

2787 Victoria Park Avenue and Leafield Drive South of Altair Avenue, North of Huntingwood Drive – Zoning and Subdivision Applications – Final Report

Date:	March 11, 2008
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 40 – Scarborough-Agincourt
Reference Number:	File Nos. 07 218461 ESC 40 OZ and 07 220578 ESC 40 SB

SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The applicant proposes ten (10) new single detached residential lots within a draft plan of subdivision along an extension of Leafield Drive and an amendment to the zoning by-law to permit the draft plan of subdivision. The applicant also proposes to amend the zoning by-law on an existing lot on Victoria Park Avenue to eventually allow the severance of the lot for two single-detached dwellings.

With the exception of the zoning amendment to allow the two proposed lots fronting Victoria Park Avenue, the proposed land use is consistent with the Neighbourhoods policies in the Toronto Official Plan. The proposal respects and reinforces the physical character of the surrounding neighbourhood. The zoning by-law amendment will allow for appropriate residential development on the subject lands.



This report reviews and recommends approval of the application to amend the zoning by-law on the lands subject to the draft plan of subdivision. The report recommends that City Council refuse that part of the application to amend the zoning by-law on the lands fronting Victoria Park Avenue.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the zoning by-law for the L'Amoreaux Community substantially in accordance with the draft zoning by-law amendment attached as Attachment No. 3.
2. City Council refuse the application, in part, in respect of the proposed two (2) single-family dwellings fronting Victoria Park Avenue.
3. City Council recommend to the Chief Planner that the draft plan of subdivision be approved, generally as illustrated on Attachment No. 1, subject to:
 - (a) the conditions of approval as generally listed in Attachment 5, which except as otherwise noted, must be fulfilled prior to the release of the plan of subdivision for registration; and
 - (b) such revisions to the proposed plan of subdivision or additional modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the ongoing technical review of the development.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The subject lands consist of consolidated lands as a result of several recent consent applications. The lands which comprise 2787 Victoria Park Avenue and lands between the north and south extensions of Leaffield Drive were the subject of four separate consent applications approved through the Committee of Adjustment.

The first two applications, B015/06SC and B016/06SC, were approved by the Committee of Adjustment in May 2006. These applications severed the westerly portion of 118 and 120 Fairglen Avenue to be conveyed to the adjacent property as part of a future plan of subdivision.

A third consent application, B044/06SC, was also approved by the Committee of Adjustment in May 2006. This application severed the westerly portion of 108 Fairglen Avenue to be conveyed to the adjacent property as part of a future plan of subdivision.

A fourth application, B069/06SC, was approved by the Committee of Adjustment in September 2006. This application severed the rear portion of 2793 Victoria Park Avenue for the purpose of consolidating it with the property immediately to the south (2791 Victoria Park Avenue).

These lands form part of the consolidated property that is subject to this draft plan of subdivision and rezoning application.

ISSUE BACKGROUND

Proposal

The draft plan of subdivision (Attachment No. 1) application for this 0.74 hectare (1.83 acre) site proposes the creation of 10 lots for single-detached residential dwellings and an extension of a 20-metre road allowance (Leaffield Drive.) This plan of subdivision will connect the two sections of Leaffield Drive to create a continuous street from Huntingwood Drive to Altair Avenue.

The applicant has submitted a rezoning application to amend the existing zoning of the lands to permit the proposed lots within the draft plan of subdivision. The proposed lot frontages on the extension of Leaffield Drive are 14.35 metres (47.1 feet) (lots 1 to 7) on the east side of Leaffield Drive. Lots 8 to 10 on the west side of the proposed extension of Leaffield Drive are 13.45 metres (44.1 feet). The proposed depth of these lots range from 34 metres (111.5 feet) to 37.3 metres (122.4 feet) for the lots on the east side of Leaffield Drive and 46.5 metres (152.6 feet) for the lots on the west side. The proposed units will have integral garages, and will consist of a mix of one and two-storey dwellings with a maximum height of 9 metres. The proposed floor area of each unit is approximately 173.2 square metres (1865 square feet) for one-storey dwelling units and 268.7 square metres (2893 square feet) for two-storey dwelling units.

The zoning amendment also proposes to allow two 10 metre (32.8 feet) lot frontages on the section of the property fronting Victoria Park Avenue (2787 Victoria Park Avenue) where the current minimum frontage requirement is 20 metres (66 feet). A subsequent consent application would be required to sever the lands into two lots as this portion of the property is not part of the draft plan of subdivision.

