoning By-law requirement for 156 spaces, including 116 spaces for residents plus 40 spaces for visitors. The proposed provision of 51 parking spaces for the 138-unit project, with no visitor parking is unacceptable. The parking supply should be increased to satisfy the Zoning By-law requirement. Given the site constraints, some of the required resident parking spaces could be leased off-site, provided the leased parking is located within 300 m of this site and are surplus to the requirements of the Zoning By-law for the donor site. The location, layout and access arrangements for the off-site leased parking spaces should be provided and shown on a plan. Alternatively, a parking assessment could be submitted indicating how the parking demands generated by this project will be accommodated.

The dimensions and general layout of the parking spaces and driveway aisles of the underground parking garage are generally satisfactory. The parking supply includes a total of 4 substandard parking spaces with a length of 5 m instead of the minimum Zoning By-law requirement of 5.9 m. The substandard spaces are acceptable, subject to these spaces being designated for use by small cars only.

A physical separation between the residents and the residential visitors of the underground parking garage to secure the availability of the residents parking spaces within the underground parking garage has not been provided. The plans must be revised accordingly.

The proposed two-way 5.5 m wide ramp is also acceptable, subject to the provision of appropriate ramp slope and the provision of a heating system on the exposed portions of the ramp to prevent ice and snow build-up. The ramp slope is not indicated on the plans and must be revised to indicate a slope not exceeding 15% in accordance with the requirements of the Zoning By-law.

Vehicular access to the underground parking spaces, loading entrance and a drop-off area are proposed off of High Park Avenue via two driveways, one 6.5 m wide and the other 4.5 m wide. To avoid driver confusion the owner must sign the 6.5 m wide driveway as one-way in and the 4.5 m wide driveway as one-way out.

### Loading

The provision of 1 Type G loading space to serve the project satisfies the estimated loading demand generated by this project and, as far as can be ascertained, the Zoning By-law requirement. The provision of 1 Type G loading space is acceptable, however, the configuration of the loading space would require trucks to back out onto High Park Avenue in order to exit the site. Given the site constraints imposed by the retention of the existing facade, I am prepared to accept this configuration provided that building staff is available to assist the truck driver with the back-up manoeuvre onto High Park Avenue.

### Refuse Collection

The City will provide the residential component of this project with the bulk lift method of refuse and recyclable materials collection in accordance with the Municipal Code, Chapter 309 (Solid Waste). This will require the provision of the storage and handling facilities identified in Recommendation Nos. 1(n) to 1(q), below.

The required compactor unit, which must be installed in the garbage storage room, must be compatible with the charger door on the City's bulk lift containers. The dimensions of the charger door are 91.44 cm horizontally by 72.39 cm vertically and the compaction level of the unit should not exceed 800 p.s.i.

It is the policy of City Council to levy a service charge on all new developments, payment of which is a condition for receiving City containerized garbage and recycling collection. The levy is currently \$34.50 per month, including taxes, multiplied by the number of garbage containers on site. The levy includes the provision and maintenance of City garbage and recycling containers. Should the owner choose to provide private garbage containers, the levy will still be charged and the containers must meet City specifications and be maintained privately at the expense of the building owner. Further information regarding the above can be obtained by contacting Solid Waste Management Services at 338-0957.

The owner must ensure that all materials eligible for collection under the City's recycling programs generated on the owner's premises are set out for collection by the City on the days and at the times scheduled by the City for the collection of recyclable materials.

If the loading area or ingress/egress routes are over supported structures, i.e., over an underground garage, the facility must conform to the following:

- a) Design Code – Ontario Building Code
- b) Design Load - City bulk lift vehicle in addition to Building Code requirements
- c) Impact Factor - 5% for maximum vehicular speeds to 15 km/h and 30% for higher speeds

#### Encroachments

The plans submitted with this application indicate that the existing light posts and steps to be retained encroach onto the High Park Avenue right-of-way. It will be necessary for the owner to submit a separate application to this Department for approval to maintain this encroachment. For further information, the applicant should contact the Right-of-Way Management Division, District 1, Construction Activities at 392-7877.

