

## 50 Page Avenue – Rezoning and Subdivision Applications – Final Report

<b>Date:</b>	June 3, 2011
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 24 – Willowdale
<b>Reference Number:</b>	10 264757 NNY 24 OZ & 10 264766 NNY 24 SB

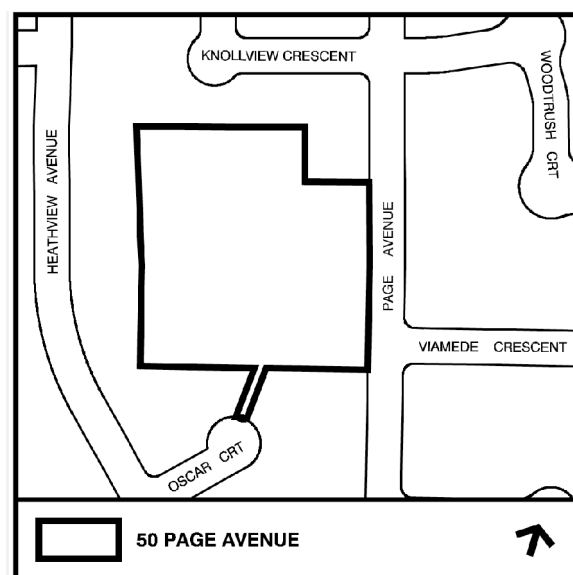
### SUMMARY

This application is for an amendment to the Zoning By-law and approval of a 20 lot subdivision of single detached dwellings, a sales office and a parkette at 50 Page Avenue on a former school site. This report reviews and recommends approval of the application to amend the Zoning By-law and also advises that the Chief Planner intends to approve the Draft Plan of Subdivision.

### RECOMMENDATIONS

**The City Planning Division recommends that:**

1. City Council amend the Zoning By-law for the lands at 50 Page Avenue substantially in accordance with the draft Zoning By-law Amendment contained in Attachment No. 6.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.



3. The Parks and Recreation component of the Development Charges be used to design and construct the Above Base Park Improvements to the park block. The Owner shall receive a development charge credit for the Above Base Park improvements. The development charge credit shall be in an amount that is the lesser of the cost to the owner installing the Above Base Park improvements, as approved by the General Manager, Parks, Forestry and Recreation, and the Parks and Recreation component of the development charges payable for the development in accordance with the City's Development Charge By-law.
4. In accordance with the delegated approval under by-law 229-2000, as amended, City Council be advised that the Chief Planner intends to approve the draft plan of subdivision as generally illustrated on Attachment 1 subject to:
  - a. the conditions as generally listed in Attachment 7, which except as otherwise noted must be fulfilled prior to the release of the plan of subdivision for registration; and
  - b. any such revisions to the proposed subdivision plan or any such additional modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.

### **Financial Impact**

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

### **DECISION HISTORY**

The Toronto District School Board (TDSB) owned the property at 50 Page Avenue and leased the elementary school building to a private school (North Toronto Christian School) for 29 years. The TDSB declared the lands surplus through its "Toronto Lands Corporation". In May 2010 the applicant purchased the school property and filed an application in September 2010 with the City for an infill subdivision of single detached homes. A Preliminary Report was considered by North York Community Council at its meeting of December 10, 2010 which can be found at <http://www.toronto.ca/legdocs/mmis/2011/ny/bgrd/backgroundfile-33985.pdf>

### **ISSUE BACKGROUND**

#### **Proposal**

The proposal is for a 20 lot subdivision of 2 storey single detached homes on a new public street with a 690 m<sup>2</sup> public parkette fronting onto Page Avenue as shown on Attachment 1. The proposed subdivision has access to Page Avenue in the same location as the school's current north driveway. The new access street is a public cul-de-sac that ends within the property. Seventeen of the proposed lots front onto the cul-de-sac and the remaining three lots and the parkette front onto Page Avenue. The maximum height of the homes would be 2 storeys (8.8 metres) and the lot frontages range from 14 metres to 19 metres. The maximum lot coverage is 35% and the three lots fronting onto Page Avenue have a coverage of 32%. The applicant is also requesting a sales office in a model home on the site.

Two mature trees on the Page Avenue frontage will be preserved through increased front yard setbacks, and a third mature tree will be preserved in the proposed parkette. The proposed homes are based on a courtyard design and the elevations and plan view are shown on Attachments 2 and 3. The site has access to the arterial road and transit system being located 440 metres south of Finch Avenue East via Page Avenue.

A 6.6 metre wide lane on the west boundary of the subject property connects the site to Oscar Court. The lane is now owned by the applicant. When the school was operating the lane was open and provided pedestrian access from the school site west to Oscar Court and to Heathview Avenue. The applicant proposes to sell the lane to the adjacent owners, accordingly the plan of subdivision shows the lane abutting the rear yards of two proposed housing lots and does not continue the lane connection. Further statistical information is provided on the Application Data Sheet on Attachment 5.

### **Site and Surrounding Area**

The site is 1.7 hectares (4.2 acres) in area. The existing school building, parking lots and playing fields would be demolished to accommodate the proposed 20 lot subdivision.