Attachment No. 4, the Application Data Sheet, contains relevant project information.

Site and Surrounding Area

The development site has a frontage of approximately 20.1 metres (66 feet) along Victoria Park Avenue with an area of 0.81 hectares (2 acres) including the lot fronting Victoria Park Avenue. The site is currently vacant and was previously occupied by a single dwelling unit that was demolished in 2006. The property separates the north and south sections of Leaffield Drive. The site contains trees along the property edges as identified in the Arborist Report.

Surrounding Land Uses

North: Single-detached residential development along the north section of Leaffield Drive.

West: School and associated yard, reverse frontage dwellings along Victoria Park Avenue.

East: Single-detached residential development along Fairglen Avenue.

South: Single-detached residential development along the south section of Leaffield Drive.

At the time of the initial submission of the application, the subject lands only consisted of property owned by Thornland Construction and as such, Leaffield Drive could not be extended to connect with the section to the north. Subsequent to the submission of the original application, the applicant was able to include the lands located at the rear of 2791 Victoria Park Avenue (the “Rossi” lands) in order to facilitate the full extension of Leaffield Drive. The owner of 2791 Victoria Park Avenue is not proposing any development at this time.

Provincial Policy Statement and Provincial Plans

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

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

The proposal is consistent with the PPS. The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject lands are designated Neighbourhoods within the Toronto Official Plan on Map 19 – Land Use Plan. These neighbourhoods are considered stable areas made up of a variety of lower-scale dwelling types. Policies and development criteria aim to ensure that physical changes to established neighbourhoods are sensitive, gradual, and generally “fit” the existing physical character.

Infill development policies are outlined in Section 4.1.5 – Neighbourhoods. These policies state that development in established neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular; patterns of streets, blocks and lanes, size and configuration of lots, height, massing, scale and dwelling type of nearby residential properties, prevailing building types, setbacks of buildings from streets and adjacent properties, and continuation of built-form or

landscaping features that contribute to the physical character of the neighbourhood. No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

Zoning

The subject lands are zoned Single-Family Residential (S) Zone and permit one (1) single family detached dwelling per parcel of land with a minimum of 20 metres (66 feet) of frontage on a public street, and a minimum lot area of 800 square metres (8611.1 square feet). Permitted uses include single-family dwellings, group homes, and correctional group homes. Ancillary permitted uses include domestic or household arts and private home day care.

Site Plan Control

The subject lands are not subject to site plan control.

Reasons for Application

The lots within the proposed draft plan of subdivision do not meet the performance standards within the in-force zoning. As such, a zoning by-law amendment is required for the lot sizes and areas, and performance standards for the development of the lands. The plan of subdivision is necessary to create the proposed lots, and to create the new public right-of-way.

The applicant has separated that portion of land fronting Victoria Park Avenue from the draft plan of subdivision. They are requesting a reduction in the zoning by-law provisions for this site to facilitate the creation of two (2) lots by way of a consent application at a future date.

Community Consultation

A community consultation meeting on the rezoning and draft plan of subdivision was held on November 8, 2007, attended by the Ward Councillor, the owner and their representatives, Community Planning staff, and about twenty (20) members of the public.

Questions ranged from the timing and routing of future construction traffic, traffic calming issues that may be utilized on the extended Leaffield Drive, the possibility of a continuous sidewalk along Leaffield Drive, the architectural style of the proposed dwelling units, storm water run-off from the subject lands onto adjacent properties, and the status of a servicing easement for previous development affecting 34 Leaffield Drive. Staff attempted to address the questions.

Correspondence was received by the City Planning Division in opposition to the rezoning for two proposed lots fronting Victoria Park Avenue and requesting that the City close the informal walkway through the servicing easement adjacent to 34 Leaffield Drive.

Agency Circulation

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

COMMENTS

Lot Fronting Victoria Park Avenue (2787 Victoria Park Avenue)

The applicant is requesting an amendment to the zoning by-law to amend the existing zoning provisions on the existing twenty (20) metre lot fronting Victoria Park Avenue. The applicant proposes to create two (2) lots in the future by consent, each having a frontage of ten (10) metres. The applicant has also requested a reduction of the applicable performance standards in order to permit development on the new lots in the future.

