

**55 Ypres Road - Zoning By-law Amendment and Plan of Subdivision Applications – Final Report**

<b>Date:</b>	October 30, 2013
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 12 – York South-Weston
<b>Reference Number:</b>	12 256257 WET 12 OZ and 12 256272 WET 12 SB

**SUMMARY**

These applications propose the creation of 7 residential detached lots and 36 residential semi-detached lots, an approximately 641 m<sup>2</sup> public park and a 16.5 m wide public street connecting to Ypres Road and terminating in a cul-de-sac on the lands at 55 Ypres Road.

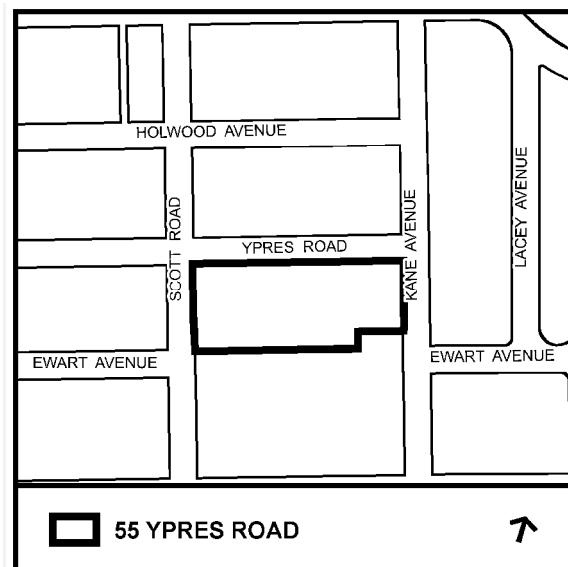
The proposal provides an opportunity to incorporate an underutilized site into the existing residential fabric of the surrounding neighbourhood. The proposed built form and relationship to the public streets are compatible with and add to the existing housing typology in the neighbourhood. The proposal, given the severe grading challenge presented by the existing site, is appropriate for the site and the area.

The report reviews and recommends approval of the application to amend the Zoning By-law and advises that the Chief Planner and Executive Director, City Planning, may approve the Draft Plan of Subdivision.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend former City of York Zoning By-law No. 1-83 for



- the lands at 55 Ypres Road substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment 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. In accordance with the delegated approval under By-law 229-2000, as amended, City Council be advised that the Chief Planner and Executive Director, City Planning intends to approve the Draft Plan of Subdivision as generally illustrated on Attachment 2 subject to:
    - a. the conditions as generally listed in Attachment 7, which except as otherwise noted must be fulfilled prior to final approval and 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 and Executive Director, City Planning may deem to be appropriate to address matters arising from the on-going technical review of this development.
  4. Before introducing the necessary Bill amending former City of York Zoning By-law No. 1-83 substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment 6, require the owner to revise and resubmit to the satisfaction of the Executive Director, Engineering and Construction Services, a Functional Servicing and Stormwater Management Report.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

Etobicoke York Community Council adopted a Preliminary Report for the subject applications at its January 22, 2013 meeting. The report provided background information on the proposal and recommended that a community consultation meeting be held, and that notice be given according to the regulations of the *Planning Act*. The preliminary report is available online at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.EY21.6>.

The subject property is a former Toronto District School Board (TDSB) property that was occupied by Silverthorn Junior Public School and formed part of a larger consolidated site known as 300 Kane Avenue, which also contains the Kane Middle School (now known as Silverthorn Community School). The Silverthorn Junior Public School site was declared surplus in June 2010 by the TDSB. The TDSB obtained consent approval from the Committee of Adjustment on April 19, 2012 to sever the site, which included a portion of the former Ewart Avenue right-of-way, from the larger land holding (File Number B56/11EYK). The Silverthorn Junior Public School was closed at the end of the 2010-2011 school year and was subsequently demolished. The current owner acquired the subject property following approval of the consent application.

Two underlying registered Plans of Subdivision, Plan 2245 and Plan 2061, apply to the lands. The vacant site is composed of parts of these Subdivision Plans and part of a stopped up and closed portion of Ewart Avenue.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant proposes to amend former City of York Zoning By-law No. 1-83 to permit 7 detached dwellings and 36 semi-detached dwellings along with a new public street extending south from Ypres Road and terminating in a cul-de-sac. One detached dwelling would front Scott Road, 3 detached dwellings and 11 pairs of semi-detached dwellings would front Ypres Road, 2 pairs of semi-detached dwellings would front Kane Avenue and 3 detached dwellings and 5 pairs of semi-detached dwellings would front the new public street.

Four of the detached lots would have minimum lot frontages of 8m and three detached lots would have a marginally lower frontage of approximately 7.7 m. The depth of the detached dwelling lots would range from approximately 29 m to 46 m. Detached dwellings would range from approximately 266 m<sup>2</sup> to 276 m<sup>2</sup> in area, excluding the area of the basements. All semi-detached lots would have a minimum frontage of 6 m. The depth of the semi-detached lots would range from approximately 30 m to 48 m. Semi-detached dwellings would range from approximately 215 m<sup>2</sup> to 218 m<sup>2</sup> in area, excluding the area of the basements. One parking space would be provided within an integral garage located at the front of each dwelling along with an additional parking space on the driveway leading to the garage. One detached dwelling would have an integral double car garage and associated driveway.

The applicant also proposes to provide approximately 641 m<sup>2</sup> of land for a public park fronting Scott Road and adjoining the playfield of Silverthorn Community School.

For additional details, please see Attachment 1: Site Plan, Attachment 2: Draft Plan of Subdivision, Attachment 3: Typical Elevations and Attachment 5: Application Data Sheet.

### **Site and Surrounding Area**

The vacant site is located south of Eglinton Avenue West and east of Keele Street in the Silverthorn community. The site is approximately 1.16 ha in area. It has a frontage of approximately 173 m on the south side of Ypres Road, a frontage of approximately 72 m on the east side of Scott Avenue and a frontage of approximately 48 m on the west side of Kane Avenue.

The subject site has an atypical topography, with varying grades throughout the site. There is an approximate 14 m grade differential from the highest elevation at the northeastern corner of the property at Ypres Road and Kane Avenue to the southwestern corner of the property on Scott Road.

The property formerly contained the two-storey 5,100 m<sup>2</sup> Silverthorn Junior Public School and an associated parking lot and playfield.

Surrounding uses include:

North, East and West: detached and semi-detached dwellings.

South: TDSB Silverthorn Community School (formerly known as Kane Middle School) and detached and semi-detached dwellings 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 property is designated *Neighbourhoods* on Map 17 – Land Use Plan of the Official Plan. *Neighbourhoods* are physically stable areas providing for a variety of lower scale residential uses, such as detached and semi-detached dwellings, as well as parks. Policies and development criteria aim to ensure that physical changes to established neighbourhoods are sensitive, gradual and generally “fit” the existing physical character. Development in established neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including the size and configuration of lots, setbacks of buildings from the street, prevailing patterns of rear and side yard setbacks and landscaped open space and the continuation of special landscape or built form features that contribute to the unique physical character of a 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.

A natural heritage line, representing the former Lake Iroquois Shoreline is identified as a landform feature that is part of the Natural Heritage System identified in the Official Plan. This feature generally runs north to south through the western portion of the property. The Natural Heritage Policies of the Official Plan state that, where the underlying land use designation provides for development in or near the Natural Heritage System, development will recognize natural heritage value as much as is reasonable in the context of other objectives for the area and minimize adverse impacts and, where possible, restore and enhance the Natural Heritage System. All proposed development in or near the Natural Heritage System will be evaluated to assess the development's impacts on the Natural

Heritage System and identify measures to mitigate against negative impact on and/or improve the Natural Heritage System.

## **Zoning**

The subject property is zoned R2 Residential Zone in former City of York Zoning By-law No. 1-83 (see Attachment 4: Zoning). Permitted uses include detached, semi-detached and duplex dwellings, group homes or correctional group homes, foster homes, private home daycare and day nurseries. Parks are also permitted in R2 zones.

Performance standards for the R2 zone include the following: maximum floor space index of 0.8; maximum building heights of 11 m with not more than 3 storeys; minimum rear yard depths of 7.5 m; minimum lot frontages of 8 m for detached dwellings and 6 m for semi-detached dwellings; and minimum side yard setbacks of 0.5 m on one side and 1.2 m on the other for detached dwellings and 1.2 m for semi-detached dwellings.

City Council enacted City of Toronto Zoning By-law 569-2013 on May 9, 2013. The lands at 55 Ypres Road are not subject to the new Zoning By-law as this application was submitted prior to the enactment of this By-law.

## **Site Plan Control**

The proposal is not subject to Site Plan Control under City of Toronto By-law 774-2012.

