

**151 McNicoll Avenue – Zoning By-law Amendment and Subdivision Applications – Final Report**

<b>Date:</b>	April 24, 2014
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 24 – Willowdale
<b>Reference Number:</b>	13 120931 NNY 24 OZ and 13 120934 NNY 24 SB

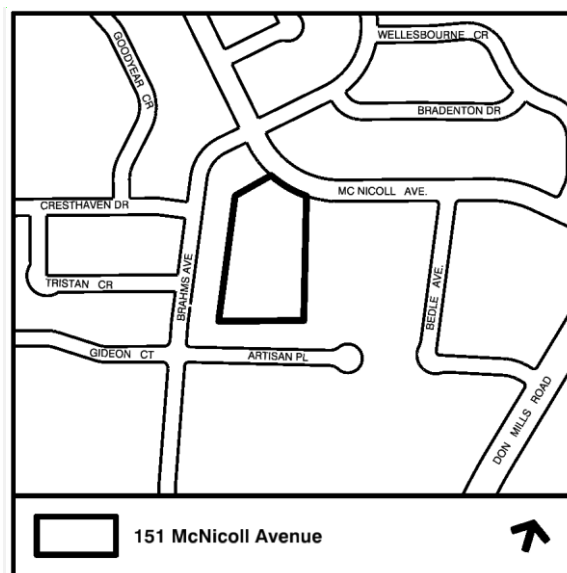
**SUMMARY**

This application proposes to amend former City of North York Zoning By-law 7625 for the lands at 151 McNicoll Avenue to permit twenty-two single detached dwellings and a public park. A rezoning is required to permit the residential use, the size of some of the proposed lots and to accommodate the proposed dwellings. An application for subdivision has also been submitted to create the new lots and a public road to provide access to the development. 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**

**The City Planning Division recommends that:**

1. City Council amend Zoning By-law 7625, for the lands at 151 McNicoll Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5.
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 6, which except as otherwise noted must be fulfilled prior 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.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

In 2002 the Ontario Municipal Board approved a development to amend the former City of North York Official Plan and rezone the western portion of the site to allow for a two-storey long term care facility which was to be operated by North York General Hospital. Due to funding issues this proposal was never constructed.

The site was recently the subject of a severance application B000/12NY to sever the site into two parts. The subject site is the western portion of that severance while the eastern portion was retained by the Toronto District School Board. The former school building will continue to be used for a day nursery.

A Preliminary Report related to the current zoning by-law amendment and subdivision application was considered by North York Community Council at its meeting of May 14, 2013. Community Council deferred its decision until receiving additional information regarding a restrictive covenant which is registered on the site. Staff submitted an Information Report to the September 10, 2013 meeting of North York Community Council which provided the requested information.

A copy of the Preliminary report can be found at:

<http://www.toronto.ca/legdocs/mmis/2013/ny/bgrd/backgroundfile-60939.pdf>

A copy of the Information Report can be found at:

<http://www.toronto.ca/legdocs/mmis/2013/ny/bgrd/backgroundfile-61079.pdf>

## **ISSUE BACKGROUND**

### **Proposal**

The applicant is proposing to develop the western portion of the existing school site with twenty-two single detached dwellings. A 16.5 metre wide public street is a cul-de-sac and is proposed through the centre of the lands to provide frontage to twenty of the proposed lots. The remaining two lots would have frontage onto McNicoll Avenue. Each dwelling would be accessed by a private driveway from the new public street, with the exception of Lot 1 which would take access from McNicoll Avenue. The applicant is also proposing to provide a public park at the north-east corner of the site.

The applicant is also requesting a temporary sales office and model home on the site in order to market the proposed dwellings.

### **Site and Surrounding Area**

The site is located north of Finch Avenue East and west of Don Mills Road on the south side of McNicoll Avenue. The site is the west part of the former McNicoll Public School and is 1.8 hectares. The site has a frontage on McNicoll Avenue of approximately 72 metres and abuts detached dwellings on Artisan Place and Brahms Avenue (see Key Map on page 1).

Abutting uses include:

North: Detached dwellings

South: Detached dwelling

East: Former McNicoll Public School which houses a day nursery, a community centre and TDSB office space. Beyond that are detached and semi-detached dwellings and a townhouse development.