Policy 4.1.5 of the Official Plan establishes criteria for infill development within Neighbourhoods. The policy states that no changes will be made through rezoning, minor variance, consent, or other public action that are out of keeping with the physical character of the neighbourhood.

The established lot pattern along Victoria Park Avenue between Huntingwood Drive and Altair Avenue consists of lots with approximately twenty (20) metres in lot frontage. Generally, this lot pattern has remained in tact since it was established by registered plan in the 1940s. Registered Plan M-1810 established an exception to the pattern in 1978 by creating six (6) lots with approximately 13.4 metre (44 feet) frontages from four (4) 20 metre lots at 2799, 2799A, 2801, 2805, 2805A, and 2807 Victoria Park Avenue, north of the subject lands.

Staff have reviewed the brief submitted by Gatzios Planning and Development Consultants Inc. dated February 19, 2008 in defence of the proposed 10 metre (33 feet) lots. The brief analyses lots within a 300 metre radius of the subject lands and states that the proposed ten (10) metre lot frontage is consistent with the parcel fabric, dwelling type, size, and design within the neighbourhood.

Community Planning staff do not agree with this conclusion as lots with similar frontages to the proposed lots along Victoria Park Avenue were created through plans of subdivision that had the effect of creating areas of consistency that are not directly related to lots fronting Victoria Park Avenue.

The analysis by the applicant includes lots on the west side of Victoria Park Avenue that are similar in size, but are reverse frontage lots and consist of semi-detached dwelling units. It is staff's position that these lots cannot be included in the analysis due to their reverse frontage condition (they are internal to Victoria Park Avenue as opposed to the lots on the east side of Victoria Park Avenue) and consist of semi-detached dwellings on minor streets.

In regards to the neighbourhood on the east side of Victoria Park Avenue, it is staff's position that a distinction should be made between the lots that are internal and external to Victoria Park Avenue. The lots along the east side of Victoria Park Avenue create an edge condition that is appropriate for a major street. The lots proposed by the applicant are more suitable for an internal minor street where a neighbourhood character of smaller lots along local streets currently exists.

Staff also expressed concern during early discussions with the applicant about the introduction of additional curb cuts along Victoria Park. The applicant submitted a Traffic Review Letter completed by BA Transportation Consultants outlining an alternative "shared" driveway with a single curb cut. Staff are not supportive of this alternative driveway arrangement for the proposed Victoria Park Avenue lots due to additional curb cuts which may conflict with traffic flow.

Staff are of the opinion that the proposed reduction in lot frontage requirements that would allow two (2) lots with ten (10) metre frontages are not in keeping with the general development pattern along Victoria Park Avenue and is not consistent with the policies of the Official Plan. Allowing the reduced frontage for the two lots will establish a different character for the area and will establish a precedent for further lot severances which can have the effect of destabilizing an established streetscape.

It is staff's recommendation that the request to amend the zoning by-law for the ten (10) metre lots be refused and that the existing zoning for 20 metre minimum frontages continue to apply.

Draft Plan of Subdivision for Leaffield Drive Development

The official plan contains policies that are supportive of development within established neighbourhoods provided the new development respects and reinforces the existing physical character of the neighbourhood.

The draft plan of subdivision proposes to extend Leaffield Drive to connect the two existing stubs between Huntingwood Drive and Altair Avenue. This connection is the last remaining section of Leaffield Drive to be constructed as part of the overall extension of Leaffield Drive.

The proposed lots within the interior draft plan of subdivision have a minimum frontage of 13.0 metres and a lot area of 440 square metres. The front yard minimum setback is 6.0 metres and the minimum rear yard setback is 7.5 metres. Side yard setbacks are identical to the requirements of the south section of Leaffield Drive that was approved in 1999.

The proposal is comprised of ten (10) single detached residential dwellings with lot sizes, front, rear, and side yard setbacks that are compatible with the existing built form and zoning permissions along the existing sections of Leaffield Drive. Community Planning staff are satisfied that the proposal is compatible with the character of Leaffield Drive and that the draft plan of subdivision is acceptable.

Tree Preservation and Plantings

The applicant filed a preliminary Tree Inventory Plan which was reviewed by Urban Forestry staff. An updated Tree Inventory Plan was submitted on February 25, 2008 to address concerns that not all existing trees were properly documented. The report identifies a total of forty-two (42) trees and two (2) hedges that are located on the subject property or within six (6) metres of the subject property. A total of thirteen (13) trees are proposed to be removed.