## **Underlying Plans of Subdivision**

The lands are composed of parts of Registered Plan 2061 and Registered Plan 2245, both of which were registered over eight years ago and development has not occurred as contemplated by the plans. City Legal staff advise that, once registered, the proposed new Plan of Subdivision would supersede the parts of the underlying Plans of Subdivision that make up the site.

## **Reasons for Application**

A Zoning By-law Amendment application is required to provide for increased gross floor area, reduced side yard setbacks and landscaping and to establish appropriate performance standards. The Draft Plan of Subdivision application is necessary to create the proposed new lots, public street and public park.

## **Community Consultation**

A community consultation meeting was held on April 15, 2013. Approximately 13 members of the public, the Ward Councillor, the owners and applicants, and Planning staff attended the meeting.

Residents expressed concerns about a pedestrian connection that was proposed to connect the new public street to the Silverthorn Community School site, the new park along the existing walkway on the subject property and Scott Road. Residents asserted that it would result in problems with loitering, refuse storage and may not be maintained properly over time, which could create a hazardous, unsafe pedestrian environment. Residents were concerned about the proposed parking provision of two spaces per unit, suggesting that this

may not be adequate for the development. Concerns were also raised about stormwater management issues in the area during periods of extreme precipitation.

### **Agency Circulation**

The applications were circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the applications 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 helps provide healthy, liveable and safe communities, in this case by making efficient use of a site that is no longer required for public use.

### **Land Use**

The proposed residential land use conforms to the policies of the Official Plan. The intent of the Official Plan in areas designated *Neighbourhoods* is to permit new development that respects and reinforces the existing physical character of the established neighbourhood. Included in the matters to consider are street and block patterns, size and configuration of lots, height, massing and scale of dwellings, setbacks and landscaped open space.

The proposed development would respect the lot and street characteristics established in the adjacent residential community. Lot frontages in the surrounding neighbourhood range from approximately 6 m to 9 m for detached dwellings and are approximately 6 m for semi-detached dwellings. Four of the lot frontages for detached dwellings in the proposed development would meet the minimum required lot frontage of 8 m under the current Zoning By-law. The remaining three lots would have marginally smaller lot frontages of approximately 7.7 m. All the lot frontages for semi-detached dwellings in the proposed development would maintain the minimum lot frontage of 6 m required under the current Zoning By-law. The lot characteristics of the proposed development would respect and reinforce the existing lotting character within the surrounding neighbourhood. The proposal would be compatible with the existing built form character of mixed detached and semi-detached dwellings in the surrounding area.

### **Density, Height, Massing and Setbacks**

Infill residential development is expected to respect and reinforce the character of the surrounding area. The existing neighbourhood context is comprised of detached and semi-detached dwellings of one, two and three storeys. Newer house construction in the area has been primarily for two- and three-storey dwellings with parking provided in an integral garage or in the side or rear yard. Recently constructed dwellings are generally consistent with the existing physical character of the surrounding area while providing larger living areas and slightly reduced side and rear yard setbacks and front yard landscaping than older dwellings.

The proposed dwellings would have front and rear yard setbacks and building heights that are comparable to and compatible with the existing built form and zoning permissions in the surrounding neighbourhood. The floor space index for the proposed dwellings ranges from 0.65 times the area of the lot to 1.4 times the area of the lot whereas a maximum floor space index of 0.8 times the area of the lot is permitted under the current Zoning By-law. The increased floor space indexes result primarily from the subject property's atypical topography, which has an approximate grade differential of 14m from the highest elevation at the northeastern corner of the property to the southwestern corner of the property. The excessive change in grade results in several lots having rear yards that are a full storey below the street elevation and that have exposed basement areas, which contribute to a higher floor space index calculation for approximately 70 per cent of the proposed dwellings.

The proposed minimum side yard setbacks generally range from 0.5 m to 0.6 m for detached dwellings and 0.6 m for all semi-detached dwellings whereas minimum side yard setbacks of 0.5 m on one side and 1.2 m on the other for detached dwellings and 1.2 m for semi-detached dwellings are required under the current Zoning By-law. Side yard setbacks of marginally less than 0.6 m abutting the municipal boulevard would be provided on two corner lots. Mutual easements for maintenance and rear yard access would be registered over the 1.2 m separation between the dwellings on all other lots. All dwellings would have a minimum front yard setback of 6m to permit adequate depth for an additional parking space in the driveway on the lot and to provide space for enhanced landscaping along the street.

The proposed lots would provide landscaping generally over 40 per cent of each front yard whereas a minimum of 50 per cent, excluding the driveway area, is required under the current Zoning By-law. The 10 per cent reduction in landscaping accounts for porches and stairs that extend into the front yard area. A 3 m wide driveway would take up the remaining portion of the front yard. The reduced front yard landscaping would be consistent with recent decisions by the Committee of Adjustment to approve Minor Variance applications for reduced front yard landscaping in the area. Moreover, all lots would meet the minimum required provision of front yard soft landscaping of 75 per cent (which consists of vegetated areas) under the current Zoning By-law.

The proposed dwellings would be appropriate for the development of the land, would be in keeping with the established character of the neighbourhood and would contribute to the range of dwelling types and sizes in the area. The proposed dwellings are reflective of contemporary dwellings constructed in the surrounding area. Planning staff are of the opinion that the proposed development is compatible with the adjacent neighbourhood in terms of density, height, massing and setbacks.

### **Architectural Control Guidelines**

The Architectural Control Guidelines submitted in support of the applications address built form and architectural matters such as building siting, massing, materials, colours and detailing. A Control Architect Process would be used to achieve the City's built form objectives and ensure that building elevations are varied among adjacent lots. A Control Architect would administer the Architectural Control Guidelines on behalf of the City and

the owner. The final Guidelines would be provided to the Control Architect to use in evaluating the property. The Control Architect would review each lot to ensure that the design of buildings and associated landscapes on the subject lands are in compliance with the approved Guidelines.

Planning staff have requested further revisions to the Guidelines. The final Architectural Control Guidelines, in a form acceptable to Planning staff, would be secured through the subdivision approval process.

### **Traffic Impact, Access and Parking**

Transportation Services staff have determined that the projected volume of vehicle traffic generated by the proposed 43 dwellings can be accommodated on the existing road network without any detrimental level-of-service and operational impacts to the area street system. The proposed location, alignment and operation of the proposed street are acceptable to Transportation Services staff as they meet the City's Development Infrastructure Policy Standards (DIPS). No road reconfiguration and/or operational improvements are required at the existing Ypres Road approaches to the proposed unsignalized intersection.

A minimum of one parking space would be provided for each dwelling within an integral garage and additional vehicle parking could be accommodated on the driveway leading to the garage. The proposed parking provision would comply with the parking standards under the current Zoning By-law.

### **Servicing and Grading**

The Functional Servicing and Stormwater Management Report submitted in support of the application proposes a combination of existing, upgraded and new municipal infrastructure to address municipal servicing requirements. Engineering and Construction Services staff have reviewed the information provided and have requested further revisions to the report. The Servicing and Stormwater Management strategy for the development proposal is being revised to reflect that stormwater can be accommodated entirely within the development site or the City's right-of-way, prior to the registration of the Plan of Subdivision. Grading and drainage plans incorporate private retaining walls and rear yard catch basin and storm sewer leads on several lots to convey rear yard overland stormwater to the municipal storm sewers. Minor modifications to lot widths on the Plan of Subdivision may be required to arrive at a satisfactory lot grading and drainage plan. It is recommended the introduction of the Bill to Council be conditional on the applicant submitting a Functional Servicing and Storm Water Management Report to the satisfaction of the Executive Director, Engineering and Construction Services. An advisory note will be included in the Subdivision Agreement to alert future owners of the grading and drainage features that would be provided on the subdivision lots and their obligation to maintain these features in accordance with the approved lot grading plans.

### **Tree Preservation and Planting**

The Arborist Report and Tree Preservation Plan submitted in support of the applications indicate that there are a total of 23 trees both within and immediately adjacent to the subject property. There are 17 trees on the site that are protected under the City's Tree Preservation By-law, of which 2 trees are intended to be preserved. Urban Forestry staff



have reviewed the plans and have indicated that a permit is required to destroy 13 private trees and 2 City trees. A minimum of three replacement trees are required for every private tree included in the applications to be destroyed, for a total of 39 new trees. Additionally, a minimum of one tree per lot is required to be planted within the City's road allowance, for a total of 43 new trees. The requirements for both tree replacement and street tree planting would be addressed through the subdivision approval process.

## **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 Official Plan shows the local parkland provisions across the City. The subject property is in an area with 0.43 ha to 0.79 ha of local parkland per 1,000 people. The site is in a parkland priority area, as per Alternative Parkland Dedication By-law 1020-2010.