The abutting uses include:

North: neighbourhood of single detached homes

East: Page Avenue, neighbourhood of single detached homes and East Don Parkland

South: neighbourhood of single detached homes

West: neighbourhood of single detached homes with the East Don River Tributary ravine beyond

### **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.

City Council's planning decisions are required by the *Planning Act*, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The subject lands are designated *Neighbourhoods* in the Official Plan which are considered to be physically stable areas made of up residential uses in lower scale buildings such as detached houses. The Official Plan also provides for low scale local institutions such as schools. Physical development in *Neighbourhoods* is to be sensitive, gradual and generally fit the existing physical character. New development is to respect and reinforce the general physical patterns in the neighbourhood. This includes physical attributes such as street patterns, block patterns, size and configuration of lots, height, massing and scale of dwellings, building types, setbacks, landscape open space and special landscape or built form features.

The Official Plan provides development criteria for properties in *Neighbourhoods* that differ from the prevailing patterns of lot size, configuration and orientation. Such development is to have heights, massing and scale appropriate for the site and compatible with nearby residential properties. Development is to provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed. Development is to front onto existing or newly created public streets wherever possible, with no gates limiting public access.

Section 3.1 of the Official Plan, Built Environment contains built form and public realm policies for development. Where there are multiple buildings in new development, high quality architecture, landscape and urban design are promoted by the provision of a plan and architectural control guidelines. The plan and guidelines are to set out built form and landscape character on private lands. The plan and guidelines are a condition of subdivision approval and will form part of the subdivision agreement which is registered on title.

## **Zoning**

The former City of North York Zoning By-law (By-law 7625) applies to these lands. The property is zoned R4 which permits single detached dwellings with a minimum frontage of 15 metres, lot area of 550 m<sup>2</sup> and a minimum side yard of 1.8 metres. The maximum permitted lot coverage is 30% and the maximum height is 8.8 metres. Sales offices are not permitted. Zoning By-law 7625 of the former City of North York for the subject property is shown on Attachment 4.

## **Tree Preservation**

Three mature trees; a red oak, a bur oak and a sugar maple are located on the Page Avenue frontage of the property and are to be preserved. The red oak and bur oak are to be preserved by providing a 12 metre front setback for the three houses fronting Page Avenue. The sugar maple, located on Page Avenue at the proposed new street is to be preserved in the parkette.

## **Reasons for Application**

A rezoning and plan of subdivision are required in order to accommodate the infill subdivision of single detached homes on a new public street. The applicant has also requested a sales office in a model home on the site. The combined sales office and model home would be subject to site plan approval.

## **Community Consultation**

A community consultation meeting was held on February 15, 2011 with approximately 60 residents in attendance and was chaired by the local Councillor. Community Planning staff and Transportation Services staff also attended. The following concerns were discussed:

- Parkland dedication – residents supported a parkette as opposed to cash in lieu for parkland requirements
- Lot Coverage – some residents wanted proposed lot coverage reduced to 30% as required in the zoning by-law, particularly the lots which front onto Page Avenue
- Traffic Management – explore the possibility of adding south bound turning restrictions at Page Avenue and Finch Avenue in the a.m. peak
- Disposition of walkway to Oscar Court – some residents prefer this to be kept as a short cut through the neighbourhood while others cited issues of dog waste, litter and safety
- School Drop Off and Pick Up – residents asked if this will continue on site and if not where will this function be re-located

## **Agency Circulation**

These applications were 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**

### **Provincial Policy Statement and Provincial Plans**

The proposal is consistent with the Provincial Policy Statement and conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. Both the PPS and the Growth Plan encourage intensification and redevelopment in urban areas which provides a healthy, liveable and safe community, in this case by making efficient use of a site that is no longer required for public use.

## Land Use

The Official Plan recognizes that this property, which is designated *Neighbourhoods*, can be used for residential purposes. The proposed building type; single detached houses, conforms to the uses permitted in the *Neighbourhoods* designation.

Policy 4.1.5 requires that new development in established neighbourhoods respect and reinforce the existing physical character of the neighbourhood. This includes street and block patterns, size and configuration of lots, height, massing and scale of dwellings, setbacks and landscaped open space.

The proposed development maintains the lot and road characteristics established in the adjacent residential community. The average lot area in the proposed development is 650 m<sup>2</sup> and the average lot area in the neighbourhood is approximately 560 m<sup>2</sup>. The minimum lot area requirement in the zoning by-law is 550 m<sup>2</sup>. The lot frontages in the proposed development range from 13.7 metres to 20 metres with the average lot frontage at 15.8 metres. Lot frontages in the neighbourhood are generally between 16 and 18 metres. The minimum lot frontage requirement in the zoning by-law is 15 metres. The lot characteristics of the proposed development are compatible with the surrounding neighbourhood and meet this policy of the Official Plan.

There are other cul-de-sacs in the community, one being Oscar Court immediately to the south. In the proposed development most of the lots front onto a new cul-de-sac and due to the “L” shape of the road many are pie shaped, to varying degrees. The pie shaped lots are acceptable as they are interior to the development and have a ‘back to back’ relationship with the abutting lots on Oscar Court, Heathview Avenue and Knollview Crescent. The three lots that front onto Page Avenue reflect the area, frontage and orientation of the neighbouring lots that front onto Page Avenue and the other local streets.