#### Noise Impact Statement

The owner is required to submit a satisfactory Noise Impact Statement for this development.

#### Municipal Servicing

The existing City water distribution system and sewer system with regard to sanitary sewage is adequate to accommodate the change in land use.

It is the policy of City Council to require the infiltration of storm water run-off into the ground for all new buildings, whenever possible. Storm connections to the City sewer system will only be permitted if it can be demonstrated that infiltrating storm water into the ground is not feasible. Further information regarding storm drainage can be obtained by contacting Mr. Tim Dennis, Manager of Design and construction Section at telephone No. 392-6787.

A plan showing the proposed servicing and grading and drainage, including storm water management of the site must be submitted for the review and approval of the Commissioner of Works and Emergency Services.

#### Work within the Public Right-of-Way

Approval for any work to be carried out within the public right-of-way must be received from this Department. For further information, the applicant should contact the Right-of-Way Management Division, District 1, Construction Activities at 392-7877. As well, any existing curb cuts, which are not to be further utilized, must be restored to City of Toronto standards, at no cost to the City.

Recommendations:

1. The owner be required to:
  - (a) Provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes required in connection with the development;
  - (b) Provide and maintain a minimum of 156 parking spaces, consisting of 116 spaces for residents (some of which can be leased off-site) and 40 spaces for residential visitors to serve this project, or alternatively, submit for the review and approval of the Commissioner of Works and Emergency Services, a parking assessment indicating how the parking demand generated by this project will be accommodated;
  - (c) Comply with the parking space dimensional requirements of the Zoning By-law, save and except that 4 spaces can have a minimum length of 5 m;
  - (d) Designate individually the substandard parking spaces, by means of clearly visible signs, for use by small cars only;
  - (e) Provide and maintain a physical separation between the residents and the residential visitors of the underground parking garage to secure the availability of the residents parking;
  - (f) Construct the access ramp to the underground garage with a slope not exceeding 15%;
  - (g) Provide and maintain a heating system to prevent ice and snow build-up on the exposed portions of the access ramp;
  - (h) Clearly designate the one-way operation of the access driveways serving the project;
  - (i) Provide and designate fully trained building maintenance staff to assist truck drivers, including City refuse and recycling collection truck drivers, with the back-up manoeuvre onto High Park Avenue, by controlling pedestrian and vehicular traffic at the exit from the loading space, at all times during collection periods;
  - (j) Provide and maintain 1 Type G loading space on the site, with a minimum vertical clearance of 6.1 m over the front 8 m of the loading space and with a generally level surface;
  - (k) Construct all driveways and passageways providing access to and egress from the Type G loading space with a minimum width of 3.5m (4m where enclosed), a

minimum vertical clearance of 4.3m and minimum inside and outside turning radii of 9m and 16m;

- (l) Construct any decorative unit paver surface, to be used within any portion of the Type G loading space or area used to access the loading space, to applicable City standards to withstand truck traffic and indemnify the City against any damages that may be caused to any decorative unit pavers through the regular use of the area by City garbage trucks;
- (m) Construct the Type G loading space and all driveways and passageways providing access thereto to the requirements of the Ontario Building Code, including allowance for City of Toronto bulk lift and rear bin vehicle loading with impact factors where they are to be built as supported structures;
- (n) Provide and maintain a garbage room of at least 25 m<sup>2</sup> in size and a recycling room of at least of 20 m<sup>2</sup> floor and install and maintain a stationary compactor in the garbage room or alternatively, a combined garbage/recycling room with a minimum size of 40 m<sup>2</sup>, designed to be used without direct access by residents (i.e. equipped with a chute and recycling material sorters), and install and maintain a stationary compactor unit in the garbage room;
- (o) Install and maintain double or overhead doors having a minimum width of 2.2 m to access the garbage and recyclable materials storage rooms and provide and maintain a service corridor having a minimum width of 2.5 m between the storage rooms and the Type G loading space;
- (p) Provide and maintain a level ( $\pm 2\%$ ) concrete base pad at least 15 m<sup>2</sup> in size, adjacent to the front of the loading area where a total of 3 containers can be placed and manoeuvred for safe and efficient collection;
- (q) Provide and maintain sufficient space for the manoeuvring of the container bins between the garbage/recycling and garbage holding/storage rooms and the loading space;
- (r) Submit to the Commissioner of Works and Emergency Services, if registered agreements are to be entered into, a Reference Plan of survey in metric units and referenced to the Ontario Co-ordinate system and delineating thereon PARTS of the lands under the application and any appurtenant rights-of-way for the preparation of legal descriptions and such plans should be submitted at least 3 weeks prior to the introduction of bills in Council;
- (s) Submit to the Commissioner of Works and Emergency Services final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed buildings to enable the preparation of building envelope plans;