The applications propose 43 residential units with a net site area of 1.06 ha. At the alternative rate of 0.4 ha per 300 units, parkland dedication would equal 0.06 ha or 5.5 per cent of the residential site area. Sites with an area greater than one hectare and less than 5 ha are subject to a minimum parkland dedication of 5 per cent to a maximum cap of 15 per cent of the total land area. The proposed development would therefore be subject to a minimum on-site parkland dedication of 586.7 m<sup>2</sup> (5.5 per cent).

The applicant proposes to satisfy the parkland dedication requirement by providing a public park of approximately 641 m<sup>2</sup>, which represents an over dedication of approximately 54 m<sup>2</sup>. Parks, Forestry and Recreation staff advise the applicant's proposed parkland dedication is acceptable as the subject site is located in the second lowest quintile of current provision of parkland in addition to being located in a parkland priority area, as per Alternative Parkland Dedication By-law 1020-2010.

As a condition of the subdivision agreement, the owner would be required to convey the lands to the City for parkland purposes, undertake any necessary environmental remediation, prepare an acceptable park design plan, undertake base park construction and above base park improvement in accordance with the plan and provide the requisite financial guarantees to ensure completion of the park development, all to the satisfaction of the General Manager, Parks, Forestry and Recreation.

## **Streetscape**

The proposed subdivision plan would provide for a contextually appropriate streetscape with public streets lined with a mix of detached and semi-detached residential lots and a new park fronting Scott Road that would provide a new public space for residents. The proposed lots would be compatible with the lotting size and configuration in the surrounding neighbourhood and would generally meet the minimum lot frontage, front and rear yard building setbacks and front yard soft landscaping zoning standards for the area. The street right-of-way would meet City standards to provide for adequate room for street trees and boulevard landscaping. The applicant has eliminated the proposed walkway from the new street to the Silverthorn Community School, Scott Road and the new park in response to the safety and security concerns of local residents and school board representatives.

## **Environment**

A natural heritage line, representing the former Lake Iroquois Shoreline, is identified as a landform feature that is part of the Natural Heritage System. This historic feature is shown to generally run north to south through the western portion of the property, but is not discernable on the site. Planning staff have evaluated the potential impacts of the proposed development on the Natural Heritage System and determined that it would be appropriate to interpret the natural heritage landform feature through the design of the project. Parks, Forestry and Recreation staff also advise that the interpretation of the feature can be incorporated into the design of the park. The ultimate design of the park would be addressed through the subdivision approval process.

## **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. Tier 1 performance measures include reducing the urban heat island effect through pavement and roofing materials to lower ambient surface temperatures, protecting and enhancing tree growth and the use of native plant species to encourage biodiversity and stormwater retention and water quality measures through the requirement of an acceptable stormwater management report. These Tier 1 requirements would be secured through the subdivision approval process.

## **CONTACT**

Paul Johnson, Planner  
Tel. No. 416-394-8878; Fax No. 416-394-6063  
E-mail: pjohnso3@toronto.ca

## **SIGNATURE**

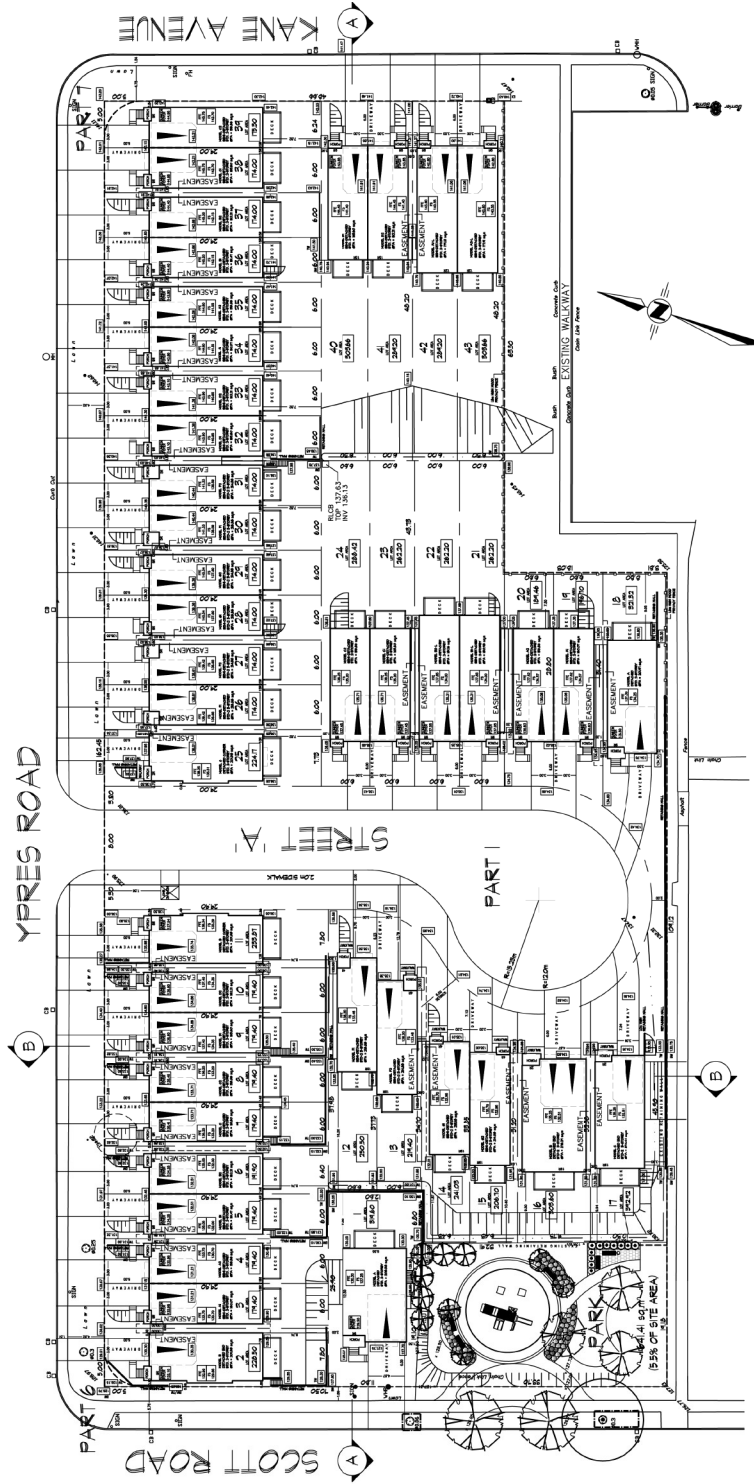
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Neil Cresswell, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Draft Plan of Subdivision  
Attachment 3: Elevations  
Attachment 4: Zoning  
Attachment 5: Application Data Sheet  
Attachment 6: Draft Zoning By-law Amendment  
Attachment 7: Conditions of Draft Plan of Subdivision Approval