As a condition of draft plan approval, the owner must continue to work with Urban Forestry staff on a tree preservation strategy and landscape plan for street tree planting.

Traffic Impact

A Traffic Review Letter completed by BA Transportation Consultants was submitted as part of the application. According to their findings, the traffic impacts of the proposed draft plan of subdivision will be negligible and will not have any measurable impact on the operation of area intersections.

Servicing

The applicant's Preliminary Servicing Report by Sabourin Kimble & Associates Ltd. Dated July 5, 2007 identifies that services within the portion of Leaffield Drive to the south of the subject lands were constructed to accommodate drainage from the subject lands. Technical Services has advised that the owner is required to verify available capacity in existing local and trunk sewer systems and identify any infrastructure improvements or upgrades that may be necessary to accommodate the proposed development.

Prior to registration of the draft plan of subdivision, the owner is required to submit a Stormwater Management Report to the satisfaction of Technical Services addressing how stormwater run-off from the subject lands is to be managed.

Recommended Conditions of Draft Plan of Subdivision Approval

The proposed draft plan of subdivision approval conditions address the technical requirements of the development including among other matters, the construction of streets, services, and storm water management facilities, street tree planting, and urban design. Staff recommend that Council support the draft plan of subdivision and recommend to the Chief Planner that the draft plan of subdivision be approved.

Toronto Green Development Standard

The City's green development standard encourages the use 'green' development techniques with an aim to promote sustainable development. The proposed development includes the use of environmentally sensitive materials and construction methods consistent with the green development standard.

Development Charges

It is estimated that the development charges for this project will be \$110,820.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

