

Attachment 6: Proposed Conditions of Draft Plan of Subdivision Approval

Subdivision Application ~

**Draft Plan of Subdivision prepared by P. Hofmann, I M Pastushak Limited,
Ontario Land Surveyor, dated May 4, 2009.**

PLAN 66M2257 PT BLK 1 RP 66R21480 PARTS 6 TO 11

**Formerly in the Geographic Township of Etobicoke, Now in the City of Toronto and
Municipally Known as 720 Humberwood Boulevard**

**THE FOLLOWING CONDITIONS MUST BE FULFILLED PRIOR TO THE
ISSUANCE OF DRAFT PLAN APPROVAL**

Draft Plan Revisions

1. The owner shall revise the Draft Plan of Subdivision dated May 4, 2009 to consolidate Block 4 with Block 2, to the satisfaction of the Chief Planner and Executive Director of City Planning.
2. The owner shall revise the Draft Plan of Subdivision dated May 4, 2009 to include access from the new public roadway to Block 3 for the purpose of ravine maintenance within the new public open space block. All access points secured by gates and the appropriate rights of access secured through easements to the satisfaction of the General Manager of Urban Forestry - Ravine and Natural Feature Protection.

CONDITIONS FOR DRAFT PLAN APPROVAL

Subdivision Agreement

3. The owner shall be required to enter into the standardized subdivision agreement with the City.

**THE FOLLOWING CONDITIONS MUST BE FULFILLED PRIOR TO THE
REGISTRATION OF THE PLAN OF SUBDIVISION**

Noise and Vibration Impact Review

4. The owner shall provide a Noise and Vibration Impact Study and mitigation measures regarding the impact of the Humberwood bus loop upon the proposed residential units, to the satisfaction of the Chief Planner and Executive Director of City Planning.

Stormwater Management Review

5. The owner shall provide a detailed Stormwater Management Report and apply storm water management techniques for this development to the satisfaction of the Toronto and Region Conservation Authority and the Executive Director of Technical Services.

Erosion and Sediment Control Review

6. The owner shall provide a detailed Erosion and Sediment Control Plan and apply storm water management techniques for this development to the satisfaction of the Toronto and Region Conservation Authority, the General Manager of Urban Forestry and the Executive Director of Technical Services.

Environmental Site Assessment Review

7. The owner shall conduct an environmental site assessment for lands to be conveyed to the City in accordance with the terms and conditions of the standard subdivision agreement, including providing payment for a peer reviewer and submission of a Record of Site Condition.

Landscape Plan Review

8. The owner shall revise the Landscape Plans to the satisfaction of Toronto and Region Conservation Authority, the General Manager of Urban Forestry, the Executive Director of Technical Services and the Chief Planner and Executive Director of City Planning.

Land Conveyance

9. The owner shall convey Block 3 (open space block) to the Toronto and Region Conservation Authority for a nominal sum of two dollars.
10. The owner shall, prior to the conveyance of Block 3 to the Toronto Region Conservation Authority, the owner shall convey an easement to the City of Toronto for the storm drainage facilities on the northwest corner of Block 3. The owner shall design and construct the storm drainage facilities to the satisfaction of the Executive Director of Technical in consultation with the Toronto and Region Conservation Authority.

PROPOSED SUBDIVISION AGREEMENT CONDITIONS

Site Plan Control

11. The owner shall agree to the provision of wording in the subdivision agreement verifying that the entire property is subject to Site Plan control and that the City shall require future site plan control applications for all proposed development within the boundaries of the plan of subdivision, to the satisfaction of the Chief Planner and Executive Director of City Planning.

Noise and Vibration

12. The owner shall provide written confirmation from a qualified consulting engineer that building permits incorporate the recommendations of the Noise and Vibration Impact Study as accepted by the Chief Planner and Executive Director of City Planning.
13. The owner shall agree to the provision of wording in the subdivision agreement

that a warning clause be included in all offers of purchase and sale and rental agreements advising the owners that noise and vibration may be transmitted from transit operations at the Humberwood bus loop and that the City of Toronto and the Toronto Transit Commission accept no responsibility for any such effects on any building and/or occupants.

Land Conveyance

14. The owner shall, if required, convey an easement to the City of Toronto for storm drainage facilities on Block 2.
15. The owner shall prepare all documents to convey lands in fee simple and easement interests to the City for nominal consideration, such lands to be free and clear of all physical and title encumbrances to the satisfaction of the Executive Director of Technical Services in consultation with the City Solicitor.
16. The owner shall submit a draft Reference Plan of Survey, in metric units and integrated with the Ontario Co-ordinate System, showing as separate PARTS thereof the lands to be conveyed to the City to the Executive Director of Technical Services, for review and approval, prior to depositing it in the Land Registry Office.
17. The owner shall pay all costs for preparation and registration of reference plan(s).

Roadways

18. The Street on the revised Draft Plan shall be dedicated to the City as public road and must be constructed as a fully serviced 18.5m wide public road allowance conforming to City of Toronto Drawing No.UD-DIPS-2B (Sheet 1) with streetline radii of 9.0m at the intersections with Humberwood Boulevard.
19. The owner shall design and finance the cost of the City installing auxiliary left turn storage lanes along the north and south approaches of Humberwood Boulevard at each of the proposed public road intersections opposite Cinrickbar Drive and Viewgreen Crescent (north intersection). Each auxiliary left turn lane shall be designed to measure 3.0m in width with a minimum storage lane length of 15m and a 45m approach.