Attachment 1: Site Plan



55 Ypres Road

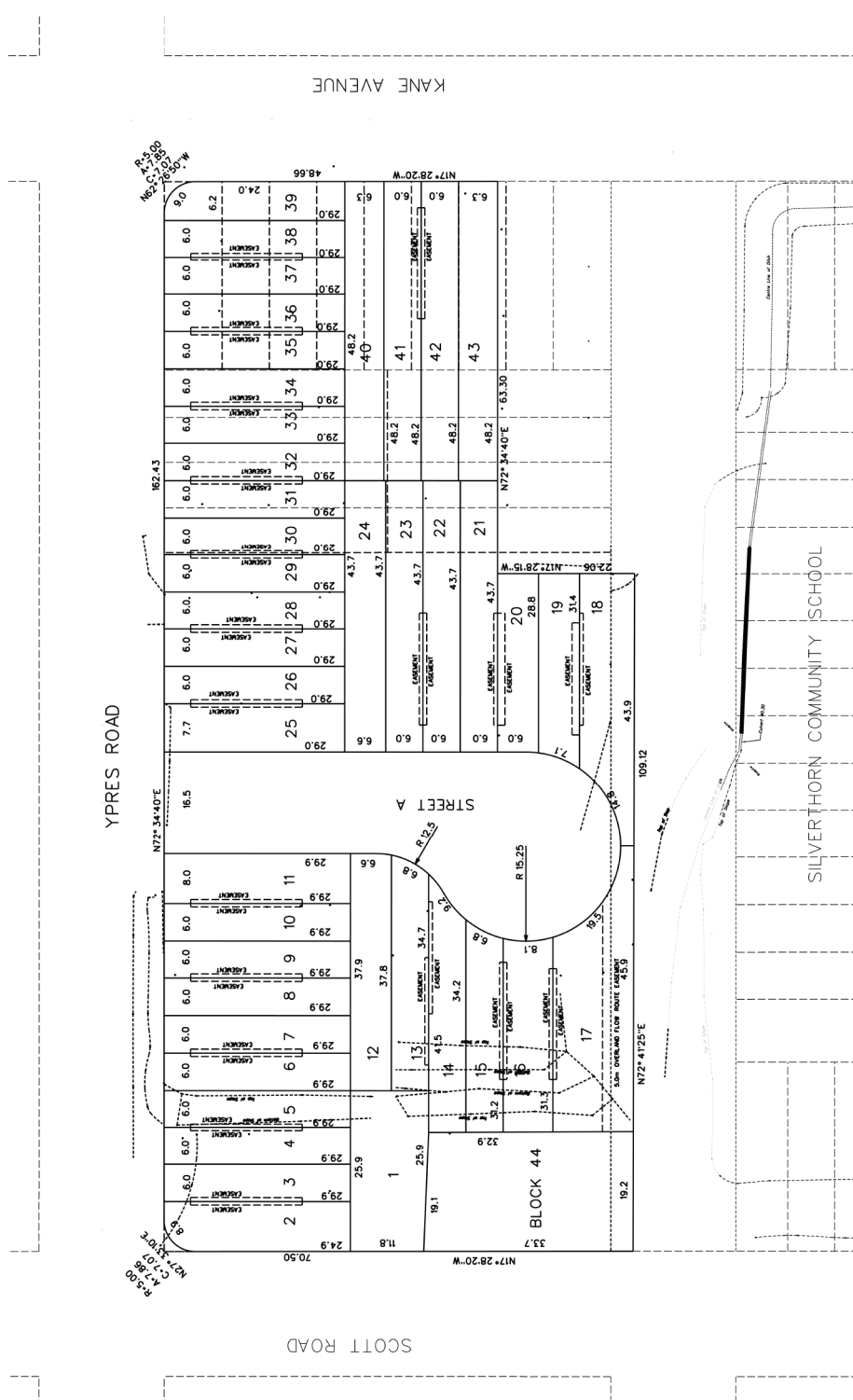
File # 12 256257 WET 12 0Z  
File # 12 256272 WET 12 SB

Site Plan  
Applicant's Submitted Drawing

Not to Scale  
10/17/2013



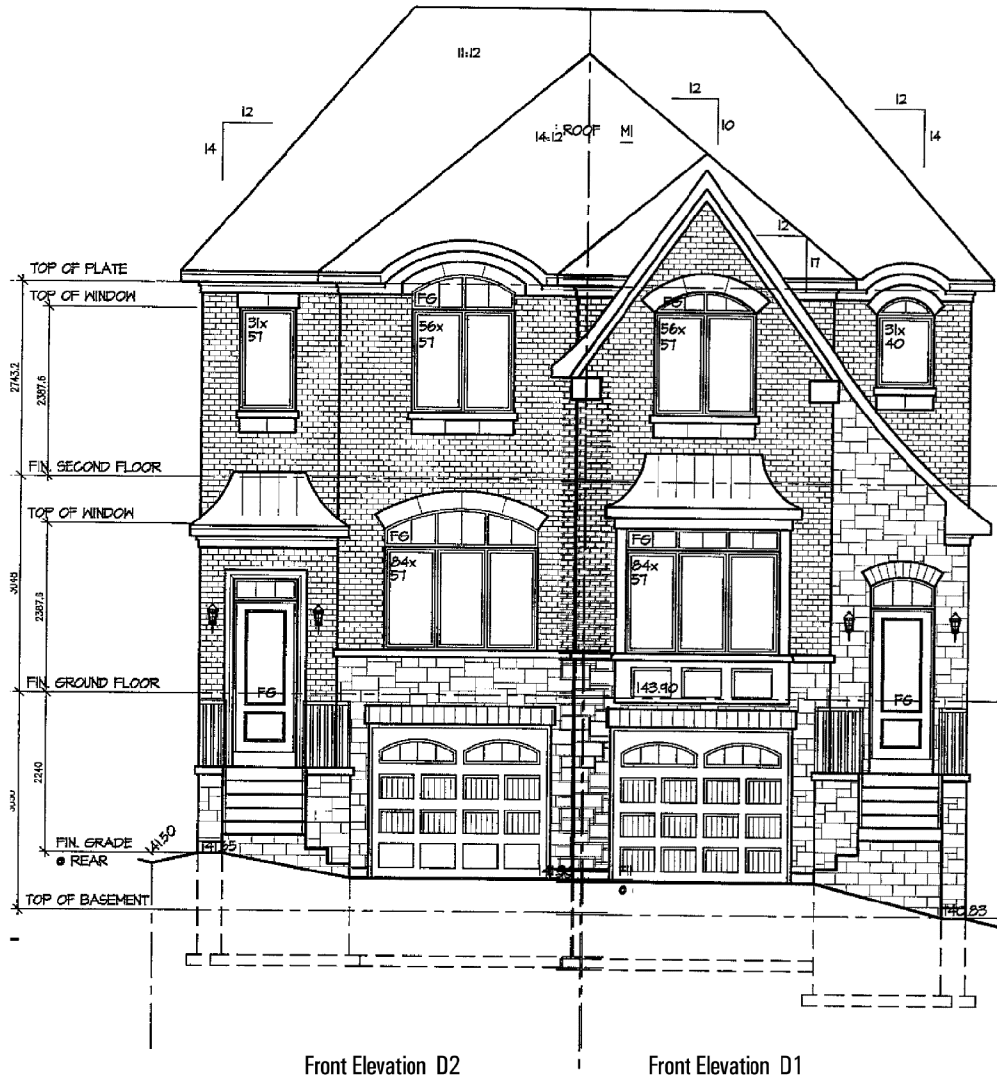
# Attachment 2: Draft Plan of Subdivision



**55 Ypres Road**  
 File # 12 256257 WET 12 OZ  
 File # 12 256272 WET 12 SB

**Plan of Subdivision**  
 Applicant's Submitted Drawing  
 Not to Scale  
 10/17/2013

### Attachment 3: Elevations



Typical Elevation (Semi Detached Unit)

## Elevations

Applicant's Submitted Drawing

Not to Scale

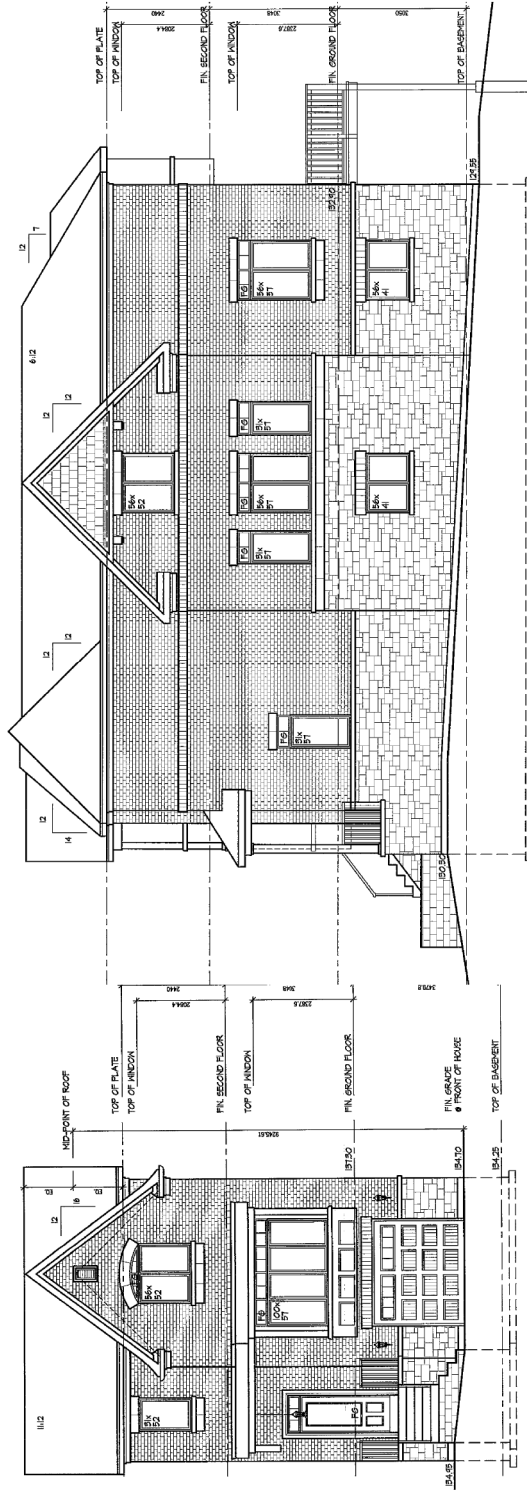
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55 Ypres Road