West: Detached dwellings

### **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 Province of Ontario has recently issued an updated PPS which is effective April 30, 2014 and applies to any planning decisions made on or after that date. 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 Official Plan designates the site as *Neighbourhoods* which are considered physically stable areas consisting of residential uses in low scale buildings such as detached, semi-detached dwellings and townhouses. Development in these areas shall “respect and reinforce” the existing character including street patterns, size and configuration of lots, heights, massing and scale. Infill developments, such as the one proposed, shall have heights, massing and scale which are appropriate for the site and the surrounding area.

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

The built form and public realm policies for development can be found in Section 3.1 of the Official Plan. When a development is made up of multiple buildings, high quality architecture, landscape and urban design is promoted by the provision of architectural control guidelines. The guidelines are to set out built form and landscape character on private lands. The guidelines are a condition of subdivision approval and will form part of the subdivision agreement which is registered on title.

## **Zoning**

The site is currently zoned RM3(8) under former City of North York Zoning By-law No. 7625 as shown on Attachment 3. This site specific zoning only permits a school or nursing home on the site.

The site is not subject to harmonized Zoning By-law 569-2013.

## **Plan of Subdivision**

An application for Draft Plan of Subdivision was submitted to the City to establish the public road through the site and create lots for the detached dwellings as shown on Attachment 2. The Chief Planner has delegated approval authority for plans of subdivision under By-law 229-2000.

## **Site Plan Control**

Site Plan Control is not required, however Design Control Guidelines will be established to ensure quality design of the dwellings.

## **Reasons for Application**

An amendment to former City of North York By-law 7625 is needed to permit the proposed residential use as well as to create performance standards for the proposed lots and proposed dwellings. The applicant is proposing to rezone the lands to R4 however some of the proposed lots and performance standards would not comply with those requirements. The applicant is proposing to amend the requirements for lot frontage and area, side yard setbacks, lot coverage, dwelling length and front yard landscaping. In addition, the sales office and model home are not permitted.

## **Community Consultation**

A community consultation meeting was held on September 23, 2013 with approximately sixty residents in attendance and was chaired by Community Planning staff. The ward councillor also attended. Residents raised some concern with the potential impact construction may have on the area. Staff informed residents that a Construction Management Plan will be required to mitigate the impacts caused by construction activities.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards and conditions of Draft Plan Approval.

## **COMMENTS**

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

The proposal is consistent with the PPS 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 provide a healthy, liveable and safe community, in this case by making efficient use of a site that is no longer required for public use. The Province of Ontario has recently issued an updated PPS which is effective April 30, 2014 and applies to any planning decisions made on or after that date. This application has been reviewed for consistency with the new PPS.

### **Land Use and Built Form**

The Official Plan designates the property as *Neighbourhoods* and these areas are predominantly made up of low scale residential buildings. Policy 4.1.5 requires that new development in established *Neighbourhoods* “respect and reinforce” the existing physical character of the neighbourhood. This includes the patterns of streets; the size and configurations of lots; the heights, massing, scale and dwelling type of nearby residential properties; and prevailing patterns of rear and side yard setbacks. The current site specific zoning only permits either a school or a nursing home. By rezoning the site to allow for detached dwellings, the site will be developed more in character with the existing context of the area.

The proposed lots maintain the existing lot characteristics and patterns in the area and are generally consistent with the R4 zoning requirements. Eleven of the proposed lots will comply with the R4 minimum lot frontage requirement of fifteen metres while the remaining lots would have frontages ranging from 12.2 to 14.6 metres. The lot width at the rear of the "pie" shaped lots which abut lots fronting onto Brahms Avenue would exceed fifteen metres. This lot width is consistent with the abutting lots. Lots 9 to 13 which would have a frontage of 12.2 metres abut lots which front onto Artisan Place. The lots on Artisan Place, which abut the proposed 12.2 metre lots, have lot frontages of approximately twelve metres and the proposal is in keeping with this character.

Twelve of the proposed lots comply with the minimum required lot area for the R4 zone. The remaining ten residential lots (Lots 3 to 12) would have a minimum lot area of 480 square metres compared to the minimum of 550 square metres required by By-law 7625. This is acceptable as they are interior to the development site and the sites can still provide adequate setbacks.

The neighbourhood is made up of single detached dwellings one- and two-storeys in height. Policy 4.1.9 of the Official Plan requires that infill development has heights, massing and scale which is appropriate to the character of the surrounding community. Development should also provide adequate setbacks to ensure privacy and conformity with the neighbourhood. The height of the proposed dwellings complies with the current R4 zoning permission which is 8 metres for a flat roof or 8.8 metres for a peaked roof and a maximum of 2 storeys.

