

**24 Massie Street – Rezoning & Draft Plan of Subdivision Applications – Final Report**

<b>Date:</b>	March 14, 2011
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 42 – Scarborough-Rouge River
<b>Reference Number:</b>	10 192846 ESC 42 OZ, 10 192867 ESC 42 SB

**SUMMARY**

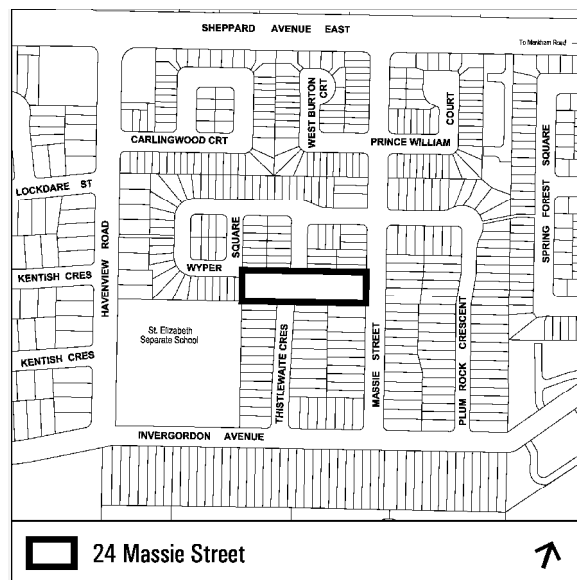
These applications were made after January 1, 2007 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

These applications propose to amend the existing zoning to permit 3 detached and 12 semi-detached residential units in a subdivision with a public road as shown on the draft plan of subdivision, at 24 Massie Street.

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.

This report also advises that the Chief Planner intends to approve the draft plan of subdivision.



## RECOMMENDATIONS

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### **The City Planning Division recommends that:**

1. City Council amend Zoning By-law No. 12181 for the Malvern West Community for the lands at 24 Massie Street substantially in accordance with the draft zoning by-law amendment attached as Attachment No. 6.
2. City Council amend the City of Toronto Zoning By-law No. 1156-2010 for the lands at 24 Massie Street substantially in accordance with the draft zoning by-law amendment attached as Attachment No.7.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendments as may be required.
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 No. 1 subject to:
  - a. the conditions as generally listed in Attachment No. 8, which except as otherwise noted must be fulfilled prior to the release of the plan of subdivision for registration;
  - 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; and
  - c. draft plan approval not being issued until the necessary zoning by-laws are in full force and effect.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

On May 25, 2006, Council approved a rezoning and subdivision application on the abutting lands to the north at 30 Massie Street. This project contained a total of 77 two and three-storey, detached residential units along with a new public road. The project has been constructed and is occupied. The related staff report can be found at <http://www.toronto.ca/legdocs/2006/agendas/committees/sc/sc060509/it027.pdf>

## **ISSUE BACKGROUND**

### **Proposal**

On June 9, 2010 Murray Evans, on behalf of Centreville Development (Massie) Corp. submitted applications to permit a residential development located at 24 Massie Street. The applicant proposes to amend the zoning by-law and obtain draft subdivision approval for 3 detached and 12 semi-detached dwelling units. (See Attachment No.1 : Draft Plan of Subdivision).

The draft plan of subdivision application for this 0.4 hectare (1.0 acre) site proposes the creation of 9 lots for detached and semi-detached residential dwellings and an extension/connection of a 16.5-metre road allowance (Thistlewaite Cres.). This plan of subdivision will connect the two sections of Thistlewaite Crescent to create a continuous street from Wyper Square to Invergordon Avenue.

The applicant has submitted a rezoning application to amend the existing zoning to permit single and semi-detached residential units (Attachment No. 1). The proposed lot frontages on the extension of Thistlewaite Crescent and Massie Street are 7.5 metres (24.6 feet) wide for single detached homes and 12.34 metres (40.5 feet) wide for semi-detached homes. The proposed lot depths range from 30.2 metres (99 feet) to 46.5 metres (152.6 feet). The proposed three-storey dwelling units will have integral garages and will range in size from 180 square metres (1,960 square feet) to 279 square metres (3,000 square feet). If approved, the applicant has indicated their intent to apply for part lot control to further subdivide the 6 larger lots to allow for semi-detached units.

### **Site and Surrounding Area**

The site is approximately 4,055 square metres (1.0 acre) in size with 32 metres (105 feet) of frontage on Massie Street. The site is generally flat and rectangular in shape. Presently, there is a single detached residential dwelling on the lands and a number of mature trees throughout the site.

East: detached residential uses, zoned as Two Family Residential (T)  
West: detached residential uses, zoned as Single Family Residential (S)  
North: 2 and 3-storey detached residential uses, zoned as Single Family Residential (S)  
South: 2-storey detached and linked residential uses, zoned as Two Family Residential (T)  
Southwest: St. Elizabeth Seton Catholic School zoned as School Zone (SC)

### **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.

## **Official Plan**

The site is designated as Neighbourhoods in the Official Plan. Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached and semi-detached houses, duplexes, triplexes, townhouses and interspersed walk-up apartments. Parks, local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for.

Policy 4.1.5 states that development in established Neighbourhoods will respect and reinforce the physical patterns and character of the neighbourhood, with particular regard to: patterns of streets; size and configuration of lots; heights, massing, scale and dwelling type of nearby residential properties; prevailing building types; and prevailing patterns of rear and side yard setbacks and landscaped open space.

Zoning by-laws will contain numerical site standards for matters such as building height, lot depths and frontages, building setbacks from lot lines and any other performance standards to ensure that new development will be compatible with the physical character of established residential neighbourhoods.

## **Zoning**

The Malvern West Community Zoning By-law No. 12181, governs the land use and performance standards on the subject lands. The subject lands are zoned Single-Family Residential (S) Zone. Permitted uses in the Single-Family Residential Zone include correctional group homes, group homes, and single family dwellings. The subject lands need to be rezoned to permit the proposed development.

At its meeting of August 25-27, 2010, City Council adopted a new harmonized zoning by-law for the City of Toronto. By-law 1156-2010 has been appealed in its entirety and is now before the Ontario Municipal Board. No hearing dates have been set. While the by-law is under appeal, the provisions of both the former zoning by-law and the new zoning by-law are in effect for sites that are subject to Zoning By-law Number 1156-2010.

Within the new zoning by-law, 24 Massie Street is identified as Residential Detached, RD(x332) which permits 1 single detached residential dwelling only. In addition to the proposed amendment to the Malvern West Community By-law No. 12181, as amended, staff are also recommending a site specific exception (Exception RSx335) to the new Zoning By-law No. 1156-2010 to reflect the same permissions contemplated through approval of the proposed amendments to the Malvern West Community By-law No. 12181.

## **Site Plan Control**

The subject lands are not subject to site plan control. Appropriate development standards, road configuration and building siting will be determined through the rezoning process.