File # 12 256257 WET 12 OZ

File # 12 256272 WET 12 SB

### Attachment 3: Elevations



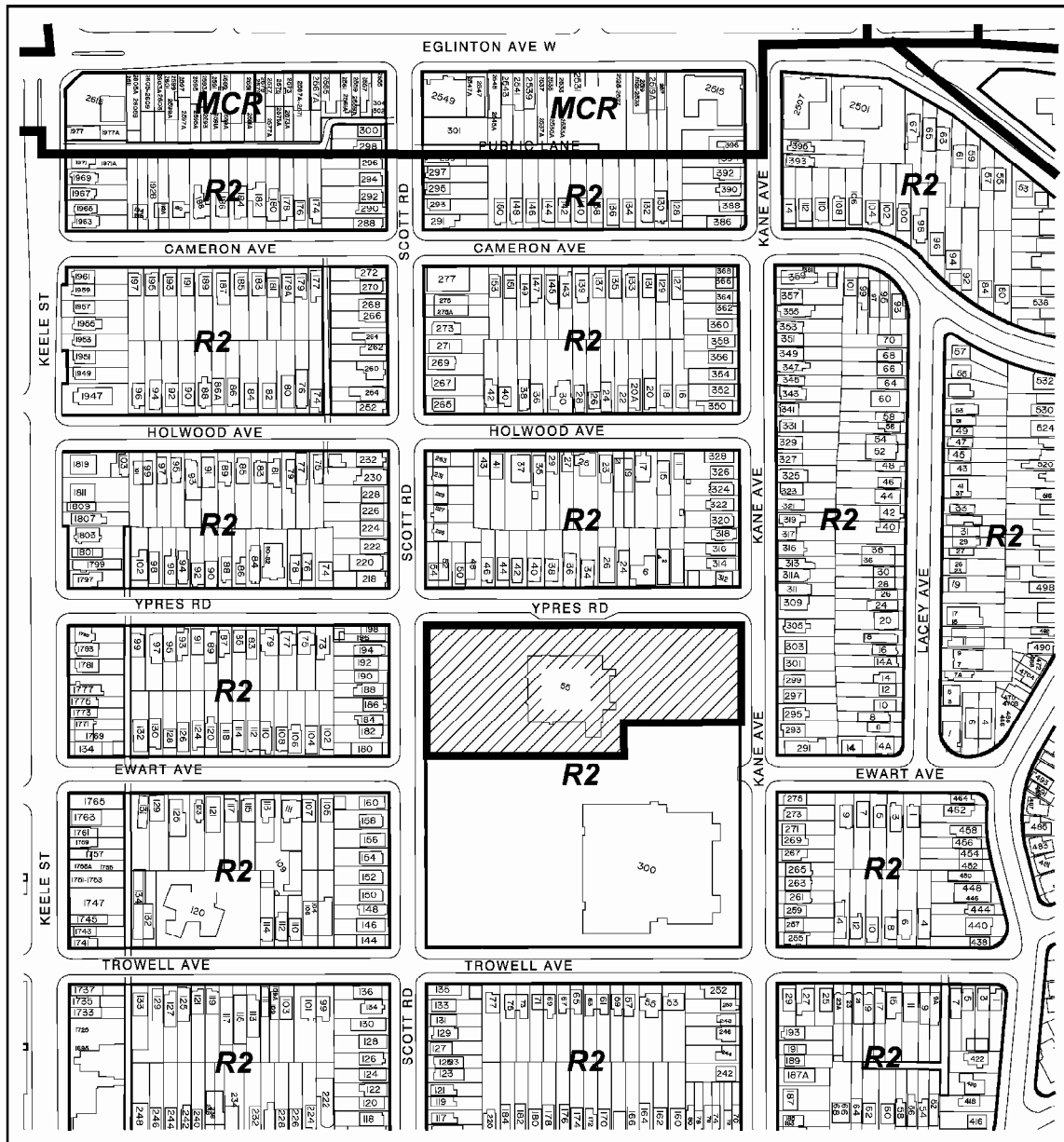
Typical Detached Elevation

Typical Corner Elevation

**55 Ypres Road**  
 File # 12.256257 WET 12.0Z  
 File # 12.256272 WET 12.SB

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 10/17/2013

# Attachment 4: Zoning



**55 Ypres Road**  
File # 12 256257 WET 12 OZ  
File # 12 256272 WET 12 SB

R2 Residential Zone  
MCR Mixed Commercial Residential



Not to Scale  
Former York Zoning By-law 1-83  
Extracted 12/19/2012

## Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	12 256257 WET 12 OZ
Details	Rezoning, Standard	Application Date:	October 1, 2012

Municipal Address: 55 YPRES RD  
 Location Description: PLAN 2061 BLK A PLAN 2245 LOTS 47 TO 63 \*\*GRID W1210  
 Project Description: Proposal to construct 43 new freehold residential units (7 detached dwellings and 36 semi-detached dwellings).

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
ICON PARTNERS LTD			ICON PARTNERS INC TRUST

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	n/a
Zoning:	York By-law 1-83 R2	Historical Status:	n/a
Height Limit (m):	11	Site Plan Control Area:	No

### PROJECT INFORMATION

Site Area (sq. m):	11638	Height:	Storeys:	3
Frontage (m):	172		Metres:	11
Depth (m):	48 (east), 72 (west)			
Total Ground Floor Area (sq. m):	0			<b>Total</b>
Total Residential GFA (sq. m):	9920		Parking Spaces:	43
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	9920			
Lot Coverage Ratio (%):	0			
Floor Space Index:	0.85			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	9920	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:	43	Institutional/Other GFA (sq. m):	0	0
Total Units:	43			

**CONTACT: PLANNER NAME: Paul Johnson, Planner**  
**TELEPHONE: 416-394-8878**



## **Attachment 6: Draft Zoning By-law Amendment**

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

### **CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To amend ~ Zoning By-law No. ~, as amended,  
With respect to the lands municipally known as 55 Ypres Road**

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. That Section 6 of Zoning By-law No. 1-83, as amended, be further amended by adding a new Subsection (87) as follows:

Lands - 55 Ypres Road

"(87) MAP 16

By changing the area shown on District Map 16 more particularly shown on Schedule 'A' hereto, from an R2 - Residential District to a 'G' - Green Open Space Districts and Section 16(445)."

2. That Section 16 of former City of York Zoning By-law No. 1-83, as amended, be further amended by adding a new Subsection (445) as follows:

"(445) LANDS – 55 YPRES ROAD

- 1) Notwithstanding the provisions of Section 3, Subsection 3.3.1 (a) and Subsection 3.4.11(a) and (b) and Section 8 of Zoning By-law No. 1-83, the lands municipally known as 55 Ypres Road, which lands are more particularly shown on Schedule "A" hereto, may be used for the purpose of erecting thereon a maximum of 43 dwelling houses each on a lot, accessory uses and a park on Block 44 as shown on the plan attached as Schedule "B" hereto in accordance with the zoning standards attached as Schedule "C" hereto and the following conditions:

- a) Nothing in this by-law shall apply to prevent the phased construction of the development, provided that the requirements of this subsection (445) are complied with upon the completion of the each phase.
- b) Despite any existing or future severance, partition, or division of the lot, the provisions of this subsection (445) shall apply to the whole of the lot as if no severance, partition or division occurred.
- c) a maximum of one accessory building shall be permitted for each lot and the minimum setback from any lot line shall be 1.2 metres, subject to the provisions of clause e) and the maximum gross floor shall be 10 m<sup>2</sup>.
- d) a minimum of one parking space shall be provided in an integral garage.
- e) no building or structure, excluding retaining walls and catchbasin, shall be permitted within the southerly 3 metres of Lot 17 and the grade in this area shall be maintained in accordance with the approved grading plan.
- f) Bay windows may project into a required front or rear yard a maximum of 0.6 metres provided that the window projection does not follow the main wall to grade and so long as the projection does not interfere with the use of the driveway for access to a parking area.
- g) All other provisions of Sections 3 and 8 of Zoning By-law No. 1-83 shall continue to apply except where they are in conflict with the provisions of this Subsection (445) in which case the provisions of this subsection (445) shall apply."

2 . 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.