The neighbourhood context is dwellings of one and two storeys with many split level residences. There are mature trees and the front yards are well landscaped. The proposed two storey homes are limited to 8.8 metres in height in order to maintain a low profile. While the height has been limited, the footprint of some of the units results in a larger lot coverage than is permitted in the zoning by-law. Lot coverage varies from 27% to 35% whereas 30% is permitted in the zoning by-law. In this case, the height of homes would have more impact on the neighbourhood’s present character than the coverage of the site because the character of the area is tied to a low rise profile. The increase in lot coverage has little or no impact on the streetscape. The three homes that front onto Page Avenue will have a lot coverage of 32%.

Policy 4.1.9 of the Official Plan provides that development on properties that differ from the prevailing patterns of lot size, configuration and orientation is to have height, massing and scale that is appropriate for the site and compatible with nearby residential properties. Development is to provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed.

The proposed development is compatible with adjacent development in terms of height, massing and scale. The development provides adequate privacy with the majority of lots having a back to back relationship to adjoining lots and the remaining lots being interior to the subdivision and only one lot (Lot 1) siding onto an existing home. The applicant's shadow diagrams have been reviewed and indicate acceptable impacts.

The applicant has requested a sales office in combination with a model home on the site and the draft zoning by-law contained in Attachment 6 provides for this use.

### **Architectural Control Guidelines**

The applicant has prepared a Plan and Architectural Control Guidelines which guide the layout of the lot and block plan, the public realm including streets and parks, building siting and massing, elevations, landscaping, fences, garages, driveways and sidewalks. The lot and street layout reflects the pattern in the surrounding neighbourhood. The design and amenity within the public realm which includes the parkette, sidewalk and tree planting will be of a high quality. The homes on Lots 1 to 3 which face Page Avenue will take their cue in form and colour from the surrounding residential area. Trees and understorey planting are provided in the front landscape setback to soften the building edge and provide seasonal landscape emphasis, especially at view terminus dwellings. The Guidelines provide for porches, that there should be no more than six risers above grade to reflect typical front elevations in the neighbourhood and that there should be no more than 50% of the lots with a garage that projects in front of the main building façade. The use of high quality sustainable materials will be selected to clad and provide character to the dwellings. The Architectural Control Guidelines and Plan are secured as a condition of subdivision approval.

### **Traffic Impact and Access**

The applicant has submitted a Traffic Impact Study which indicates that the additional trips generated by this development can be accommodated without significant impact on the road network and to local traffic in this area. It is noted that more traffic was generated when the school was in operation with trips generated by school staff and parents dropping off and picking up pupils.

As indicated in the community consultation section of this report residents asked that the possibility of adding south bound turning restrictions at Page Avenue and Finch Avenue in the a.m. peak be explored. Transportation Services staff will undertake traffic counts this summer at both Page Avenue and Heathview Avenue and conduct a survey of residents on this matter.

In the past, the school site provided a location for pick up and drop off of neighbourhood children being bused to other schools. Some residents inquired whether the redeveloped site could continue this function, and if not, where would pick up and drop off occur. The school board has indicated that pick up and drop off will not continue on this site.

## **Open Space/Parkland**

The proposed subdivision contains a 690 m<sup>2</sup> parkette which fronts onto Page Avenue at the subdivision access street which makes the park highly visible and provides good access for area residents. The lot, identified as Block 24, is one of the larger lots in the proposed subdivision and fulfils almost all of the parkland dedication requirement of 865 m<sup>2</sup>. The proposed size at 690 m<sup>2</sup> provides sufficient space for seating, landscaping and play equipment. The remaining portion, 174 m<sup>2</sup> is to be provided as cash-in-lieu.

The development charge credit shall be in an amount that is the lesser of the cost to the owner installing the Above Base Park improvements, as approved by the General Manager, Parks, Forestry and Recreation, and the Parks and Recreation component of the development charges payable for the development in accordance with the City's Development Charge By-law.

The applicant has offered to provide an additional \$150,000 to Parks Recreation and Forestry to fund upgrades for the parkette on the subject lands which are to include; play equipment, a walkway and seating. This amount will be secured for this purpose as a condition of draft plan of subdivision approval.

As noted previously there are differing community views on the future disposition of an existing 6.6 metre wide paved walkway connecting the subject site to Oscar Court. Under the proposed development there would be no access to the walkway through the new subdivision and the applicant is proposing to offer it for sale to the abutting owners. City staff support the proposal to close and sell the existing walkway. In the event the walkway is not sold to the adjacent owners there is a requirement that the applicant landscape and maintain the walkway, and this requirement is secured as a condition of subdivision approval.

## **Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features will be secured through the Subdivision Agreement and includes Construction Activity and Stormwater Retention.