## **Reasons for Application**

A draft plan of subdivision is required to create the lots and municipal road. A zoning amendment is required to permit semi-detached residential units and to create appropriate performance standards to regulate matters including setbacks, coverage, lot sizes and height for all new lots.

## **Community Consultation**

Two community consultation meetings were held. A community meeting on August 31, 2010, and an information meeting on January 18, 2011. The meetings were attended by the Ward Councillor, the owner and their representatives, Community Planning staff and approximately 25 residents at the first meeting and 12 residents at the second meeting. Concerns where raised related to:

- increase in vehicular traffic
- pedestrian safety resulting from increased traffic
- preference for all detached units
- height of proposed units
- desire to have comparable side yard setbacks with those of existing homes
- objection to extend Thistlewaite Crescent
- loss of trees
- perceived increase in vandalism

## **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 of subdivision approval.

## **COMMENTS**

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

The proposal is consistent with the PPS. It will provide for an efficient development pattern and use of land and utilize cost-effective development standards to minimize land consumption and servicing costs. It will add to the City's supply and diversity of housing opportunities, and will utilize public infrastructure and services efficiently.

For the same reasons the proposal conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

## **Land Use**

The area is characterized by 1-3 storey single and semi-detached residential houses (linked homes) on lots with frontages ranging from 7.6 metres (25 feet) to 11.5 metres (38 feet) and depths generally ranging from 30 metres (100 feet) to 40 metres (131 feet). The proposed detached and semi-detached residential homes on lot widths ranging from 7.5 metres to 12.34 metres serviced by Massie Street and an extension of Thistlewaite Crescent meets the intent of the City's official plan policies for this site.

## **Height, Massing, Lot Size**

Infill residential development must respect the character of the surrounding area. The residents expressed the desire to ensure that the development was compatible with the lot sizes, frontages, setbacks, and heights in the surrounding area.

The proposed built form (singles and semi-detached units), with maximum heights of 10.5 metres, rear yard setbacks in excess of 7.5 metres and 0.6 metre side yard setbacks are comparable to the existing built form and zoning permissions in the surrounding neighbourhood, which is comprised of single and semi-detached houses ranging from 1-3 storeys in height. Proposed lot areas range from 182 to 361 square metres, whereas existing nearby lot areas generally range from 180 to 530 square metres.

Planning staff are satisfied that the proposal is compatible with the character of the surrounding neighbourhood and that the draft plan of subdivision is acceptable.

## **Traffic Impact and Parking**

Residents expressed concern about traffic impacts of the proposal on existing traffic conditions. Transportation Planning staff are satisfied that the scale of development proposed does not warrant a traffic impact analysis and that the proposal will not adversely affect the surrounding road network.

In regard to parking, an enclosed garage is proposed for each dwelling unit within the plan. The draft zoning by-law also requires that the garage be setback a minimum of 6 metres from the street line. This will enable additional parking for a second vehicle in front of the garage.

## **Servicing**

A Functional Servicing Report has been submitted in support of the application. The Technical Services Division reviewed and accepted the report. Other technical matters will be dealt with through proposed conditions of draft plan of subdivision approval.

## **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.43 to 0.79 hectares of local parkland per 1,000 people.

The site is in the second lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Alternative Parkland Dedication By-law 1420-2007.

The owner has applied to rezone the above-noted property to permit 3 new single and 12 semi-detached units for a total count of 15 units within a net site area of 0.3457 hectares (3,457 square metres). At the alternative rate of 0.4 hectares per 300 units specified in By-law 1420-2007, the parkland dedication would be 0.0213 hectares (213 square metres), which equates to 6.1% of the site.

The parkland dedication for the subject site is too small to be functional. The applicant is required to satisfy the parkland dedication through a cash-in-lieu payment. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit. This parkland payment is required under Section 42 of the Planning Act, and is required as a condition of the building permit application process.

### **Streetscape**

The proposed subdivision plan provides for a contextually appropriate streetscape with a new public street lined with single-detached and semi-detached residential lots. The proposed lots are compatible with the uses and built form in the surrounding neighbourhood and will meet the City's minimum front yard setback of 6 metres. The street right-of-way will meet city standards to provide for adequate room for street trees, boulevard landscaping, and a municipal sidewalk.

### **Tree Preservation and Plantings**

An arborist report and related plans have been submitted in support of this application. There are a total of 16 private trees on the site that are protected under the Private Tree By-law, of which a total of 3 trees are intended to be preserved. Urban Forestry staff has reviewed the plans and have indicated that a permit to destroy trees is required for the remaining 13 trees. These trees vary in size and condition and cannot be preserved due to their location within the future public road and proposed location of the houses. A minimum of 3 replacement trees are required for every tree included in the application to be destroyed or injured.

There is also 1 protected street tree which is proposed to be removed due to its location within the future public road. The applicant will be required to replace this tree.

Proposed plantings include 10 new street trees along Thistlewaite Crescent, 3 new street trees on Massie Street, and 36 trees on the proposed lots. The applicant proposes to provide cash-in-lieu value for 28 replacement trees to the City.

### **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. The Toronto Green Standard Checklist indicates that the applicant will meet the Tier 1 compliance level through the approval process. Performance measures include, but are not limited to, construction activity, stormwater retention, and the provision of cool roofing materials, and will be secured through the subdivision approval process.

### **Development Charges**

It is estimated that the development charges for this project will be \$210,375.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

### **CONTACT**

Michael Mestyan, Senior Planner  
Tel. No. 416-396-7026  
Fax No. 416-396-4265  
E-mail: mmestyan@toronto.ca