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

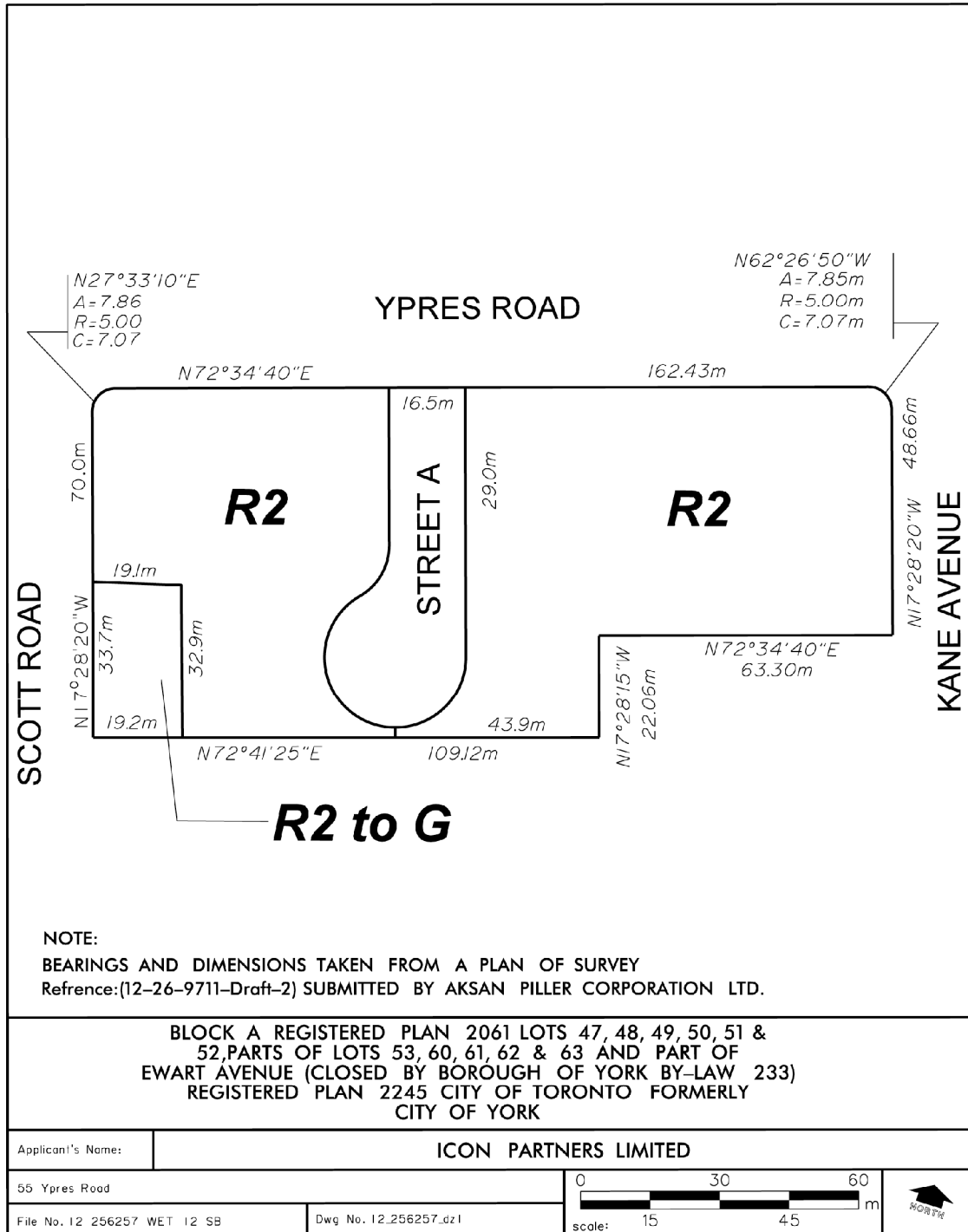
ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

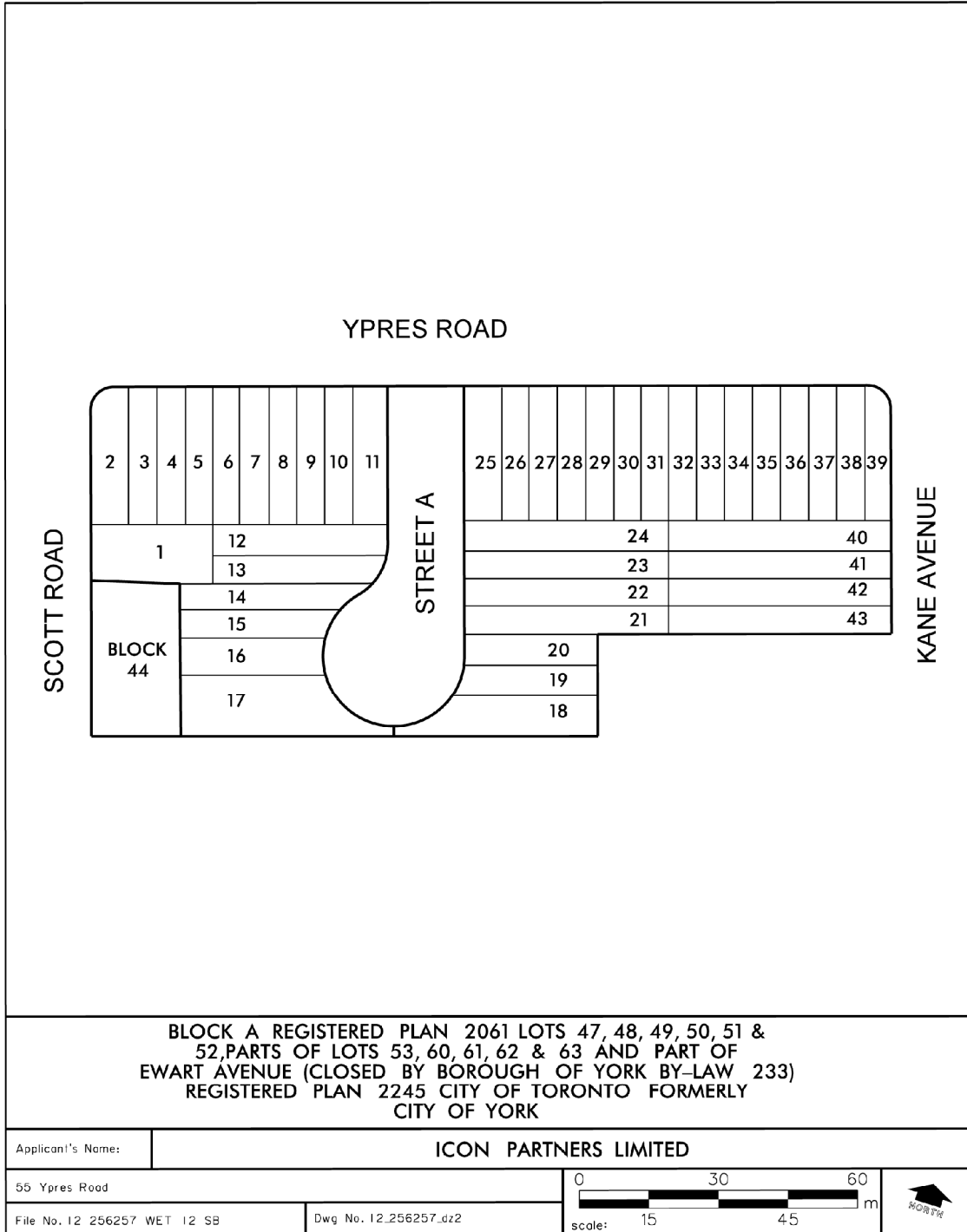


Schedule 'A' BY-LAW and to Section 16(445) of Zoning BY-LAW 1-83





Schedule 'B' BY-LAW and to  
Section 16(445) of Zoning BY-LAW 1-83



Dwelling Type permitted	Minimum Lot Frontage	Minimum Side Yard Width	Maximum Floor Space Index	Minimum Front Yard Landscaping Percentage	Minimum Front Yard Soft Landscaping Percentage	Minimum Front Yard Depth	Maximum Height
Detached House - Lots 1, 2, 11,16, 17, 18 and 25.	7.7 metres - Lot 25. 7.8 metres - Lots 2 and 11. 8.0 metres - all other Lots.	0.5 metres west side yard and 0.6 metres east side yard - Lot 2. 1.2 metres.-. Lot 1 1.2 and 0.6 metres - Lot 18 0.5 metres east side yard and 0.6 metres west side yard - Lot 11. 0.4 metres west side yard and 0.6 metres east side yard - Lot 25. 0.6 metres north side yard and 3 metres south side yard - Lot 17. 0.6 meters - all other Lots.	0.65 - Lot 18. 0.9 - Lots 1 and 17. 1.16 - Lots 2 and 11, 1.45 - Lots 16 and 25.	46% - Lots 16 50% - all other Lots.	75% - all Lots.	6 metres - all Lots.	11 metres - all Lots.
Semi Detached House - Lots 3 to 10, 12 to 15, 19 to 24, and 26 to 43.	5.95 metres - all Lots.	1.0 metres east side yard and 0.6 metres west side yard - Lot 6 1.2 metres north side yard – Lot 24 0.6 metres - all Lots.	0.8 - Lots 21 to 24, 40, 41 and 43. 0.85 - Lots 19, 20 and 42. 1.2 - Lots 3 to 10, 12, 14 and 15. 1.25 - Lots 13 and 32 to 39. 1.45 - Lot s 26 to 31.	35% - Lots 13 and 39. 40%- all other Lots.	75% - all Lots.	6 metres - all Lots.	11 metres - all Lots.