## **Development Charges**

It is estimated the development charges for this project will be \$280,500. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

## **CONTACT**

Lynn Poole, Senior Planner  
Tel. No. (416) 395-7136  
Fax No. (416) 395-7155  
E-mail: lpoule@toronto.ca

## **SIGNATURE**

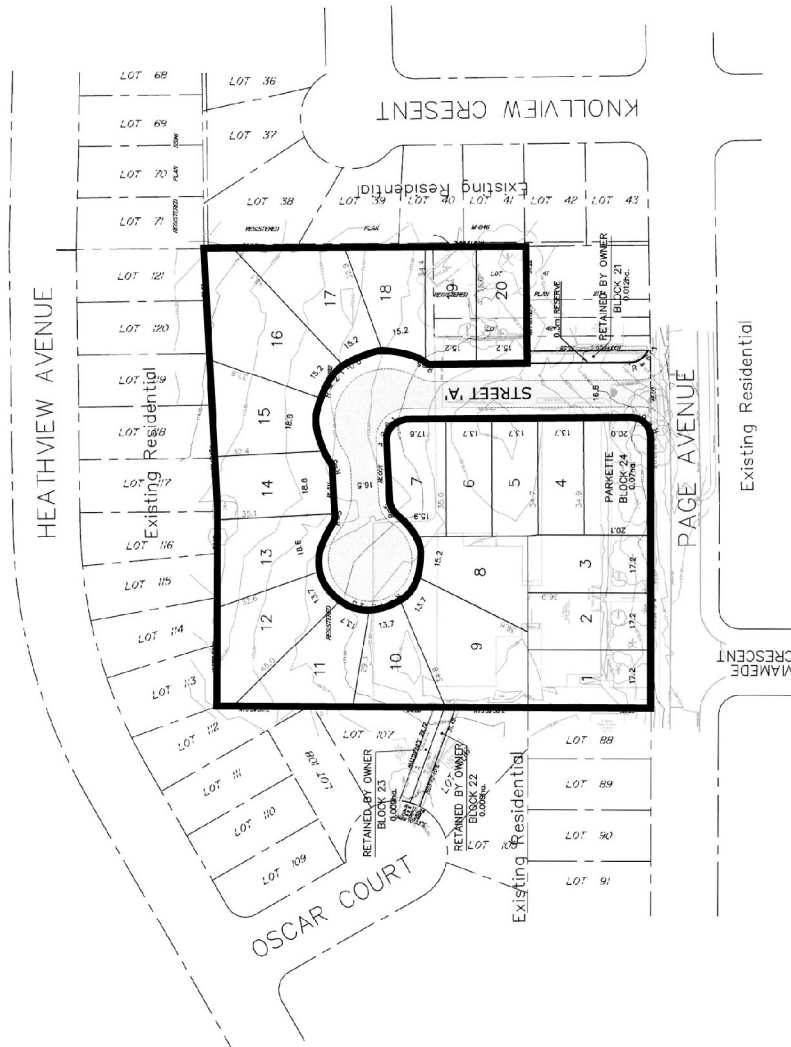
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Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Draft Plan of Subdivision  
Attachment 2: Elevations  
Attachment 3: Courtyard Sketch  
Attachment 4: Former North York Zoning By-law 7625  
Attachment 5: Application Data Sheet  
Attachment 6: Draft Zoning By-law Amendment- former North York Zoning By-law  
Attachment 7: Conditions of Draft Plan of Subdivision