Fees, Inspection and Certification

20. The owner shall pay engineering and inspection fees in accordance with the terms and conditions of the standard subdivision agreement.
21. The owner shall submit financial securities in accordance with the terms of the standard subdivision agreement.
22. The owner shall provide a Composite Utility Plan illustrating the location and spacing of proposed utilities and street trees. The plan must be signed off by all the utility companies and the City Urban Forestry Division prior to acceptance of

- the Engineering plans by the Executive Director of Technical Services.
23. The owner's Consulting Engineer shall provide certification to the Executive Director of Technical Services by the Professional Engineer who designed and supervised the construction, that the site servicing facilities have been constructed in accordance with the accepted drawings.
 24. The owner shall prepare the final plan of subdivision incorporating all redlined revisions, drawn in metric units related to the Ontario Co-ordinate System and submit a digital copy of the plan to the Executive Director of Technical Services.

Parkland

25. The owner shall agree to the provision of wording in the subdivision agreement verifying that in Accordance with resolution No. 5, passed by Council at it's meeting of December 1, 1986, "*the owner provide a donation for the Riverwood Village Community Centre [Humberwood Community Centre] in instalments based on a per unit share of @200.00 at the time of registration of each of the three plans (phases) of subdivision.*" The owner has previously submitted an amount based upon 2,800 units within the three plans (phases) of the subdivision. Should the owner exceed 2,800 units, the owner shall be required to contribute an additional \$200/unit.

Airport

26. The owner shall agree to the provision of wording in the subdivision agreement that a warning clause be included in all offers of purchase and sale and rental agreements requiring the owners of the properties to manage food waste so as not to attract birds in the vicinity of the airport, to the satisfaction of the Greater Toronto Airport Authority.

Schools

27. The owner shall erect and maintain signs, to the satisfaction of the Toronto and District School Board, at the points of egress and ingress of the development site advising:

"The Toronto District School Board makes every effort to accommodate students at local schools. However, due to residential growth, sufficient accommodation may not be available for all students. Students may be accommodated in schools outside the area until space in local schools becomes available.

For information regarding designated school(s), please call 416-394-7526."

28. The owner shall agree to the provision of wording in the subdivision agreement requiring that the following warning clauses be included in all offers of purchase and sale and rental agreements of residential units for a period of ten years following registration:

“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.

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 bus at designated locations in or outside of the area.”

29. The owner shall erect and maintain signs, to the satisfaction of the Toronto and District Catholic School Board, at the points of egress and ingress of the development site advising:

“The Toronto Catholic District School Board has plans to accommodate Catholic students from this development. If no Catholic school is located in the area, students will be accommodated in a Catholic school in an adjacent area.

For information regarding Catholic schools serving this development, please contact the TCDSB Planning Department at 416-222-8282, ext 2278, or visit our website at www.tcdsb.org.

Ann Perron
Director of Education”

30. The owner shall agree to the provision of wording in the subdivision agreement requiring that the following warning clauses be included in all offers of purchase and sale and rental agreements of residential units for a period of ten years following registration:

“The Toronto Catholic District School Board has plans to accommodate Catholic students from this development area in a Catholic school. If no Catholic School is located in the development, students will be accommodated in a Catholic school in an adjacent area.

The purchaser or tenant acknowledges that school bus service for students, if required, will be from designated school bus stops located within or outside the development area.”

Utilities

31. The owner shall provide written confirmation from the Canada Post Corporation that the owner has made satisfactory arrangements, financial and otherwise, for the provision of mail services to the subdivision, to the satisfaction of the Chief Planner and Executive Director of City Planning.

32. The owner shall provide written confirmation from a

- communication/telecommunication provider, such as Bell Canada, for the provision of communication/telecommunication services, to the satisfaction of the Chief Planner and Executive Director of City Planning.
33. The owner shall provide written confirmation from Toronto Hydro, for the provision of underground electrical distribution system and street lighting, to the satisfaction of the Chief Planner and Executive Director of City Planning.
 34. The owner shall provide written confirmation from Enbridge Consumers Gas, for the provision of gas services, to the satisfaction of the Chief Planner and Executive Director of City Planning.

Heritage (Archaeological Resources)

35. The owner shall, in the event that deeply buried archaeological remains are encountered on the property during construction activities, notify the Heritage Operations Unit of the Ministry of Culture immediately at 416-314-7146 as well as the City of Toronto, Heritage Preservation Services Unit at 416-338-1096.
36. The owner shall, in the event that human remains are encountered during construction, immediately contact both the Ministry of Culture, and the Registrar or Deputy Registrar of Cemeteries at the Cemeteries Regulation Unit, Ministry of Government Services at 416-326-8404.

Density Incentives

37. The owner shall agree to the provision of wording in the subdivision agreement verifying that pursuant to Section 37 of the Planning Act, the density of residential development is contingent upon the owner of the land, providing a cash contribution of \$750 per unit (\$61,500) for the purpose of a soccer/cricket pitch, a shade structure and/or playground upgrades in Indian Line Park, to the satisfaction of the General Manager of Parks, Forestry and Recreation and the Chief Planner and Executive Director of City Planning.

ADVISORY NOTES

Toronto and Region Conservation Authority

38. The owner shall, prior to the issuance of any building permit or site grading, obtain a permit under Ontario Regulation 166/06 from the Toronto and Region Conservation Authority.

Urban Forestry - Private Tree Protection

39. The provision of tree planting within the abutting public boulevard areas may be a requirement of this application. The owner is advised that where trees are to be planted on city road allowance, the property owner is required to provide a security deposit to cover the cost of; tree planting, maintenance for a period of two years and inspection fees. This deposit will be refunded to the applicant after

a period of two years upon Urban Forestry confirming that the trees have been planted and are in good condition. These requirements will be done to the satisfaction of the Supervisor Forestry, Planning & Protection. The owner should contact Urban Forestry at 416-338-6596 for further details.