### **SIGNATURE**

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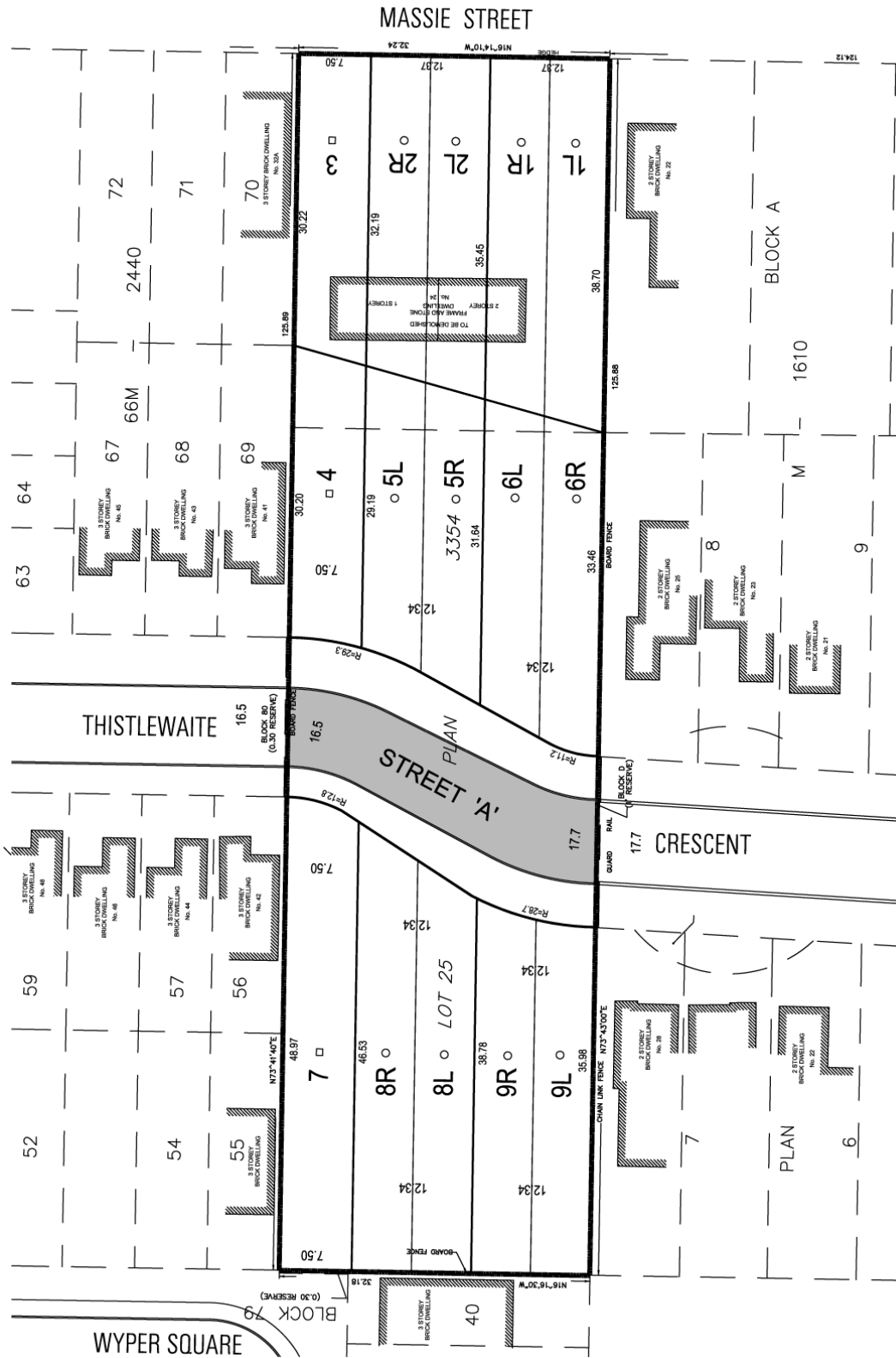
Raymond David, Director  
Community Planning, Scarborough District

### **ATTACHMENTS**

- Attachment 1: Draft Plan of Subdivision
- Attachment 2: Elevations
- Attachment 3: Zoning-Malvern West By-law No. 12181
- Attachment 4: Zoning-City of Toronto By-law No. 1156-2010
- Attachment 5: Application Data Sheet
- Attachment 6: Draft Zoning By-law Amendment - Malvern West By-law No. 12181
- Attachment 7: Draft Zoning By-law Amendment - City of Toronto By-law No. 1156-2010
- Attachment 8: Conditions of Draft Plan of Subdivision