Christopher Dunn, Community Planner

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Fax No. (416) 396-4265

E-mail: cdunn@toronto.ca

SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Draft Plan of Subdivision

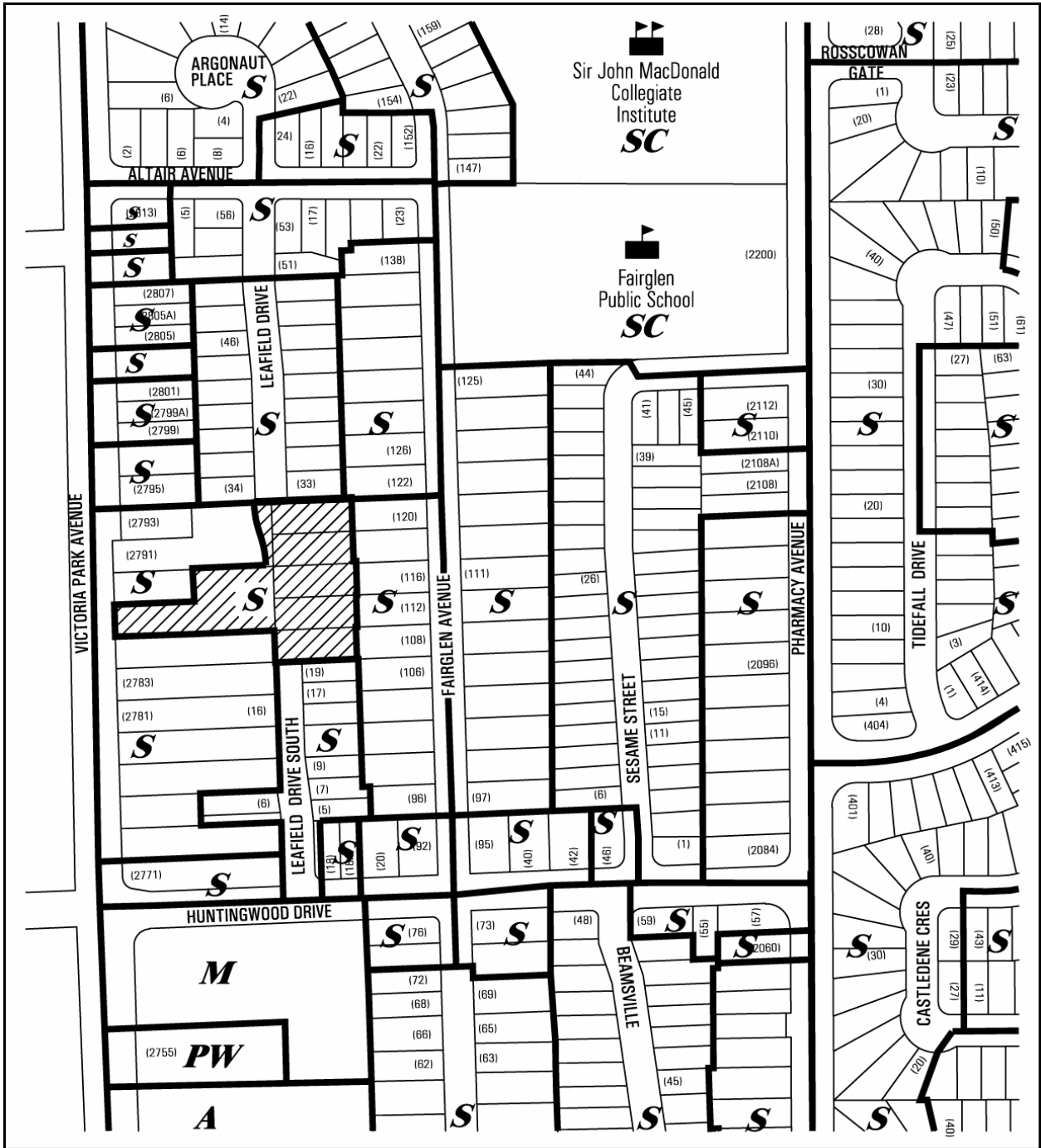
Attachment 2: Zoning Map

Attachment 3: Draft Zoning By-law Amendment

Attachment 4: Application Data Sheet

Attachment 5: Draft Plan of Subdivision Conditions

Attachment 2: Zoning Map



TORONTO City Planning Division
Zoning

2787 Victoria Park Avenue (Leaffield Drive)
 File # 07-218461 OZ; 07-220578 SB

S Single-Family Residential
M Multiple-Family Residential
A Apartment Residential

PW Place(s) of Worship
SC School

L'Amoreaux & Sullivan Community Bylaws
 Not to Scale
 08/23/07



Attachment 3: Draft Zoning By-law Amendment

Authority: Scarborough Community Council Item ~ [or Report No. ~, Clause No. ~]
as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To amend the former City of Scarborough
L'Amoreaux Community Zoning By-law No. 12466, as amended,
With respect to the lands municipally known as,
2787 Victoria Park Avenue and 0 Leaffield Drive, located within the L'Amoreaux
Community

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

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

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

1. **SCHEDULE "A"** of the L'Amoreaux Community Zoning By-law 12466 is amended by deleting the existing zoning and substituting new zoning on the subject lands as shown on Schedule '1' attached hereto and forming part of this By-law, together with the following letters and numerals:

S-21J-28-41-60-82-280-303

12

2. **SCHEDULE "B"** of the L'Amoreaux Community Zoning By-law, **Performance Standards Chart**, is amended by adding the following Performance Standards:

INTENSITY OF USE

- 21J. One **single-family dwelling** per parcel of land having a minimum of 13 m frontage on a public **street** and a minimum lot area of 440 m².

MISCELLANEOUS

- 280 Within the lands shown on Schedule "A" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