# Attachment 1: Draft Plan of Subdivision



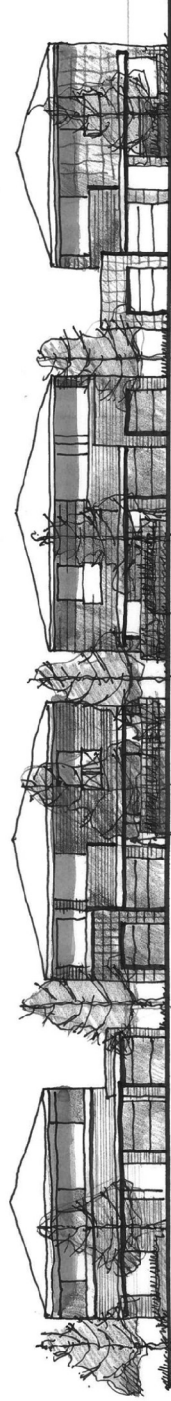
50 Page Avenue

Plan of Subdivision  
Applicant's Submitted Drawing

Not to Scale  
04/26/2011

File # 10\_267757

## Attachment 2: Elevations



Front Elevations

### Elevations

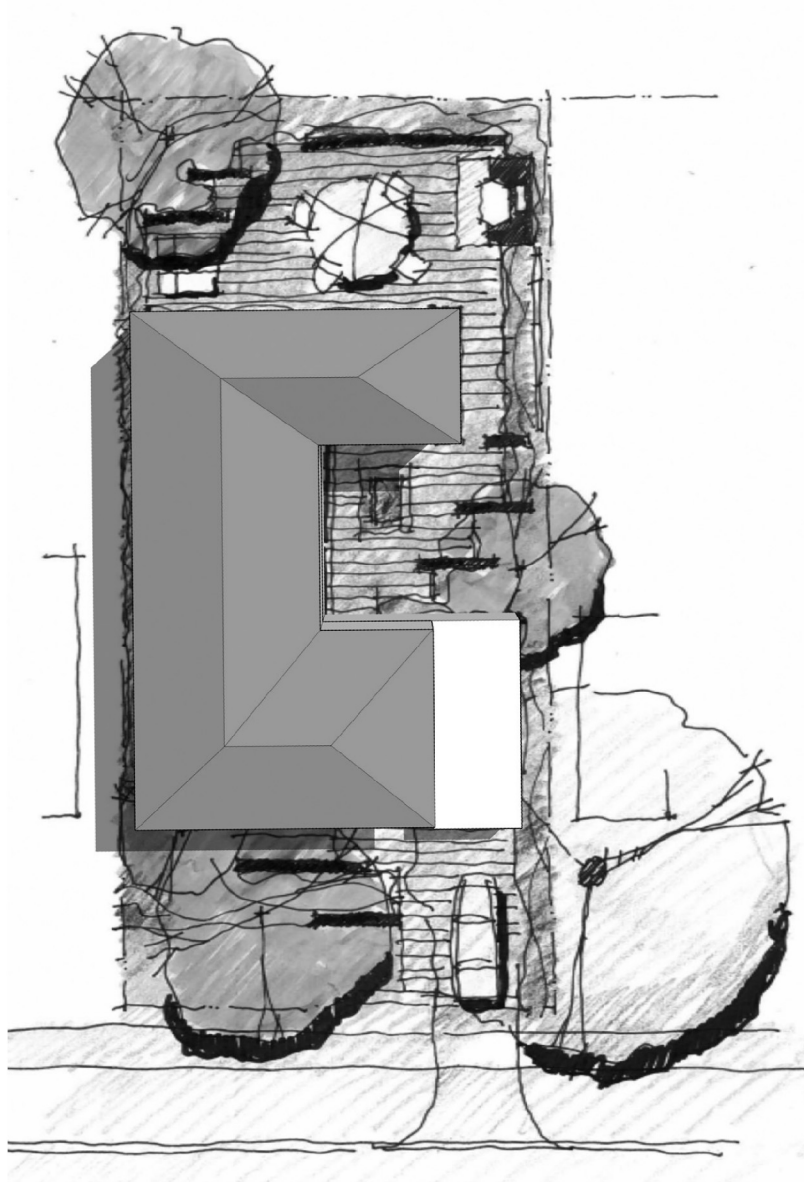
Applicant's Submitted Drawing

Not to Scale  
11/10/2010

50 Page Avenue

File # 10\_264757 & 10\_264766

### Attachment 3: Courtyard Sketch



COURTYARD SKETCH

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**Elevation**

Applicant's Submitted Drawing

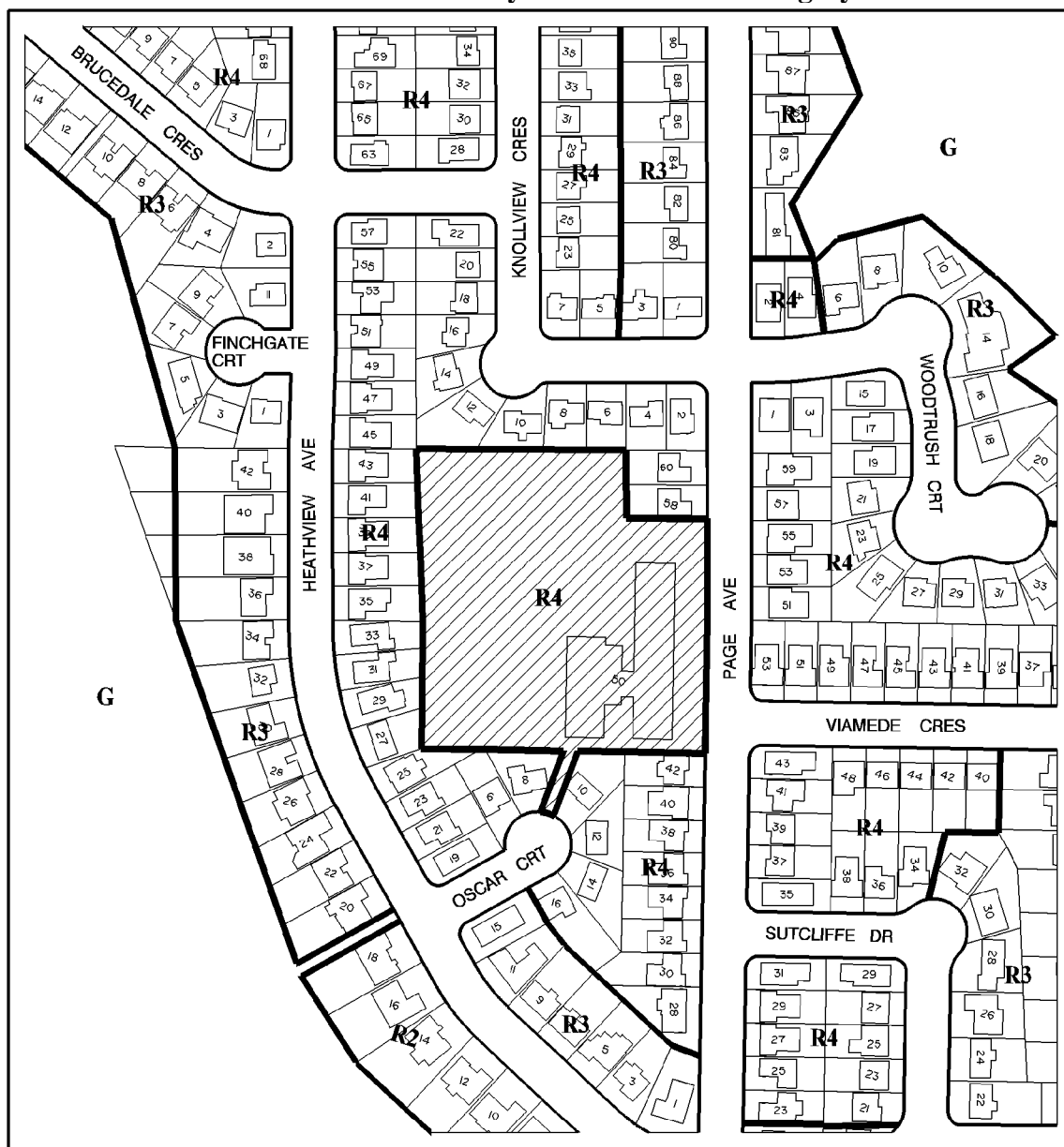
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**50 Page Avenue**