Attachment 1: Draft Plan of Subdivision



24 Massie Street

Site Plan  
Applicant's Submitted Drawing

File # 10 192846 ESC 42 0Z

Not to Scale  
02/07/11

## Attachment 2: Elevations



### Elevations

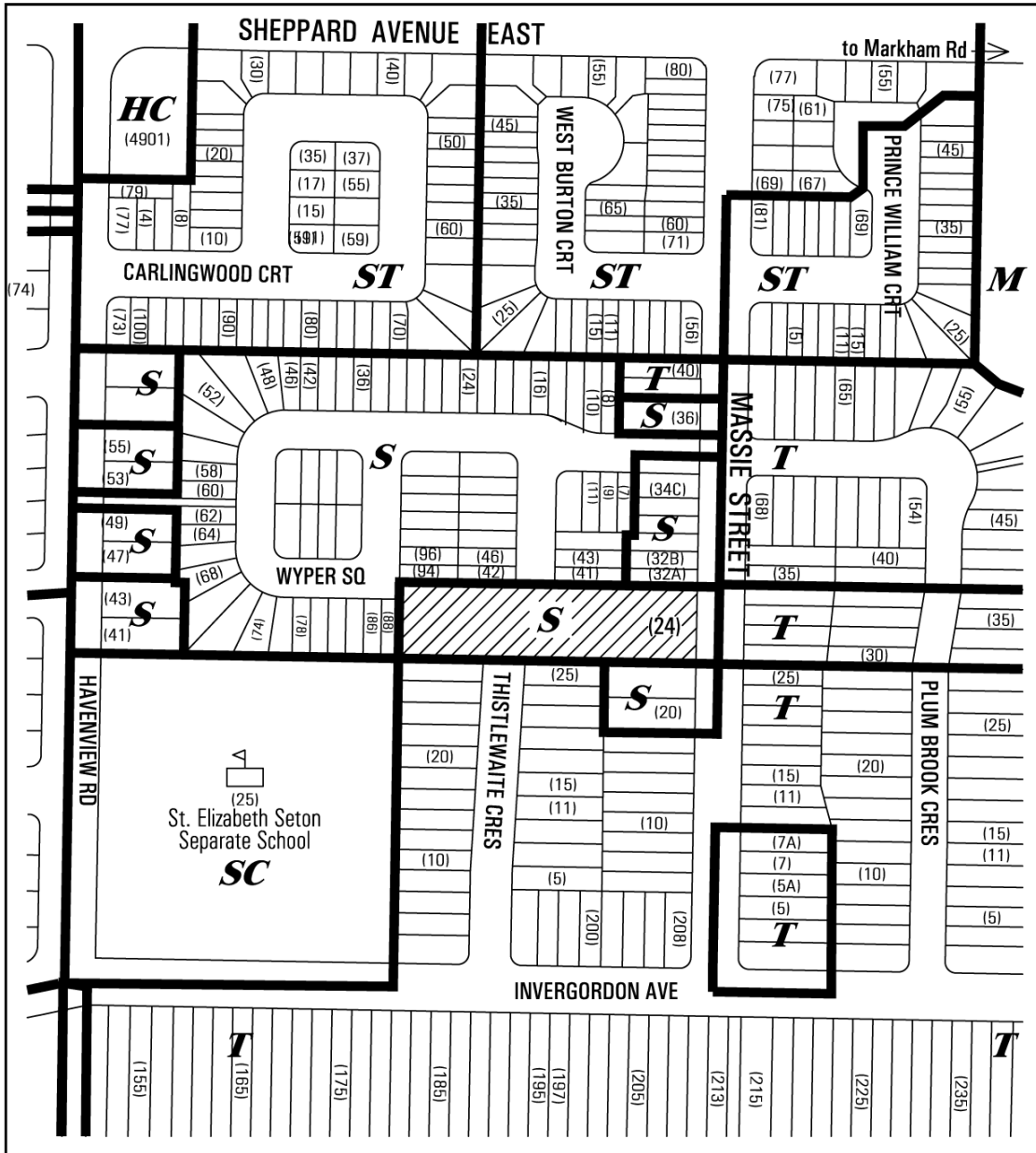
Applicant's Submitted Drawing

Not to Scale  
02/07/11

24 Massie Street

File # 10 192846 ESC 42 OZ

Attachment 3: Existing Malvern West Zoning By-law No.12181



**TORONTO** City Planning  
Division  
**Zoning**

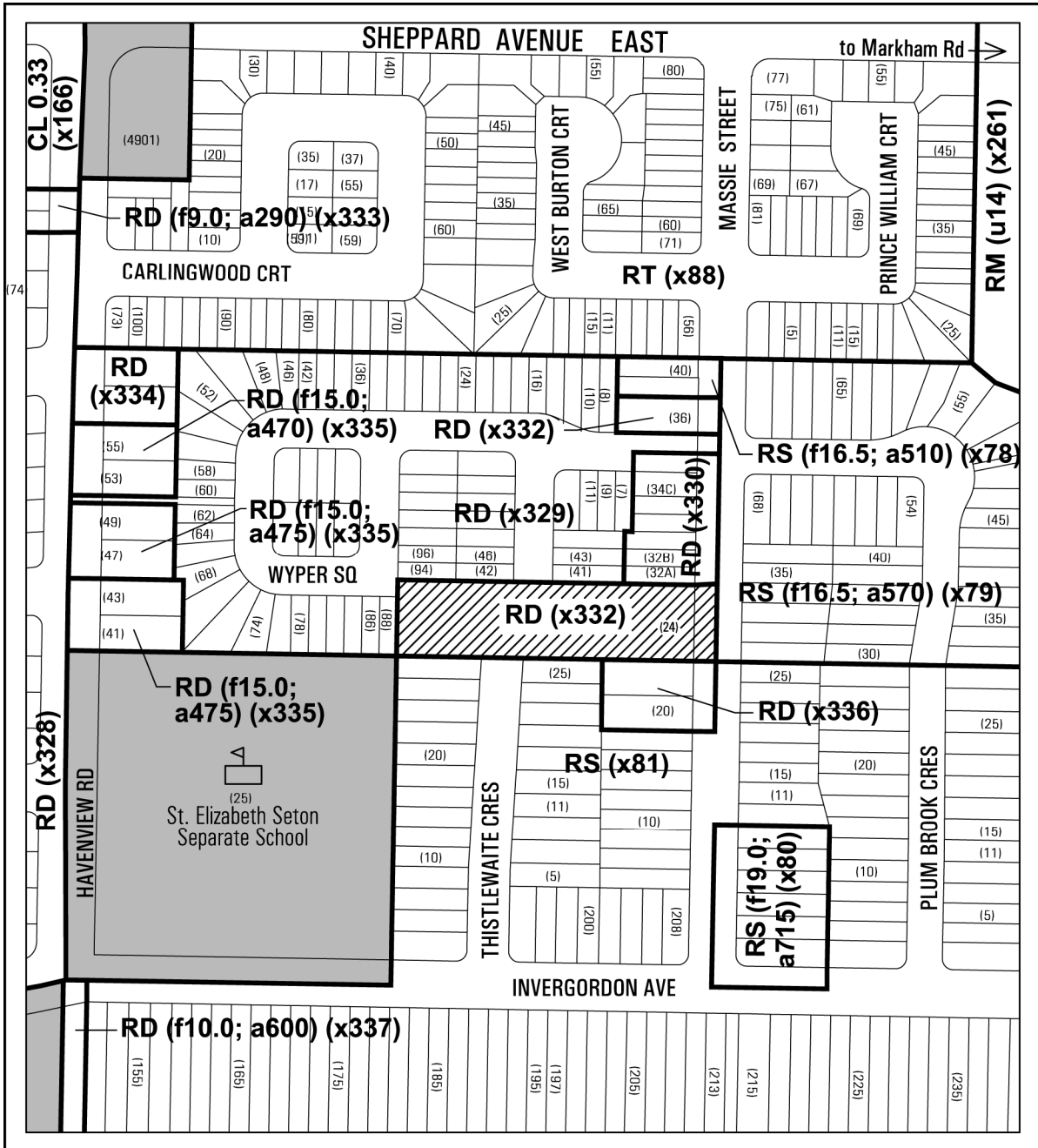
24 Massie Street  
File # 10-192846 OZ

- S** Single-Family Residential
- T** Two-Family Residential
- M** Multiple-Family Residential
- ST** Street Townhouse Residential
- HC** Highway Commercial
- SC** School

Malvern West Community Bylaw  
Not to Scale  
06/17/10





Attachment 4: New City of Toronto Zoning By-law No. 1156-2010




Zoning City of Toronto Bylaw #1156-2010

24 Massie Street

File # 10 192846 OZ

-  Location of Application
-  Not Part of This Bylaw
- RD** Residential Detached
- RS** Residential Semi Detached
- RT** Residential Townhouse
- RM** Residential Multiple
- CL** Commercial Local

 Not to Scale  
02/09/11

## Attachment 5: Application Data Sheet

Application Type	Rezoning, Plan of Subdivision	Application Number:	10 192846 ESC 42 OZ
Details	Rezoning, Standard	Application Date:	10 192867 ESC 42 SB June 9, 2010

Municipal Address: 24 MASSIE STREET  
 Location Description: PLAN 3354 LOT 25 3354 25 1AC \*\*GRID E4210  
 Project Description: Rezoning to allow 3 new singles and 6 semi's detached homes (15 units).