- (t) Submit to, and have approved by, the Commissioner of Works and Emergency Services, prior to the introduction of a bill in Council, a Noise Impact Statement in accordance with City Council's requirements;
  - (u) Have a qualified Architect/Acoustical Consultant certify, in writing, to the Commissioner of Works and Emergency Services that the development has been designed and constructed in accordance with the Noise Impact Statement approved by the Commissioner of Works and Emergency Services;
  - (v) Provide, maintain and operate the noise impact measures, facilities and strategies stipulated in the plan approved by the Commissioner of Works and Emergency Services;
  - (w) Submit, prior to the issuance of a building permit, A Storm Water Management report and site grading and servicing plans for the review and approval of the Commissioner of Works and Emergency Services;
  - (x) Restore the boulevard to City of Toronto standards, at no cost to the City, wherever existing curb cuts, if any, are no longer utilized;
  - (y) Extend the concrete sidewalk across all driveway entrances;
  - (z) Submit revised drawings with respect to the Recommendation No. 1(b), 1(d), 1(e), 1(f), 1(g) and 1(h), above, for the review and approval of the Commissioner of Works and Emergency Services;
2. That the owner be advised:
- (a) Of the City's requirement for payment of a service charge associated with the provision of City containerized garbage collection;
  - (b) Of the need to receive approval and obtain the required construction permit from Right of Way Management Division, District 1, Construction Activities, prior to commencing any work within the public right-of-way and entering into an encroachment agreement for the maintenance of the existing retaining wall if required; and
  - (c) That the storm water runoff originating from the site should be disposed of through infiltration into the ground and that storm connections to the sewer system will only be permitted subject to the review and approval by the Commissioner of Works and Emergency Services of an engineering report detailing that site or soil conditions are unsuitable, the soil is contaminated or that processes associated with the development on site may contaminate the storm runoff.

**APPENDIX B  
Official Plan Amendment**

**City of Toronto**

**By-Law No. \_\_\_\_\_ -2001**

**To adopt an amendment to the Official Plan for the former City of Toronto respecting  
lands known as 70 High Park Avenue.**

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

1. The text and map annexed hereto as Schedule "A" are hereby adopted as an amendment to the Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No. \_\_\_\_\_

ENACTED AND PASSED this \_\_\_\_ day of \_\_\_\_\_, A.D. 2001

**Schedule "A"**

1. Section 18 of the Official Plan for the former City of Toronto is amended by adding a new Section 18.\_\_\_\_\_ and Map 18.\_\_\_\_\_ as follows:

18. Lands known as 70 High Park Avenue

See Map 18.\_\_\_\_ at the end of this Section.

Notwithstanding any other provisions of this Plan, Council may pass by-laws applicable to the lands indicated on the map attached hereto, to permit the erection and use of a building for *residential* uses provided that:

- (1) the *residential gross floor area* of such building does not exceed 11,870 square metres; and
- (2) the owner is required to enter into an agreement pursuant to Section 37 of the Planning Act to secure the restoration, conservation and maintenance of portions of the church building located on the lands and to make a cash contribution to the City for the purposes of improvements to local area parks.