File # 10\_264757 & 10\_264766

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# Attachment 4: former City of North York Zoning By-law



**Toronto** City Planning  
Zoning

50 Page Avenue  
File # 10\_264757 & 10\_264766

R2 One-Family Detached Dwelling Second Density Zone  
R3 One-Family Detached Dwelling Third Density Zone  
R4 One-Family Detached Dwelling Fourth Density Zone

G Greenbelt Zone

↑  
Not to Scale  
Zoning By-law 7625  
Extracted 10/13/2010

## Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	10 264757 NNY 24 OZ & 10 264766 NNY 24 SB
Details	Rezoning, Standard Subdivision Approval	Application Date:	September 24, 2010

Municipal Address:	50 PAGE AVENUE
Location Description:	PLAN 5482 PTBLK A **GRID N2405
Project Description:	Proposed 20 single detached residential lots on a former private school site.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
ANDY MARGARITIS Sorbara Group			ORCHARD RIDGE (HEATHVIEW) G.P. INC.

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	n/a
Zoning:	R4 (NY zoning by-law)	Historical Status:	none
Height Limit (m):	8.8	Site Plan Control Area:	n/a

### PROJECT INFORMATION

Site Area (sq. m):	17308	Height:	Storeys:	2
Frontage (m):	107		Metres:	8.8
Depth (m):	129			
Total Ground Floor Area (sq. m):	3864			
Total Residential GFA (sq. m):	7899			
Total Non-Residential GFA (sq. m):	0			
Total GFA (sq. m):	7899			
Lot Coverage :	35%			

### DWELLING UNITS

Tenure Type:	
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	20
Total Units:	20

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Lynn Poole, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 395-7136</b>

**Attachment 6: Draft Zoning By-law Amendment – former North York Zoning By-law**

Authority: North York Community Council Item No. as adopted by City of Toronto  
Council on , 2011.  
Enacted by Council: ~, 2011

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-2011**

**To amend former City of North York By-law 7625 in respect of lands  
municipally known as 50 Page Avenue**

WHEREAS authority is given to Council by Sections 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*; and,

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

1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.13 of By-law No. 7625 of the former City of North York is amended by adding the following new subsection:

**“64.13-(100) R4 (100)**

**PERMITTED USE**

- (a) Sales Office

In addition to the uses permitted in the One-Family Detached Dwelling Fourth Density Zone (R4), a sales office in combination with a model home shall be permitted on the lands shown on Schedule 1 to this by-law. The sales office shall be limited to selling homes only on the lands shown on Schedule 1 to this by-law.

## **EXCEPTION REGULATIONS**

(b) Dwelling Units

There shall be one single family dwelling per lot on the registered plan of subdivision.

(c) Lot Coverage

The maximum lot coverage of Lots 1 to 3 shall be 32% and the maximum lot coverage of Lots 4 to 20 shall be 35% as shown on Schedule R4(100).

(d) Lot Area

The minimum lot area for dwellings shall be 475 m<sup>2</sup>.

(e) Frontage

The minimum lot frontage of Lots 4 to 20 shall be 13.7 metres and the minimum lot frontage of Lots 1 to 3 shall be 17.2 metres as shown on Schedule R4(100).

(f) Yard Setbacks

(i) Front Yard: minimum 6 metres except that for Lots 1 to 3 the minimum front yard setback shall be 12 metres

(ii) Side Yard: minimum 1.2 metres on each side except that for Lots 1 to 3 the minimum side yard setback shall be 1.8 metres

(iii) Rear Yard: minimum 7.5 metres

(g) Length of Dwelling

The maximum length of a dwelling shall be 23.5 metres measured from the minimum front yard setback.

(h) Division of Lands

Notwithstanding any severance or division of the lands subject to this exception, the regulations of this exception shall continue to apply to the whole of the lands.

3. Section 64.13(100) of By-law 7625 is amended by adding Schedule R4 (100) attached to this By-law. Block 24 on the registered plan of subdivision is to be used for park purposes only.