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
EVANS PLANNING	MURRAY EVANS		CENTREVILLE DEVELOPMENT (MASSIE) CORP

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	S-Single Family Residential	Historical Status:	
Height Limit (m):	9.0	Site Plan Control Area:	no

### PROJECT INFORMATION

Site Area (sq. m):	4,055	Height:	Storeys:	3	
Frontage (m):	32.24		Metres:	10.5	
Depth (m):	125.88				
Total Ground Floor Area (sq. m):	0				<b>Total</b>
Total Residential GFA (sq. m):	3,402		Parking Spaces:	15	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	3,402				
Lot Coverage Ratio (%):	0				
Floor Space Index:	0				

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	3,402	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:	15	Institutional/Other GFA (sq. m):	0	0
Total Units:	15			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Michael Mestyan, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>416-396-7026</b>

**Attachment 6: Draft Zoning By-law Amendment -Malvern West By-law No. 12181**

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto Council on ~, 2011

Enacted by Council: ~, 2011

**CITY OF TORONTO**

**Bill No. ~**

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

**To amend the Malvern West Community Zoning By-law No. 12181, as amended,  
With respect to the lands municipally known as,  
24 Massie Street**

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 Malvern West Community By-law is amended deleting the existing Single-Family Residential (S) Zone and Performance Standards, S-1-23-31-41-61 on the lands as outlined on the attached Schedule '1' and replacing the performance standards with the following:

S-1A-31-51C-60B-79-106-124-127-128-500-550 (Lot 7)

S-1A-31-51C-60-74-106-125-501-550 (Lots 3 & 4)

T-2-31-51C-60-74-106-126-128-502-503-550 (Lots 1-2, 5-6, 9)

2. **SCHEDULE 'B' - PERFORMANCE STANDARDS CHART** of the Malvern West Community Zoning By-law No. 12181, as amended, is hereby further amended by adding the following Performance Standards:

**INTENSITY OF USE**

- 500 The minimum lot area shall be 345 square metres
- 501. The minimum lot area shall be 220 square metres
- 502 The minimum lot area is 370 square metres per semi-detached lot, and 180 square metres for each dwelling unit
- 503. The minimum lot frontage is 12.0 metres, and 6.0 metres for each semi-detached dwelling unit

## **FLOOR AREA**

124. The maximum floor area of a dwelling unit in a detached house is 300 square metres
125. The maximum floor area of a dwelling unit in a detached house is 235 square metres
126. The maximum floor area of a dwelling unit in a semi-detached lot is 260 square metres

## **REAR YARD**

- 60B. The minimum setback from a rear lot line is 25 metres

## **HEIGHT**

550. The maximum dwelling height shall be 10.5 metres, excluding basement.

## **MISCELLANEOUS**

127. For the portion of a building greater than 13 metres in length the setback from the north side lot line will be 1.5 metres.
128. Maximum building length is 17 metres

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

ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)





**Attachment 7: Draft Zoning By-law Amendment -City of Toronto By-law No. 1156-2010**

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto Council on ~, 2011

Enacted by Council: ~, 2011

**CITY OF TORONTO**

**Bill No. ~**

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

**To amend the City of Toronto Zoning By-law No. 1156-2010, as amended, with respect to the lands municipally known in 2010 as 24 Massie Street**

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. The lands subject to this By-law are outlined by heavy black line in Diagram 1 attached.
2. By-law No. 1156-2010, as amended, is amended by deleting the current Residential Detached (RD) zone and zone label from the Zoning By-law Map for the lands subject to this by-law, and replacing it with the Residential Semi-Detached (RS) zone and zone label, RS(f12.0;a360)(x335), shown on Diagram 1 attached.
3. By-law No. 1156-2010, as amended, is further amended by changing the numerical value on the Height Overlay Map for the lands subject to this by-law from "HT 9.0" to "HT 10.5" shown on Diagram 2 attached.
4. By-law No. 1156-2010, as amended, is further amended by changing the numerical value on the Lot Coverage Overlay Map for the lands subject to this bylaw from "33" to "40" shown on Diagram 3 attached.
5. By-law No. 1156-2010, as amended, is further amended by adding Exception RS 335 to Article 900.4.10, as follows:

## RS 335

The lands subject to this exception must comply with the following:

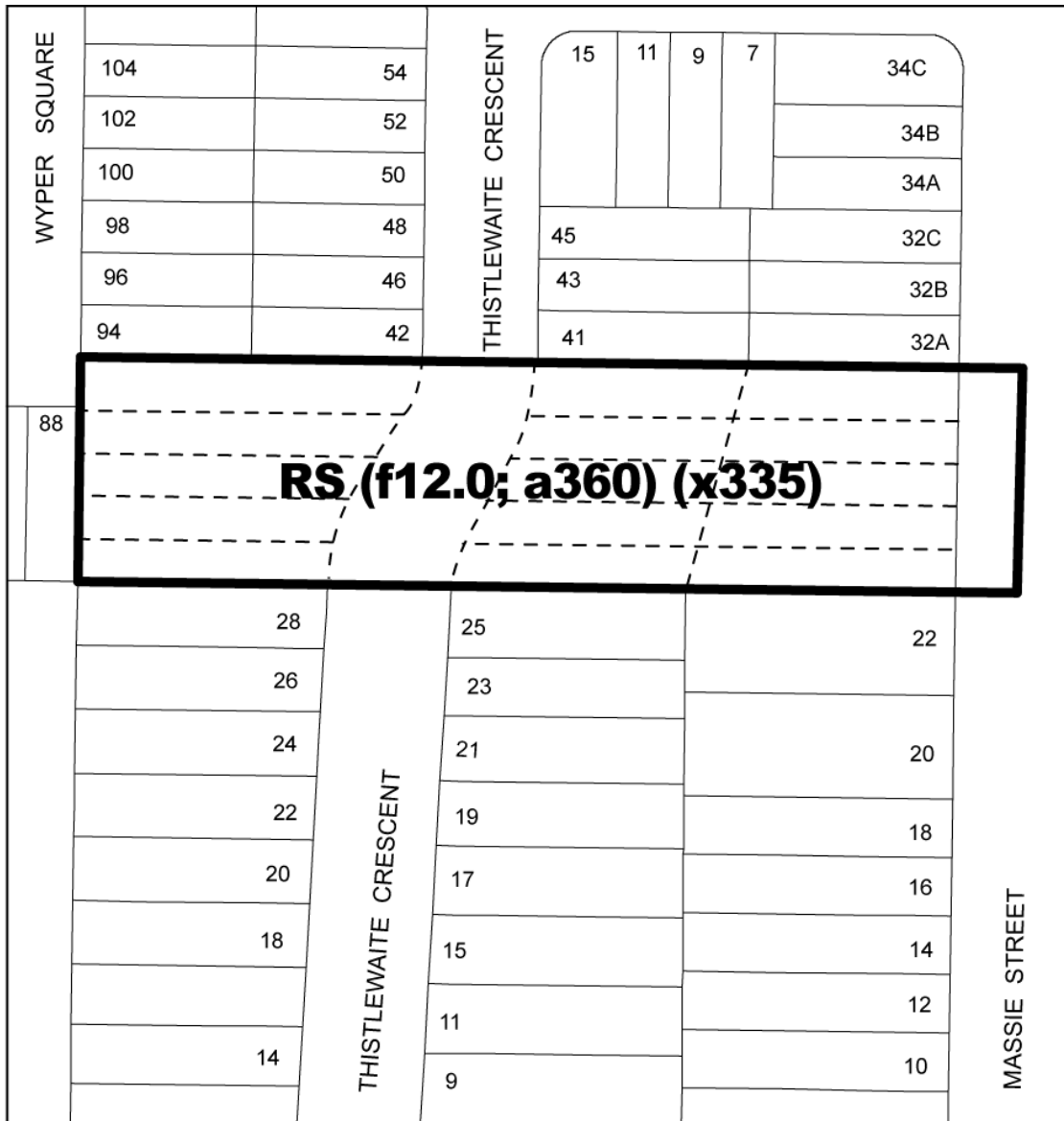
- (A) Despite 10.5.40.70 (1), the minimum **front yard setback** is 6.0 metres.
- (B) Despite 10.40.40.70 (2), the minimum **rear yard setback** is 7.5 metres.
- (C) Despite 10.40.40.70 (3), the minimum **side yard setback** is 0.6 metres.
- (D) Despite 10.40.40.20 (2), a part of a **building** may extend beyond the maximum **building length** if the extended part is at least 1.5 metres from each **side lot line**, not including a **side lot line** extending between the two **dwelling units** of a **semi-detached house**.
- (E) The maximum **gross floor area** of a **semi-detached house** is 520 square metres.
- (F) The required **parking space** must be located in a principal **building**.
- (G) Where a **lot** contains a **detached house** the following also applies:
  - (i) despite 10.40.30.10 (1), the minimum **lot area** is 220 square metres;
  - (ii) despite 10.40.30.20 (1), the minimum **lot frontage** is 7.5 metres;
  - (iii) despite 10.40.30.40 (1), if the **lot area** is more than 340 square metres, the maximum **lot coverage** is 30%;
  - (iv) despite 10.40.40.70 (2) and despite (B), above, if the **lot depth** is more than 45 metres, the minimum **rear yard setback** is 25 metres; and
  - (v) the maximum **gross floor area** of a detached house is
    - (a) 300 square metres if the **lot area** is greater than 340 square metres, and
    - (b) 235 square metres in all other cases.