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

### **Standard Conditions:**

1. The Owner shall enter into the City's standard Subdivision agreement and satisfy all of the pre-registration conditions contained therein (required in most cases to secure the construction of the provision of municipal services, parkland, planning issues related to warning clauses etc.).
2. The Owner shall provide to the Director of Community Planning, Etobicoke York District, confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department, City of Toronto (statement of account or Tax Clearance Certificate) and that there are no outstanding City initiated assessment or tax appeals made pursuant to section 40 of the assessment Act or the provisions of the City of Toronto Act, 2006. In the event that there is an outstanding City initiated assessment or tax appeal, the Owner shall enter into a financially secured agreement with the City satisfactory to the City Solicitor to secure payment of property taxes in the event the City is successful with the appeal.
3. If the subdivision is not registered within 5 years of the date of draft plan approval, then this approval shall be null and void and the plans and drawings must be resubmitted to the City of Toronto for approval.
4. 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.
5. The owner shall submit detailed engineering drawings and detailed cost estimates for the proposed road and services.
6. The owner shall pay engineering and inspection fees in accordance with the terms and conditions of the standard subdivision agreement.
7. The owner shall dedicate to the City on the Draft Plan of Subdivision:
  - i) Street A and
  - ii) Block 44 as public parkland.

The conveyance of all lands to the City shall be free and clear, above and below grade, of all easements, encumbrances and encroachments.

8. The owner shall submit financial securities in accordance with the terms of the standard subdivision agreement.

9. Prior to subdivision registration, the Official Plan land use designation and zoning implementing the Official Plan shall be in full force and effect.

### **Roadways**

1. The owner shall dedicate all roads, corner roundings and road widenings shown on the plan for this development to the satisfaction of the Executive Director of Engineering and Construction Services.
2. 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 Engineering and Construction Services in consultation with the City Solicitor.
3. Submit a draft Reference Plan of Survey, in metric units and integrated to the 1983 North American Datum (Canadian Spatial Reference System) and the 3 degree Modified Transverse Mercator Projection), showing as separate PARTS thereof the lands to be conveyed to the City to the Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office.
4. The owner shall pay all costs for preparation and registration of reference plan(s).
5. The owner shall submit a detailed pavement marking and signage plan for the new public road to the satisfaction of Transportation Services.
6. The owner shall initiate the street naming process so that all public streets, private access roads and private walkways shall be named to facilitate access to the units fronting these streets, roads and walkways.

### **Public Park**

1. Prior to the issuance of the first above ground building permit for the first building, the owner shall convey lands required to the City for parkland purposes. The final location and configuration of the parkland will be to the satisfaction of the General Manager of Parks, Forestry and Recreation.
2. The lands conveyed to the City as Parkland shall have a minimum area of 641.4 square metres.
3. The lands are to be free and clear, above and below grade, of all physical obstructions and easements, encumbrances and encroachments, including surface and subsurface easements, unless otherwise approved by the General Manager of Parks, Forestry and Recreation. The final location, grading, configuration and development of the parklands to be conveyed will be subject to the approval of the General Manager of Parks, Forestry and Recreation and in consultation with the local Councillor.

4. Prior to Approval, the owner is required to provide three copies of Draft Reference Plan of Survey showing the parklands as separate PARTS. The R-plan will be required prior to final draft plan of subdivision approval plan and will be subject to the approval of the General Manager of Parks, Forestry and Recreation and City Legal.
5. Prior to dedication of the parkland, the owner shall be responsible for an environmental assessment of the lands to be dedicated as parkland to the City and any associated costs or remediation works required as a result of that assessment. Such assessment or remediation shall ensure the parkland dedication lands, at the time of dedication, will meet all applicable laws, regulations and guidelines respecting sites to be used for public park purposes, including City Council policies respecting soil remediation of sites to be acquired by the City. A qualified environmental consultant that is acceptable to the Executive Director of Engineering and Construction Services shall prepare the environmental assessment. Prior to transferring the Parkland to the City, the environmental assessment shall be peer reviewed by an environmental consultant retained by the City at the owner's expense (the "Peer Reviewer"), and the conveyance of the Parkland to the City shall be conditional upon the Peer Reviewer concurring with the owner's environmental consultant that the Parkland meets all applicable laws, regulations and guidelines for public park purposes. The Executive Director of Technical Services shall advise the General Manager of Parks, Forestry and Recreation of the findings of the environmental assessment review.
6. The owner is to pay for the costs of such dedication, including the preparation and registration of all relevant documents. Prior to the dedication, the owner shall provide to the satisfaction of the City Solicitor all legal descriptions and applicable reference plans of survey for the parkland dedication lands.
7. The owner will be responsible for the base park construction at their own expense. The Base Park Improvements include the following where deemed necessary:
  - a. Grading (inclusive of topsoil supply and placement, minimum of 150 mm depth);
  - b. Sodding (#1 nursery grade);
  - c. A planting bed and plant materials abutting the existing retaining wall at the east limit of the park;
  - d. Fencing (1.8 m, black vinyl, chain link, commercial-industrial quality, with top and bottom rail);
  - e. Drainage systems, including connections to the municipal service as required.
  - f. Electrical (including metre, cabinet and pedestal) and water connections (minimum 100 mm) to the street line;
  - g. Street trees along all public road allowances, which abut City owned parkland; and
  - h. Park sign constructed and worded to the satisfaction of the General Manager of Parks, Forestry and Recreation.



8. The owner will be required to post a letter of credit, as security for the installation of the Base Park improvements, equal to 120% of the value of an itemized budget of such work, which will be to the satisfaction of the General Manager of Parks, Forestry and Recreation.
9. Should the owner and City agree, and conditional on approval from the City Finance Department on the use of the Park and Recreation Component of the Development Charges, the design and construction of the above base park improvements shall include a feature interpreting the former lake Iroquois Shoreline and will be completed by the owner, subject to the approval of the General Manager of Parks, Forestry and Recreation. The above base park improvements will be equivalent to the Parks and Recreation component of the development charges applicable to market housing. The owner will submit a letter of credit equal to 120% of the value of the Parks and Recreation component of the Development Charges for each phase of residential development.
10. The owner's total obligation with respect to the design and installation of Parkland Improvements will not exceed the aggregate amount of the Parks and Recreation service component of the Development Charges for all dwellings in the subdivision, notwithstanding the approved budget. The owner acknowledges that the City will give them a Development Charge credit for Parkland Improvements provided over and above the Base Park Improvements. All plans, budgets, Development Charge credits and letters of credit shall be to the satisfaction of the General Manager of Parks, Forestry and Recreation.
11. Prior to the Approval, the owner will submit to the General Manager of Parks, Forestry and Recreation a composite utility plan, site servicing plan, itemized cost estimate, landscape plan and grading plan showing the details of the Base and Above Base Park Improvements. The cost estimate, landscape plan and grading and drainage plan shall be approved by the General Manager of Parks, Forestry and Recreation and, where required, in consultation with Executive Director of Technical Services.
12. The owner acknowledges and agrees that stockpiling of any soils or materials or use as an interim construction staging area on the parkland is prohibited, unless otherwise approved by the General Manager of Parks, Forestry and Recreation.
13. Prior to conveyance of the parkland, the owner shall be responsible for the installation and maintenance of temporary fencing around the parkland and its maintenance until such time as the development of the park block is completed.
14. All plans, budgets, Development Charge credit and letters of credit submitted by the owner, unless determined otherwise by the City of Toronto, are intended to be in current dollars and accordingly, shall be adjusted either upwards or downwards, annually, on the anniversary of the date of execution of the associated agreement, in accordance with change in the Construction Price Index during such one year period.

Provided, however, that in no case shall the amount actually payable by the Owner at any time be less than the minimal amount set out in that agreement.

15. Upon completion of base park improvements, the owner will provide certification from their Landscape Architect certifying that all works has been completed in accordance with the approved plans by the General Manager of Parks, Forestry and Recreation. At that time, the submitted letter of credit for park improvements will be released subject to the satisfaction of the General Manager of Parks, Forestry and Recreation, less 20% of the total value, which shall be retained for a two-year period as a performance guarantee.
16. At the time of conveyance, the General Manager of Parks, Forestry and Recreation may elect to receive cash-in-lieu of some or all of the elements of the Base Park Improvements.
17. Upon satisfactory completion of parkland development, the owner will guarantee such work and associated materials to the satisfaction of the General Manager of Parks, Forestry and Recreation. The owner will provide stamped certification from their Landscape Architect certifying that all works have been completed in accordance with the approved plans by the General Manager of Parks, Forestry and Recreation. At that time, the submitted letter of credit for park improvements will be released subject to the satisfaction of the General Manager of Parks, Forestry and Recreation, less 20% of the total value, which shall be retained for a two-year period as a performance guarantee.