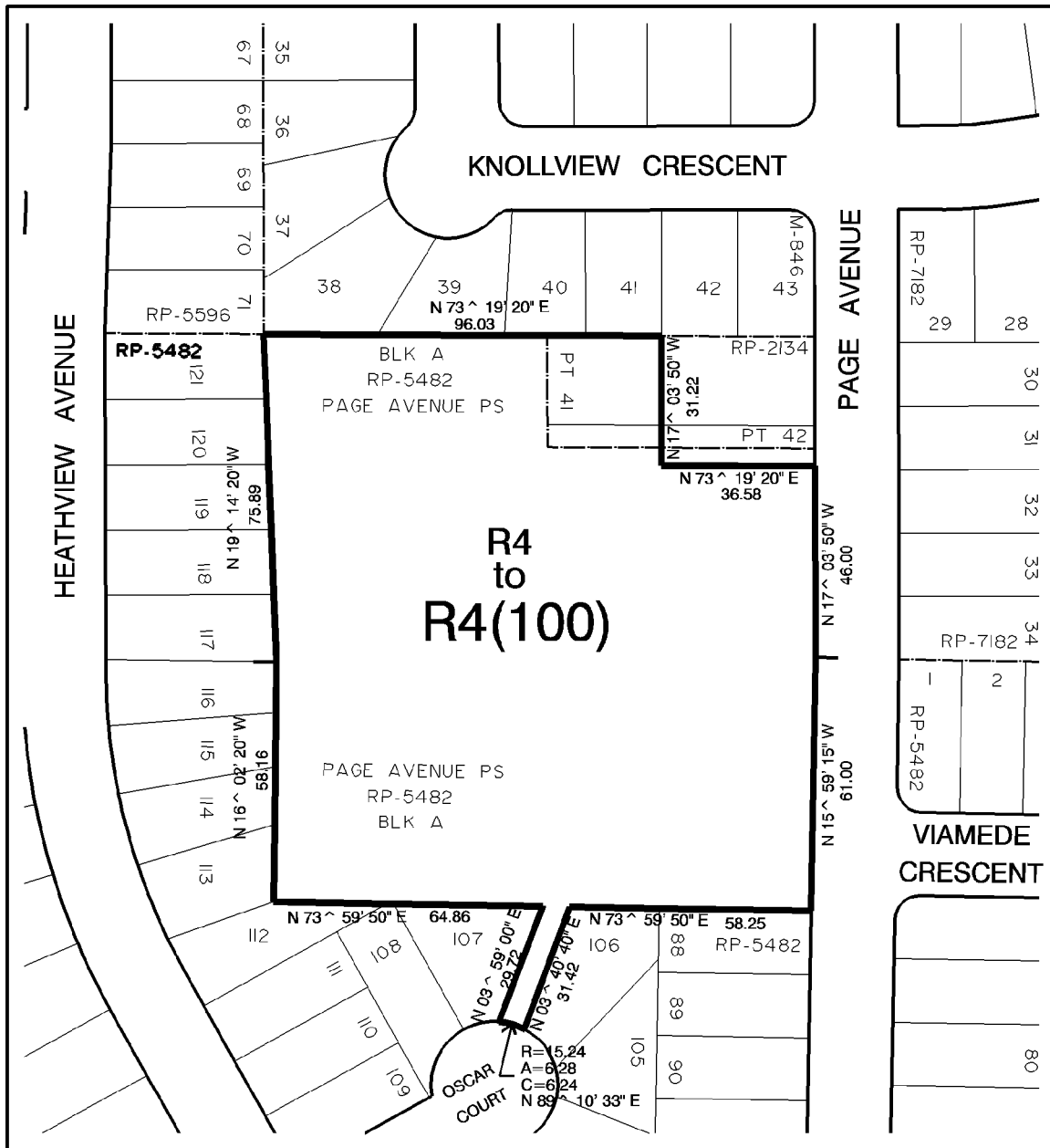
4. Within the lands shown on Schedule "1" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed 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.

ENACTED AND PASSED this ~ day of ~, A.D. 2011.