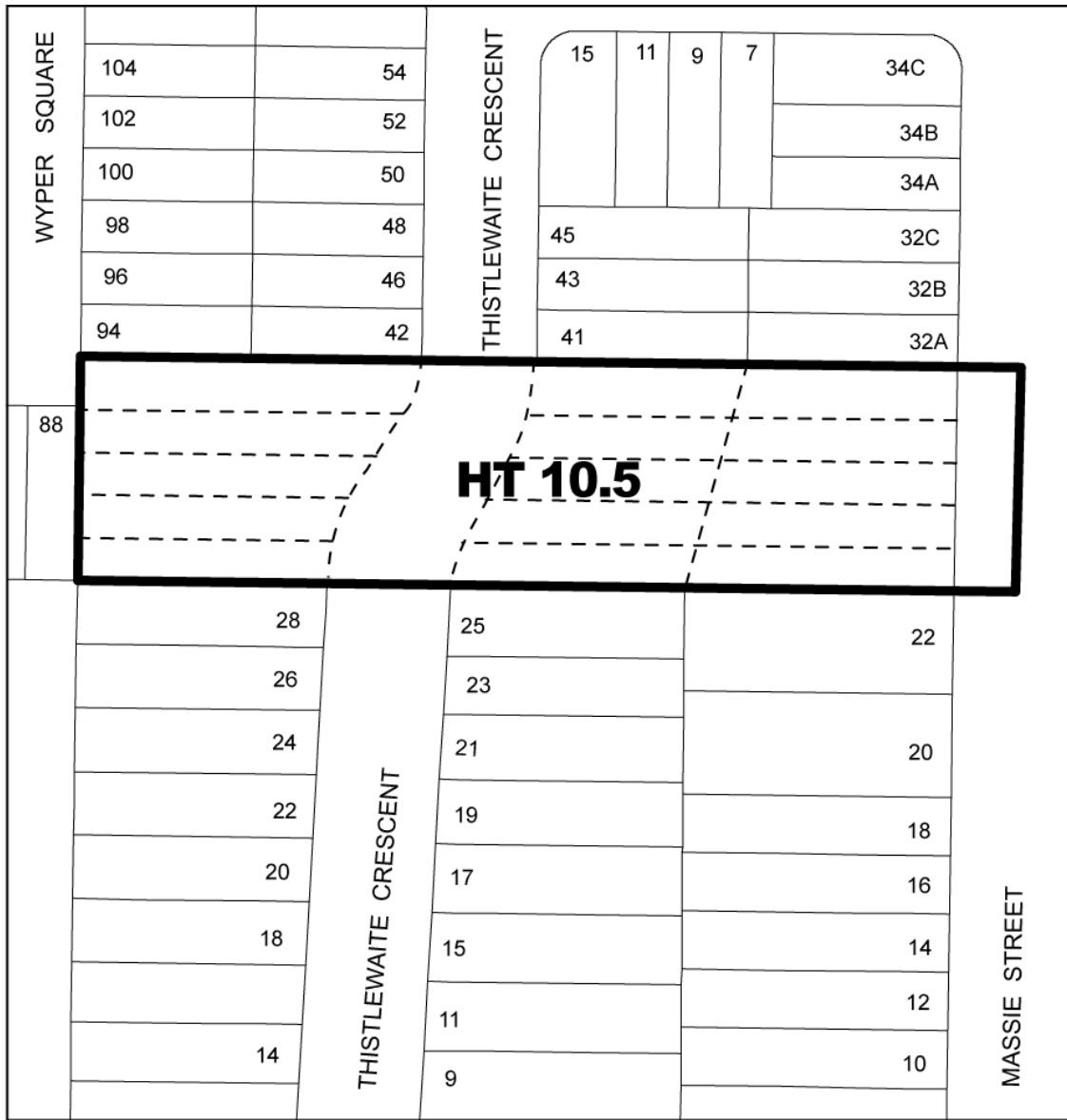
ENACTED AND PASSED this ~ day of ~, A.D. 2011.