### **Municipal Services**

1. The owner shall submit a revised Stormwater Management and Functional Servicing Report and grading and drainage plans to the satisfaction of the Executive Director of Engineering and Construction Services.
2. The owner shall design to the satisfaction of the Executive Director of Engineering and Construction Services, any improvements that may be required to the City's sanitary sewer, storm sewer and water supply systems to accommodate the proposed development and obtain the necessary approvals of the Ministry of the Environment for such infrastructure.
3. The owner shall make satisfactory arrangements with the Executive Director of Engineering and Construction Services respecting the provision of any improvements that may be required to the City's sanitary sewer, storm sewer and water supply systems to accommodate the proposal including the provision of adequate financial guarantees, including engineering and inspection fees.
4. The owner shall provide a detailed Stormwater Management Report, and apply stormwater management techniques in the development of this subdivision to the satisfaction of the Executive Director of Engineering and Construction Services.

5. 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 Engineering and Construction Services, and that existing drainage patterns on adjacent properties shall not be altered.
6. The owner shall obtain/verify the municipal addresses that will be required for the purpose of setting up the water account with Toronto Water when application is made for the proposed sewer and or/water service connections (as applicable).
7. The owner shall provide certification to the Executive Director of Engineering and Construction 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.

### **Easements**

1. Prior to registration of the Plan of Subdivision, the owner's solicitor shall provide an undertaking that mutual access easements will be established within the side yards of each abutting dwelling lot to provide access from the front to the rear yard forthwith upon registration of the Plan of Subdivision to the satisfaction of the Director of Community Planning, Etobicoke York District.

### **Municipal Numbering**

1. The applicant is advised to contact Mr. John House, Property Records Supervisor, 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. The municipal addresses will be required for the purpose of setting up the water account with the City of Toronto when application is made for the proposed sewer and or/water service connection (as applicable).

### **Environmental Assessment**

1. 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 an RSC.
2. 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 Engineering and

Construction Services.

3. Prior to the registration of the Plan of Subdivision or Release for Construction of Services, the owner agrees to submit environmental assessment reports and a Remedial Action Plan (RAP) 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.

### **Trees and Landscaping**

1. The owner shall submit a revised landscape plan to the satisfaction of the Director of Community Planning, Etobicoke York District
2. The owner shall submit a Tree Inventory and Preservation Plan and a Tree Planting Plan to the satisfaction of Urban Forestry – Tree Protection and Plan Review.
3. The owner shall provide a security deposit of \$583 per City streetscape tree for all new plantings on proposed street and city road allowance. The deposit will cover the cost of the tree and its planting and maintenance for a period of two years. The deposit will be refunded after a period of two years upon Urban Forestry confirming that the trees have been planted and are in good condition. The total amount of the Tree Planting Security deposit will be determined once a final landscape plan has been agreed upon.
  - a. Funds provided for Tree Protection Guarantees can be provided in the form of: certified cheque or money order made payable to The Treasurer of the City of Toronto, debit, Visa, MasterCard, or through a secured investment. Payment must be made in person at 441 Kipling Avenue, Monday to Friday, between the hours of 8:00 a.m. to 3:00 p.m., to facilitate completion of the required documentation.
4. Prior to final approval and registration of this plan, the owner shall provide a Concept Utility Plan to determine if the proposed City streetscape tree planting is possible and there are no conflicts with existing or future utilities.
5. The owner 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 Engineering and Construction Services.
6. Prior to acceptance of the engineering drawings, the owner must provide a composite utility plan, signed off by each of the utility companies and Urban Forestry – Tree Protection and Plan Review.
7. Prior to final approval and registration of this plan, the owner shall resolve all

outstanding landscaping conditions including tree planting, tree species and tree location to the satisfaction of the General Manager of Parks Forestry and Recreation.

### **Utilities**

1. Prior to the acceptance of engineering drawings, the owner shall provide a Composite Utility Plan illustrating the location and spacing of proposed utilities and street trees signed off by all the utility companies and the Urban Forestry – Tree Protection & Plan Review.
2. The owner shall provide to the City of Toronto copies of the approval of the street lighting proposal and the financial security required from Toronto Hydro.
3. Prior to the registration of the Plan of Subdivision the owner agrees to provide written confirmation to City Planning advising that satisfactory arrangements, financial and otherwise, have been made for the following services to the subdivision: mail delivery, communication/telecommunication, underground electrical distribution system, street lighting and natural gas.
4. The owner shall provide a copy of the executed subdivision agreement to Toronto Hydro, Enbridge Consumers Gas, Bell Canada, Rogers Cable, Toronto District School Board and Canada Post.

### **Architectural Control Guidelines**

1. Prior to the registration of the plan of subdivision, Architectural Control Guidelines will be prepared to the satisfaction of the Director of Community Planning, Etobicoke York District, at the owner's expense by an Urban Design Consultant acceptable to the Director of Community Planning, Etobicoke York District.
2. The owner agrees to implement the Architectural Control Guidelines for the development. The owner further agrees to retain a Control Architect acceptable to the Director of Community Planning, Etobicoke York District.
3. The owner agrees that Architectural Control Guidelines for the development will be administered at the expense of the owner by a Control Architect satisfactory to the Director of Community Planning, Etobicoke York District. Prior to the issuance of any building permits, the Control Architect will certify to the Chief Building Official that the building plans are consistent with the approved Guidelines.

### **Bell Canada**

1. The owner is hereby advised that prior to commencing any work within the Plan, the Developer must confirm 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 owner is hereby advised that the owner may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the owner elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the owner 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).

2. The owner shall agree, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.

### **Canada Post**

1. The owner will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
2. The owner agrees to include in all offers of purchase and sale a statement that advises the prospective purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact location (list of lot numbers) of each of these Community Mailboxes.
3. The owner will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer in which the homeowners does a sign off.
4. The owner will provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:
  - a. An appropriately sized sidewalk section (concrete pad), as per municipal and Canada Post standards, to place the Community Mailboxes on (a copy of the Standards will be provided upon Request). The developer further agrees to provide these cement pads during sidewalk pouring and will notify Canada Post of the locations as they are completed;
  - b. Any required pathway across the boulevard, as required and as per municipal standards; and
  - c. Any required curb depressions for wheelchair access.
5. Multiple Blocks will have the appropriate Canada Post Delivery Policy applied as the required information becomes available and it is requested that information be

provided to Canada Post by the owner.

6. The owner further agrees to determine and provide and fit up a suitable temporary Community Mailbox location(s) which may be utilized by Canada Post until the permanent mailbox pads, curbs, sidewalks and final grading have been completed at the permanent Community Mailbox site locations. This will enable Canada Post to provide mail service to new residences as soon as homes are occupied. The owner further agrees to fit up the temporary area 30 to 60 days prior to the first occupancy and notify Canada Post of the first occupancies at this time. (The owner should provide evidence of how they intend to coordinate this activity in a timely manner to a safe and clean usable area.)

### **Enbridge**

1. The owner is responsible for preparing a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities.
2. Streets are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities.
3. The owner shall grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information required for the installation of the gas lines.
4. The owner shall provide current City approved road cross-sections showing all utilities in the configuration proposed for all of the street widths within the development. The gas location must be a minimum of 0.6 m from the street line.

### **Archaeology**

1. 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, Culture and Sport, be notified immediately at 416-314-7146 as well as the City of Toronto, Heritage Preservation Services Unit 416-338-1096.
2. In the event that human remains are encountered during construction, the proponent should immediately contact both the Ministry of Tourism, Culture and Sport, and the Registrar or Deputy Registrar of Cemeteries at the Cemeteries Regulation Unit, Ministry of Government Services, 416-326-8393.
3. If any expansions to the boundaries of the subject property are proposed, further archaeological assessment work may be required.

## **Advisory Clause**

1. The owner agrees to include the following advisory clause in the subdivision agreement:

### **Subdivision Grading and Building Siting Control Plan Advisory**

The Lot Grading and Building Siting Control Plan identifies the grading of the lots and certain features such as swales, drainage ditches, retaining walls, catchbasins and storm sewer piping on individual lots to provide proper drainage from the lots as well as proper drainage of all adjacent lands which drain through the lot. The owner agrees that the lot specific grading and drainage features shall be maintained in accordance with the Lot Grading and Building Siting Control Plan. Any revision to the Lot Grading and Building Siting Control Plan shall be to the satisfaction of and approved by the Executive Director, Construction and Engineering Services, subject to any conditions that may be imposed.