3. SCHEDULE “C” EXCEPTIONS MAP, is amended by inserting Exceptions 12 as outlined on attached Schedule ‘2’.

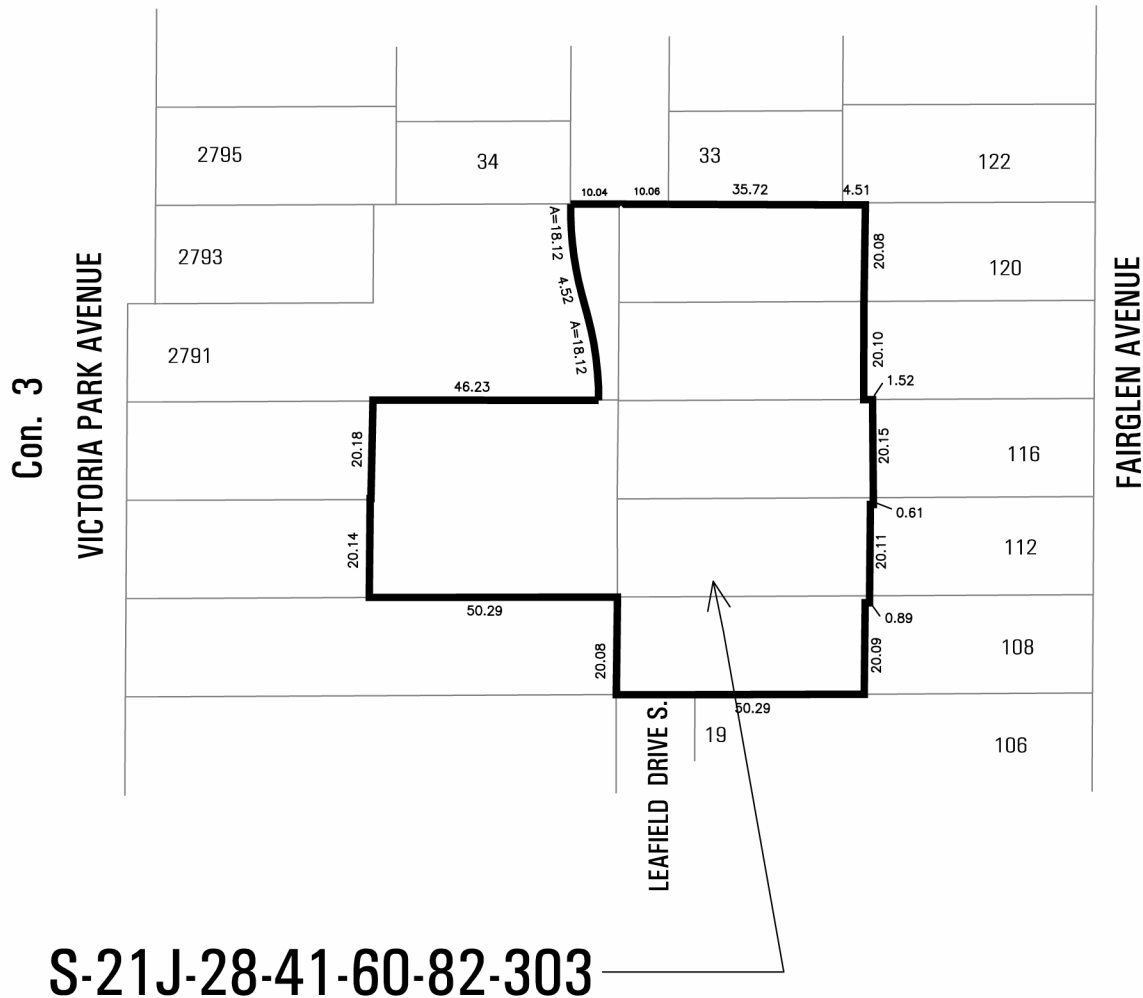
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'
Lot 35