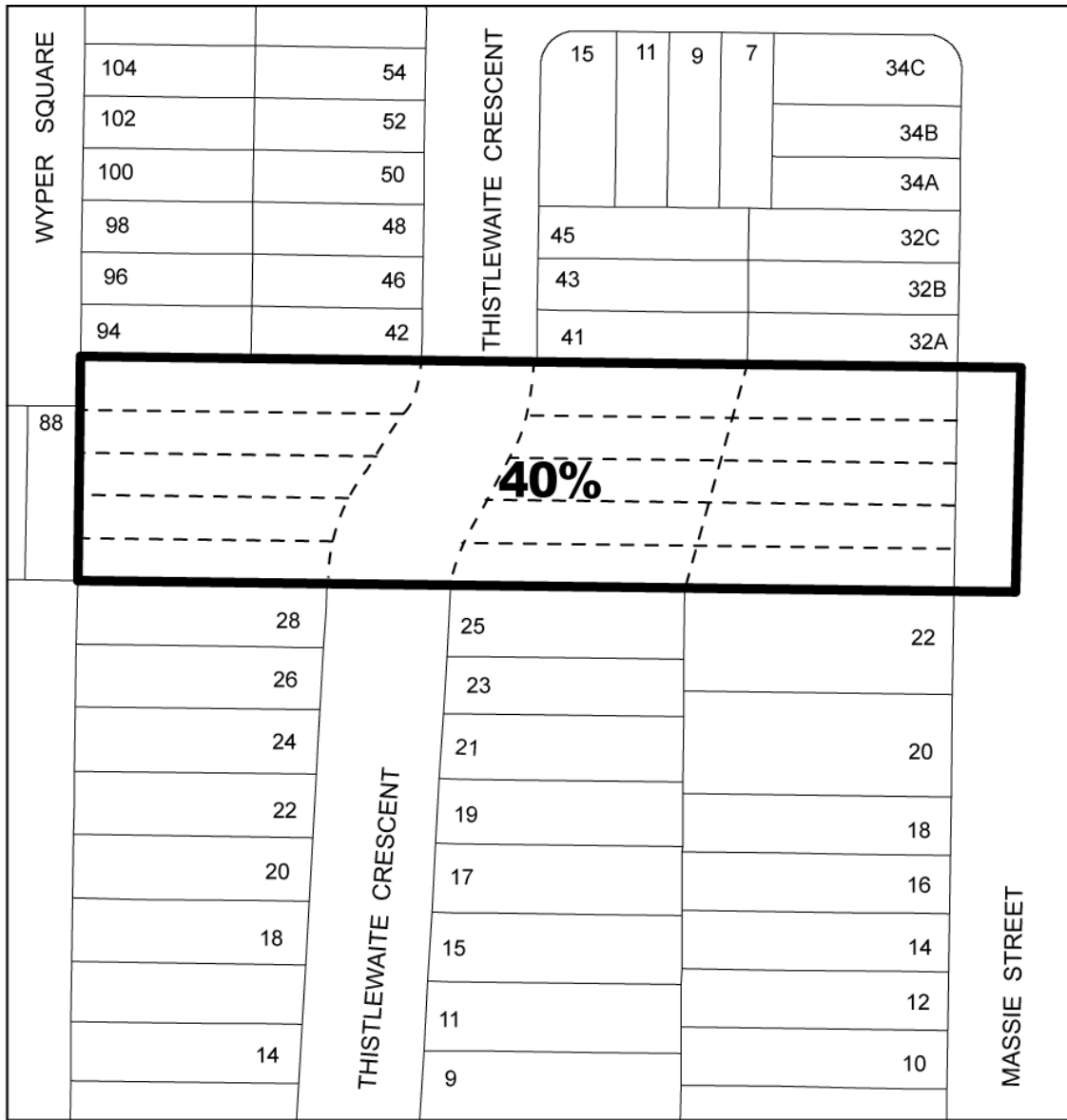
ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)







## **Attachment 8: Conditions of Draft Plan of Subdivision**

**SUBDIVISION APPLICATION 10 192846 ESC 42 SB  
DRAFT PLAN OF SUBDIVISION PREPARED BY  
EVANS PLANNING, DATED DECEMBER 22, 2010  
24 MASSIE STREET  
CITY OF TORONTO  
CENTREVILLE DEVELOPMENT (MASSIE) CORP**

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### **STANDARD CONDITIONS**

1. Prior to the registration of the plan of subdivision the Owner shall enter into the City's standard Subdivision Agreement and satisfy all pre-registration conditions.
2. Prior to the registration of the plan of subdivision the Owner shall submit a Draft Plan to the satisfaction of the Executive Director of Technical Services.
3. The applicant shall pay all costs for preparation and registration of reference plan(s).

### **SERVICING**

4. Prior to the registration of the plan of subdivision the applicant shall submit a Stage 2 Stormwater Management Report to the satisfaction of the Executive Director of Technical Services.
5. Prior to the registration of the plan of subdivision the applicant shall apply stormwater management techniques in the development of this subdivision to the satisfaction of Technical Services.
6. Prior to the registration of the plan of subdivision the applicant is responsible for upgrading any off-site infrastructure improvements, at their cost, that may be required as a result of any findings of the servicing study.
7. Prior to the registration of the plan of subdivision the developer is to provide a composite utility plan illustrating the location and spacing of proposed utilities and street trees. The Composite Utility Plan must be signed off by all utility companies and City Urban Forestry Division prior to acceptance of the Engineering plans by the Executive Director of Technical Services.

### **GRADING**

8. The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface

water from paved areas, will be discharged in a manner satisfactory to the Executive Director of Technical Services.

9. Existing drainage patterns on adjacent properties shall not be altered.

## **ROADWAYS**

10. The owner is responsible for all costs of roadway improvements including any and all hardware modifications, installation/alterations of municipal street signage, pavement markings and changes to the existing traffic control signal timing plants as may be required as a result of any findings of the traffic study.
11. Prior to the registration of the plan of subdivision the applicant is required to convey, dedicate and construct the proposed public road and additional works required on the existing Thistlewaite Crescent north and south of the proposed subdivision, street line radius, turning circle, corner rounding, walkway and 0.3 metre reserves to the City of Toronto as a Public Highway to the satisfaction of the Executive Director of Technical Services.
12. Prior to the registration of the plan of subdivision the applicant 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.
13. Prior to the registration of the plan of subdivision the applicant shall submit a draft Reference Plan of Survey, 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.
14. 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.
15. Prior to the registration of the plan of subdivision 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.

## **UTILITIES**

16. The Developer shall prior to commencing any work within the Plan, confirm to the satisfaction of Bell Canada that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

## **STREET LIGHTING**

17. Prior to the registration of the plan of subdivision the Owner shall submit the appropriate Street Lighting details in support of development applications directly to Toronto Hydro (Street Lighting Division). Toronto Hydro will assess, comment upon and ultimately approve all proposed street lighting proposals and the associated changes or additions to the existing street lighting system.
18. Prior to the registration of the plan of subdivision the Owner shall provide to the City of Toronto the approval on the street lighting proposal from Toronto Hydro and submit to the City the required financial security in a Letter of Credit.

## **PLANNING**

19. The Subdivision Agreement shall contain a provision whereby the Owner agrees to install cool roofing materials on all houses and 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.

## **TREES**

20. Prior to the removal of the City owned street tree, the Owner agrees to submit a complete "Application to Remove a Healthy City-owned Tree", and if approved requires the payment for the appraised value of the subject tree.



21. Prior to Registration of the Plan of Subdivision, Urban Forestry requires a Tree Planting Deposit in the amount of \$7,579.00 to ensure the planting of the proposed 13 street trees.
22. Prior to Registration of the Plan of Subdivision, Urban Forestry requires a cash in lieu payment for replacement trees in the amount of \$16,324.00.
23. Prior to Registration of the Plan of Subdivision the Owner agrees to apply for and receive all necessary permits under the City of Toronto Tree By-law to injure or remove trees on the property, as may be determined to be required by the General Manager, Parks, Forestry & Recreation.