**APPENDIX C**  
**Zoning By-law Amendment**

**City of Toronto**

**By-Law No. \_\_\_\_\_-2001**

**To amend By-law No. 438-86, the Zoning By-law of the former City of Toronto, respecting lands known in the Year 2001 as 70 High Park Avenue**

WHEREAS pursuant to Section 37 of the Planning Act, the Council of the Municipality may, in a by-law passed under Section 34 of the Planning Act, authorize increases in height or density of development beyond those otherwise permitted by the by-law, in return for the provision of such facilities, services or matters as are set out in the by-law; and

WHEREAS Subsection 37(3) of the Planning Act provides that, where an owner of land elects to provide facilities, services or matters in return for an increase in height or density of development, the Municipality may require the owner to enter into one or more agreements with the Municipality dealing with the facilities, services or matters; and

WHEREAS the owner of the lands hereinafter referred to has elected to provide the facilities, services and matters as hereinafter set forth; and

WHEREAS the increases in density and height permitted hereunder, beyond those otherwise permitted on the aforesaid lands by By-law No. 438-86, as amended, are to be permitted in return for the provision of the facilities, services and matters set out in this by-law and are to be secured by one or more agreements between the owner of such lands and the City of Toronto (hereinafter referred to as the "City"); and

WHEREAS Council has required the owner of the aforesaid lands to enter into one ore more agreements dealing with certain facilities, services and matters in return for the increases in height and density in connection with the aforesaid lands as permitted in this By-law;

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

1. None of the provisions of Sections 4(2)(a), 4(4)(b), 4(12), 6(3)Part I 1, 6(3) Part II 2,3,4,5, 6(3) Part III, 1(b) shall apply provided that:
  - (1) no part of any building or structure located above finished ground level is located otherwise than wholly within the areas delineated by heavy lines on Plan 1 attached to and forming part of this by-law;
  - (2) no part of any building or structure located below finished ground level is located within three metres of the westerly property line;

- (3) the maximum *height* of any building or structure is no higher than 63.2 metres;
  - (4) the maximum *height* of any stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment or window washing equipment on the roof of the building or a fence, wall or structure enclosing such elements is no higher than 64.77 metres;
  - (5) the *residential gross floor area* erected does not exceed 11,870 square metres;
  - (6) a minimum of 289 square metres of *indoor amenity space*, which need not be contiguous to the outdoor amenity space, is provided and maintained;
  - (7) a minimum of 491 square metres of outdoor amenity space is provided and maintained;
  - (8) a minimum of 326 square metres of *landscaped open space* is provided and maintained;
  - (9) a minimum of 151 motor vehicle *parking spaces* is provided and maintained within 300 metres of the *lot*.
2. Pursuant to Section 37 of the Planning Act, the increased heights or density of development permitted by this By-law are permitted subject to compliance with the conditions set out in this By-law and in return for the owner of the lot, at its sole expense agreeing to restore, conserve and maintain portions of the church building located on the *lot*.
  3. Pursuant to Section 37 of the Planning Act, the increased heights or density of development permitted by this By-law are permitted subject to compliance with the conditions set out in this By-law and in return for the owner of the lot making a cash contribution to the City in the amount of \$200,000 to be used for the purposes of improvements to local area parks and local school board playgrounds.
  4. Notwithstanding the definition of the word "*lot*" contained in the Section 2(1), the property known municipally in the year 2001 as 70 High Park Avenue may contain a below-grade connection to the property known municipally in the year 2001 as 100 High Park Avenue, but shall continue to be recognized as a separate "*lot*" for zoning purposes.
  5. For the purposes of this by-law, the definition of *landscaped open space*, as contained in Section 2(1), shall include open space located beneath a building or structure.

**APPENDIX D**  
**Section 37 Agreement Provisions**

The provision of the historical preservation, school playground and park improvement matters substantially as set out below shall be secured in a Section 37 Agreement between the City and the owner. The Section 37 Agreement is based in principle on matters dealt with in this final report, and shall be to the satisfaction of the City Solicitor in consultation with appropriate civic officials:

1. Heritage contribution towards preservation and maintenance of elements of the Third Church of Christ, Scientist
2. Local School Board Playground Enhancements
3. Cash payment to City Parks and Recreation Services in lieu of providing parkland
4. Special improvements to High Park and area parkettes