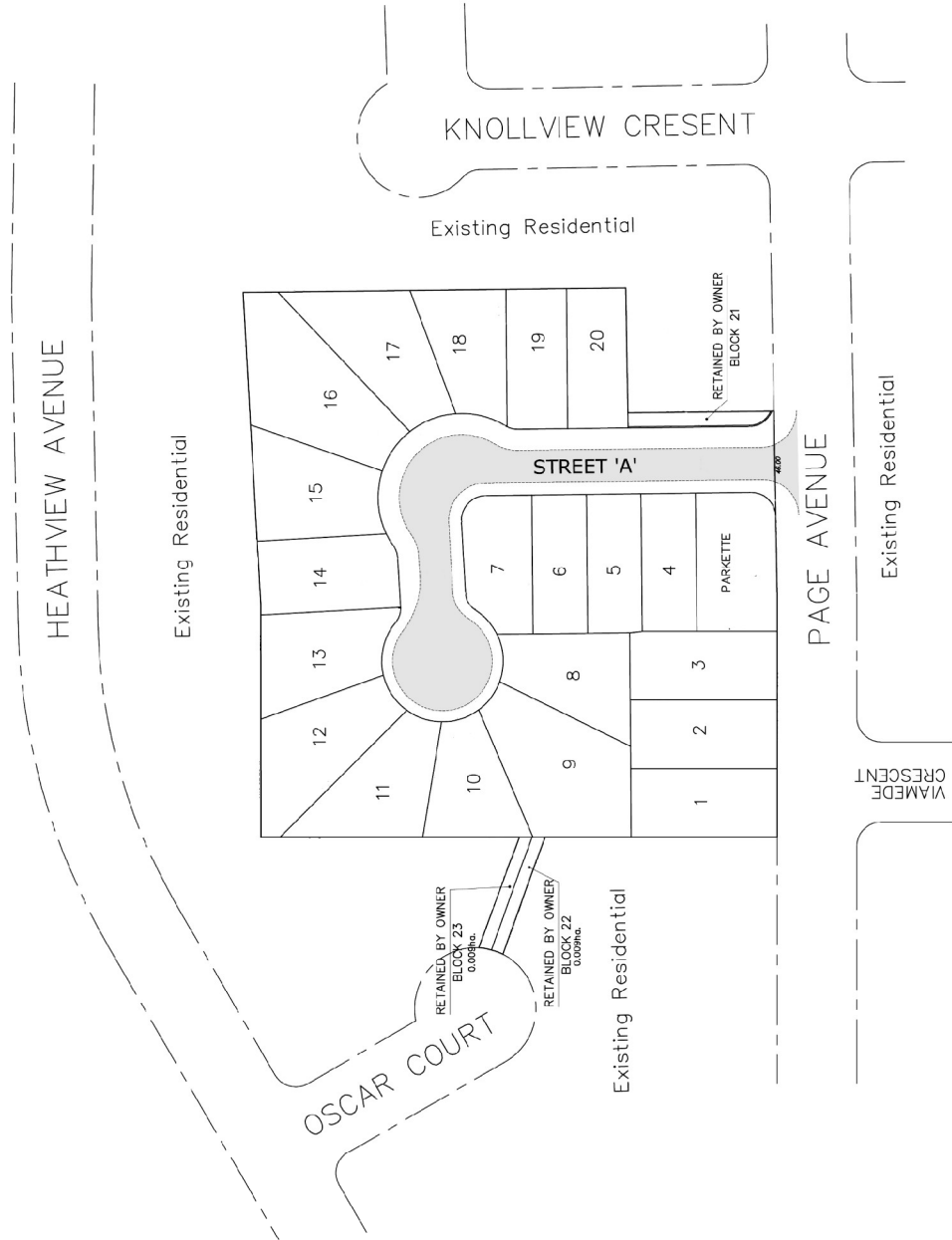
ROB FORD,  
Mayor

(Corporate Seal)

ULLI S. WATKISS,  
City Clerk



# Schedule R4 (100)



R4(100)

Applicant's Submitted Drawing

Not to Scale  
05/02/2011



50 Page Avenue

File # 10\_267757

## **Attachment 7: Conditions of Draft Plan of Subdivision Approval**

1. The Owner shall enter into the City's standard subdivision agreement and satisfy all pre-registration conditions.
2. The Official Plan land use designations and zoning implementing the Official Plan are in full force and effect.
3. The approval of this plan of subdivision will lapse if the subdivision is not registered within 3 years of the date of draft plan approval.
4. Dedicate all roads and corner roundings shown on the plan.
5. Convey to the City the 0.3metre (one foot) reserve shown on the plan.
6. Convey all necessary easements to the City.
7. Convey Block 24 to the City for park purposes.
8. 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 (respective division) in consultation with the City Solicitor.
9. Submit a draft Reference Plan of Survey to the Executive Director of Technical Services, for review and approval, prior to depositing it in the Land Registry Office. The reference plan should:
  - (a) be in metric units and integrated to the 1983 North American Datum (Canadian Spatial Reference System) and the 3 degree Modified Transverse Mercator Projection);
  - (b) delineate by separate PARTS the lands to be conveyed to the City, the remainder of the site and any appurtenant rights-of-way and easements; and,
  - (c) show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan.

10. Pay all costs for preparation and registration of reference plan(s).
11. If the laneway identified as Block 22 and Block 23 on the draft plan of subdivision is not sold to the adjacent property owners at 8 and 10 Oscar Court, the Owner will enter into an agreement to the satisfaction of the City Solicitor which requires that the laneway lands be landscaped and maintained in perpetuity.
12. Apply storm water management techniques in the development of this subdivision to the satisfaction of Technical Services.
13. 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 the submission of a Record of Site Condition (RSC).
14. Pay engineering and inspection fees in accordance with the terms and conditions of the standard subdivision agreement.
15. Submit financial security in accordance with the terms of the standard subdivision agreement.
16. 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.
17. Pay property taxes for the current taxation year.
18. The applicant shall comply with the conditions contained in the Canada Post letter dated November 9, 2010.
19. The Applicant shall satisfy the requirements and conditions as contained in the Technical Services Division, North York District memorandums dated November 10, 2010 and April 29, 2011.
20. The Applicant shall satisfy the requirements and conditions as contained in the Parks, Forestry and Recreation memorandums dated November 8, 2010 (Urban Forestry) and May 5, 2011 (Parks Development and Capital Applications).
21. The Applicant shall provide \$150,000 to Parks Forestry and Recreation for the cost of above base park improvements for the parkette on Block 24 of the draft plan of subdivision.

22. At the time of each building permit submission, or grouping of building permit submissions, Hunt Design Associates Inc. shall provide a letter to the Building Division confirming that the lot(s) subject to the building permit submission(s) complies with the report entitled 'Urban Design Guidelines 50 Page Avenue, Toronto' prepared by Hunt Design Associates Inc. dated May 2011.
23. The Owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009 through the adoption of PG32.3 of the Planning and Growth Committee.