### **MUNICIPAL NUMBERING**

24. The applicant is advised to contact Mr. Robert Sevigny, Municipal Numbering Supervisor, at 416-392-8451 to obtain or verify new municipal addresses prior to submitting a building permit application. It should be noted that all addressed parcels and structures must have the correct municipal addresses posted. Please see <http://www.toronto.ca/mapping/numbers/index.htm> for details.

### **STREET NAMING REQUIREMENT**

25. The applicant is advised to contact Mr. Desmond Christopher, Street and Parcel Mapping Supervisor, at 416-392-1831 to initiate the street naming process. The applicant will be required to follow the City of Toronto's Street Naming Policy which can be found at <http://www.toronto.ca/mapping/streetnaming/index.htm>. It should be noted that all public streets, private access roads and private walkways should be named in order to facilitate access to the units fronting these streets, roads and walkways.

## ADVISORY COMMENTS

### **ROADWAYS**

The Owner agrees to include the following warning clauses in all agreements of purchase and sale and/or lease agreements, and registered on title to the satisfaction of the City Solicitor:

“Purchasers are advised that where sidewalks are located adjacent to the curbs or where the ROW width is less than 18.5 metres, sidewalk snow clearing and driveway windrow clearing will not be carried out by the City.”

### **SIDEWALKS/PUBLIC BOULEVARD/STREETSCAPING**

The applicant is responsible for all costs associated with the re-location, removal, storage and reinstallation of the existing transit shelter, connecting sidewalks and passenger loading platform on the Massie Street, Thistlewaite Crescent and Wyper Square frontages of the property to an alternative location (if required) and must provide 14 days (minimum) notice for the removal of the said shelter.

Further information can be obtained through Carly Hinks, Supervisor Right-of-Way, City of Toronto, and Public Realm Section at 392-1552. The applicant must be advised to contact Mr. Malcolm Kerr, Supervisor of Stops Administration, Toronto Transit Commission (416) 393-4475 to determine if the existing transit stop requires relocation. This must be confirmed prior to the applicant’s next submission.

Pedestrian sidewalks must be provided on the east side of the future “Street A”. These sidewalks must be 1.7 m in width located 0.3 meters from the property line and transition properly with the existing sidewalks on Thistlewaite Crescent.

### **DRIVEWAY ACCESS/PARKING**

All internal garage measurements must be a minimum of 6 meters long by either 3.0 meters wide for a single car or 5.7 meters wide for a double car, free and clear of all obstructions.

The Owner shall agree that all lot layouts shall create street frontages such that no driveway entrance shall overlap with the adjacent driveway approach within the boulevard. All driveway entrances shall be constructed with a minimum width of 3 metres to the satisfaction of the Executive Director, Technical Services.

Residential driveways must be designed in accordance with the attached Ontario Provincial Standard Drawing number OPSD-351.010.

All driveway dimensions must allow for a minimum parking space of 3 metres in width by 5.7 metres in length and the limit of the longer dimension (5.7m) shall not be less than

0.3 metres from a sidewalk or 2.0 metres from the curb where there is no sidewalk.

The Owner agrees to include the following warning clauses in all agreements of purchase and sale and/or lease agreements and registered on title to the satisfaction of the City Solicitor:

“Purchasers are advised that the City of Toronto Zoning By-law for these lands requires parking to be provided at a rate of 1.0 space per dwelling unit and that all units have at least one space within a garage which meets these requirements. In addition to the Zoning By-law requirements, the Owner must provide a hard Surface, where applicable, may be partially located within the City Owned Right-of-Way leading to the parking space within the garage. The purchaser is further advised that any modification to the driveway or to the adjacent landscaping located within the City’s Right-of-Way are subject to the City By-laws #17307 and #21208 (or current versions thereof), which prohibit parking of vehicles and encroachment within the municipal road allowance.”

“There is a City by-law that prohibits the use of the public boulevard to satisfy parking space requirements. Casual parking (not required parking) is permitted within the confines of that portion of the boulevard within a private driveway, provided that no motor vehicle may be parked in the driveway less than 0.3 metres from the back edge of the sidewalk, or where no sidewalk exists, not less than 2.0 metres from the face of the curb or edge of the roadway. Additional vehicle parking that might otherwise be available on public streets will be subject to approval and regulations pursuant to applicable By-laws of the City of Toronto.”

The Owner agrees to provide its Solicitor’s confirmation to the City advising that the clauses set out above have been included in applicable offers of purchase and sale and/or lease agreements to ensure that future occupants are aware of the parking restrictions on these lands.

## **TREES**

The applicant is advised that once a completed "Application to Injure or Destroy trees on Private Property" is submitted, a notice of application must be posted at the site for 14 days to provide an opportunity for the community to submit comments. Once the notice expires, Urban Forestry consults with the ward councillor to determine if a permit to destroy trees should be issued. Urban Forestry may be required to submit a report to Scarborough Community Council to consider the application. Submission of an application does not guarantee a permit will be issued.

The applicant is advised that all security deposit and payments must be submitted to the attention of Mike McClellan, Supervisor of Urban Forestry, in the form of an irrevocable Letter of Credit or certified cheque payable to the Treasurer, City of Toronto.

The Owner is advised that removal of privately-owned trees may occur only upon receipt of a “Tree Removal Permit” issued by the General Manager of Parks, Forestry and

Recreation upon receipt of the building and/or demolition permits having been obtained and the permitted construction and/or demolition related activities associated with this project warrant the removal of the trees involved.

## **SOLID WASTE & RECYCLING**

The revised requirements can be found on the Solid Waste and Recycling website and to be in accordance with “City of Toronto Requirements for Garbage and Recycling Collection from new Developments and Redevelopments” guidelines, last Revised: November 2006 and with Chapter 844 of the city of Toronto Municipal Code, Waste Collection, Residential Properties. A copy of this document may be downloaded from the City of Toronto website at: [www.toronto.ca/garbage/development.htm](http://www.toronto.ca/garbage/development.htm)

## **SERVICE CONNECTIONS**

Connection to City sanitary sewers must be in accordance with the Sewer Use By-law.

Each dwelling unit is to have a separate sanitary and water service connection as per the Sewer Use By-law. The storm water from the eaves troughs is to drain over the ground to recharge the groundwater, no direct connection to the storm sewer pipes are permitted.

## **MISCELLANEOUS**

In the event that deeply buried archaeological remains are encountered on the property during construction activities, the Heritage Operations Unit of the Ministry of Tourism and Culture be notified immediately at (416) 314-7146 as well as the City of Toronto, Heritage Preservation Services Unit (416) 338-1096.

In the event that human remains are encountered during construction, the proponent should immediately contact both the Ministry of Tourism and Culture, and the Registrar or Deputy Registrar of Cemeteries at the Cemeteries Regulation Unit, Ministry of Government Services, (416) 326-8404.