Zoning By-Law Amendment

2787 Victoria Park Avenue (Leaffield Drive)

File # 07-218461 OZ, 07-220578 SB

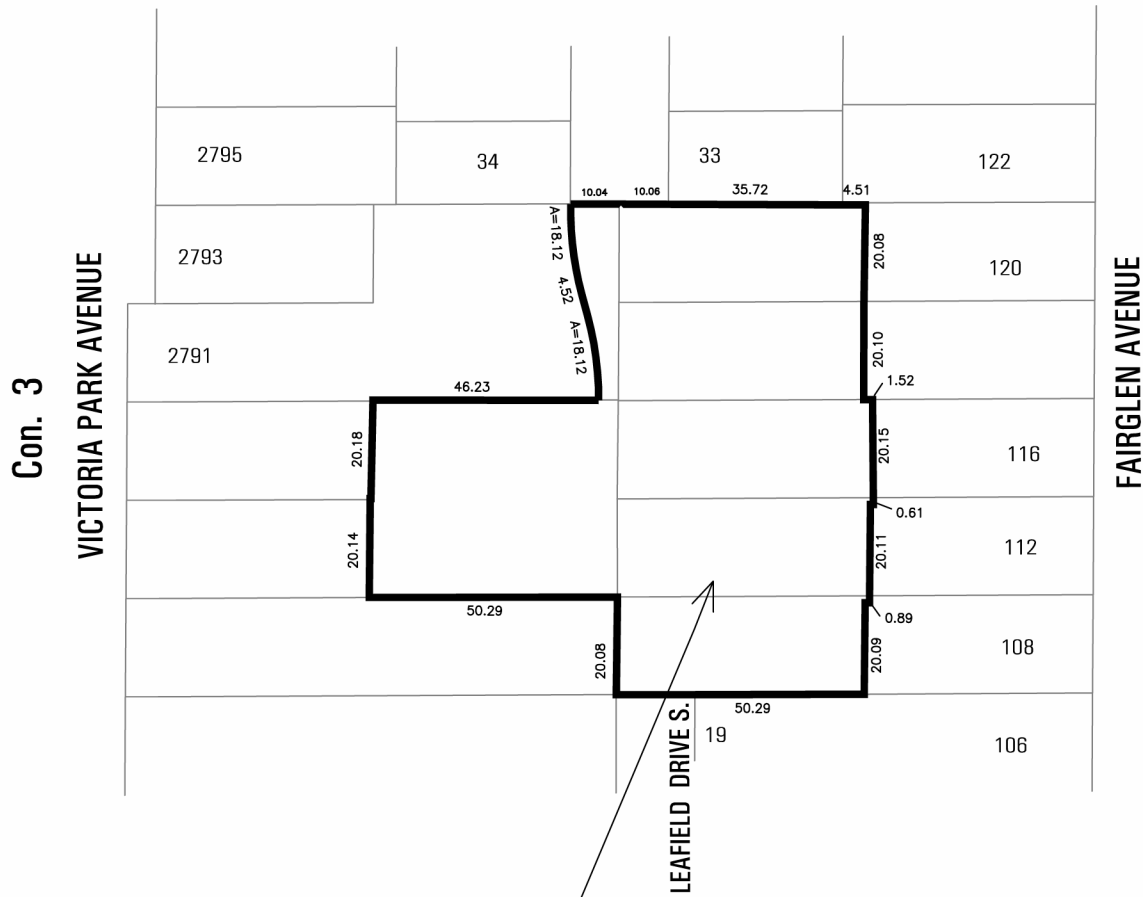


Area Affected By This By-Law

L'amoreaux Community Bylaw
Not to Scale
3/5/08



Schedule '2'
Lot 35



Exception No. 12



Zoning By-Law Amendment

2787 Victoria Park Avenue (Leaffield Drive)

File # 07-218461 OZ, 07-220578 SB



Area Affected By This By-Law

L'amoreaux Community Bylaw
Not to Scale
3/5/08



Attachment 4: Application Data Sheet

Application Type	Rezoning & Subdivision Approval	Application Number:	07 220578 ESC 40 SB 07 218461 ESC 40 OZ
Details		Application Date:	May 23, 2007

Municipal Address: 2787 VICTORIA PARK AVENUE AND 0 LEAFIELD DR S/S, TORONTO ON

Location Description: PLAN 4209 PT LOTS 11 AND 12 RP 66R22545 PART 2 RP 66R22546 PART 2 **GRID E4001

Project Description: Application to amend the Zoning By-law to permit ten (10) single dwelling units along an extension of Leaffield Drive as part of draft plan of subdivision and an amendment to permit two (2) single dwelling units at 2787 Victoria Park Avenue.

Applicant:	Agent:	Architect:	Owner:
GATZIOS PLANNING AND DEVELOPMENT CONSULTANTS INC			THORNLAND CONSTRUCTION COMPANY LIMITED & MARIO & LINDA ROSSI

PLANNING CONTROLS

Official Plan Designation:	NEIGHBOURHOODS	Site Specific Provision:	
Zoning:	S-Single Family Residential	Historical Status:	
Height Limit (m):		Site Plan Control Area:	N

PROJECT INFORMATION

Site Area (sq. m):	8140	Height:	Storeys:	2	
Frontage (m):	20.1		Metres:	8	
Depth (m):	102.1				
Total Ground Floor Area (sq. m):	1688.32				Total
Total Residential GFA (sq. m):	2945.22		Parking Spaces:	24	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	2945.22				
Lot Coverage Ratio (%):	20.74				
Floor Space Index:	0.36				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	2945.22	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	12	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

CONTACT:	PLANNER NAME:	Christopher Dunn, Community Planner
	TELEPHONE:	416 396-5004

Attachment 5: Draft Conditions of Draft Plan Approval

**THORNLAND CONSTRUCTION & MARIO & LINDA ROSSI SUBDIVISION
CONDITIONS-MAR 3. 2007**

**CITY OF TORONTO
CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL
SUBDIVISION APPLICATION 07-220578 ESC 40 SB
DRAFT PLAN PREPARED BY GATZIOS PLANNING AND DEVELOPMENT
CONSULTANTS INC.
FOR PART OF LOTS 11, 12, 13, AND 14
REGISTERED PLAN 3699 AND
PART OF LOTS 8, 9, 10, 11, AND 12
REGISTERED PLAN 4209
CITY OF TORONTO**

1. This approval shall relate to the above-noted plan by Gatzios Planning and Development Consultants Inc. dated November 2, 2007.
2. The Owner shall execute the City's standard subdivision agreement, and shall satisfy all of the pre-registration conditions contained therein.
3. The owner shall provide to the Director of Community Planning, Scarborough District, a Statement of Account from Revenue Services Division, Finance Department, confirmation of payment of all outstanding and current taxes
4. The Official Plan land use designations and zoning implementing the Official Plan are in full force and effect.
5. The approval of this plan of subdivision will lapse if the subdivision is not registered within 5 years of the date of draft plan approval.

TECHNICAL SERVICES

6. Prior to registration of the plan of subdivision, the Owner shall agree to construct at no cost to the City, the proposed extension of Leaffield Drive between the existing cul-de-sacs to the satisfaction of the Executive Director, Technical Services.
7. Prior to registration of the plan of subdivision, the owner shall convey and dedicate all proposed public roads, turning circles, corner rounding, walkways, and 0.3 metre reserves to the City as a Public Highway, to the satisfaction of the Executive Director of Technical Services.
8. The applicant must provide an environmental report and 'Record of Site Conditions' (RSC), for the lands to be transferred to the City. The report must present soil

condition and compliance with the current criteria for the Ministry of Environment's guidelines for use at contaminated sites in Ontario.

9. Prior to the earlier of the Release for Construction of Services or Registration of the Plan of Subdivision, the Owner agrees to submit Environmental Assessment Reports and a Remedial Action Plan to the City and further receive the City's peer review concurrence, pertaining to all lands conveyed to the City, in fee simple and as easements interests, both internal and external to the subdivision lands, for third-party peer review and concurrence.
10. The Owner agrees to pay all costs associated with the City retaining a third-party peer reviewer and submit a certified cheque payable to the City of Toronto in the amount of Five Thousand Dollars (\$5,000.00) as a deposit towards the cost of the peer review, and to make further deposits in the specified amount as required by the City from time to time, all to the satisfaction of the Executive Director of Technical Services.
11. Prior to acceptance of the engineering drawings, the Applicant must provide a composite utility plan, signed off by each of the utility companies and the City of Toronto Parks, Forestry, and Recreation Division.
12. Prior to the registration of the plan of subdivision the owner shall revise the draft plan as per Technical Services comments dated January 22, 2008.

ENDEAVOUR TO COLLECT FOR ROADS AND SERVICES

13. The City acknowledges that the Owner may be required to construct roads and municipal services external to the plan of subdivision for access and to service the subject lands and that these roads and services may provide benefit to adjacent lands to the plan of subdivision. The City may as a condition of approval for development on adjacent lands to the plan of subdivision require that the proportionate share of the cost of roads and municipal services be paid by the owner(s) of adjacent lands which benefit from the aforesaid roads and municipal services. The determination of the roads and municipal services that may provide a benefit to adjacent lands to the plan of subdivision and the determination of the proportional share of the costs associated with such benefits shall be to the satisfaction of Technical Services. The City makes no representation, warranties or guarantees that the condition will be imposed nor that the funds will be collected at such time as the adjacent lands are proposed for development.
14. The Owner agrees that all conveyances to the City of Toronto shall be for nominal consideration, free and clear of all encumbrances and accompanied by its solicitor's certificate of title all to the satisfaction of the City Solicitor.

BELL CANADA

15. Prior to the registration of the draft plan of subdivision the owner must confirm with Bell Canada that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication within the proposed development and if communication/telecommunication infrastructure is deemed insufficient by BELL CANADA within the proposed development the owner agrees to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

ENBRIDGE GAS DISTRIBUTION INC.

16. The owner shall agree to grade all streets to final elevation prior to the installation of the gas lines and provide the necessary field survey information required for the installation of the gas lines, all to the satisfaction of Enbridge Gas Distribution.