The proposed building footprints result in a higher lot coverage than permitted. By-law 7625 permits a maximum lot coverage of thirty percent whereas the applicant is proposing a maximum lot coverage of thirty-five percent. The increased lot coverage will have little to no impact on the streetscape. The proposed side yard setbacks provide adequate separation between the proposed dwellings and are consistent with other setbacks in the area.

The proposed rear yard setback complies with the 9.5 metre requirement of By-law 7625 with the exception of Lot 8 which will have a minimum nine metre rear yard setback. This is appropriate as it is internal to the site and the inability to conform to the 9.5 metre requirement is due to the design of the cul-de-sac which impacts the rear yard of that lot.

The curve in the proposed public street creates a number of "pie" shaped lots. Due to this lot configuration, some dwellings need to be sited farther from the street than on lots which front onto the straight portion of the street. As the zoning by-law measures dwelling length from the minimum required front yard setback to the rear wall, a longer dwelling length is required to allow the dwellings to be sited farther from the lot line. The draft zoning by-law amendment would permit a maximum dwelling length of twenty-five metres rather than the maximum of 16.8 metres permitted in the R4 zone. Due to the minimum required front and rear yard setbacks, a dwelling length of twenty-five metres is not possible on the majority of the proposed lots.

The proposed development is compatible with the surrounding neighbourhood in terms of massing, scale and setbacks. The development provides adequate privacy with the lot pattern creating back-to-back or side-to-side relationships with adjacent properties.

The applicant is also proposing a temporary sales office and a model home to allow for the marketing and sale of the proposed development. This sales office will not be permitted to market any other development which the applicant may have and will be converted into a residential dwelling once the units are sold.

### **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 local parkland provisions across the city. The lands which are the subject of this application are in an area with 1.57 hectares to 2.99 hectares of local parkland per one-thousand people. The site is in a parkland priority area, as per Alternative Rate Parkland Dedication By-law 1020-2010.

The applicant proposes twenty-two detached dwelling units on a net site area of 14512 square metres. At the alternative rate of 0.4 hectares per three-hundred units specified in By-law 1020-2010, the parkland dedication requirement is 293 square metres or two percent of the net site area. A minimum of five percent parkland dedication is required which would equate to 725 square metres.

The applicant proposes to satisfy the parkland dedication requirement by providing an onsite park of 1427 square metres at the north-east corner of the site with frontage onto McNicoll Avenue. Providing the park is not a requirement of Parks, Forestry and Recreation but was proposed by the applicant as an appropriate dedication to satisfy the parkland dedication requirement.

In consultation with the ward councillor, Parks, Forestry and Recreation have decided to accept the onsite park as the proposed development will cause a loss of open space in the area. The park, which is an over-dedication, is attached to the school's open space creating a visually contiguous open space, and making it more usable.

### **Subdivision**

The draft conditions of approval, as outlined in Attachment 6, will ensure the road is constructed to City standards and that the land transfers to the City are completed in accordance with City policies. Lots 1 and 2 front onto McNicoll Avenue to match other lots on the street while the remaining lots provide the rear to rear lot pattern characteristics of the neighbourhood. The Chief Planner has delegated approval authority under By-law 229-2000. Each lot will have an access driveway from the new street with the exception of Lot 1 which will take vehicular access from McNicoll Avenue.

## **Architectural Design Guidelines**

The applicant is preparing Architectural Design Guidelines which will guide the detailed design respecting elevations, landscaping (including fencing details), and streetscape. The Guidelines will ensure that the design and amenity within the public realm will be of a high quality. The Guidelines will provide for the use of high quality materials throughout the development and will be used to provide character to the dwellings. Variations will be provided in the design of the dwellings to create an interesting streetscape. The Architectural Design Guidelines will be secured as a condition of subdivision approval.

## **Toronto Green Standard**

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

The applicant is required to meet Tier 1 of the TGS. Performance measures to secure the Tier 1 criteria will be secured through the subdivision agreement.

## **CONTACT**

Guy Matthew, Planner  
Tel. No. (416) 395-7102  
Fax No. (416) 395-7155  
E-mail: gmatthe2@toronto.ca

## **SIGNATURE**

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Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENTS**

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



# Attachment 1: Site Plan



SITE PLAN CONCEPT

151 McNicoll Avenue

File # 13 120931 NNY 24 0Z

Site Plan

Applicant's Submitted Drawing

Not to Scale  
03/06/2013



## Attachment 2: Draft Plan of Subdivision



**151 McNicoll Avenue**

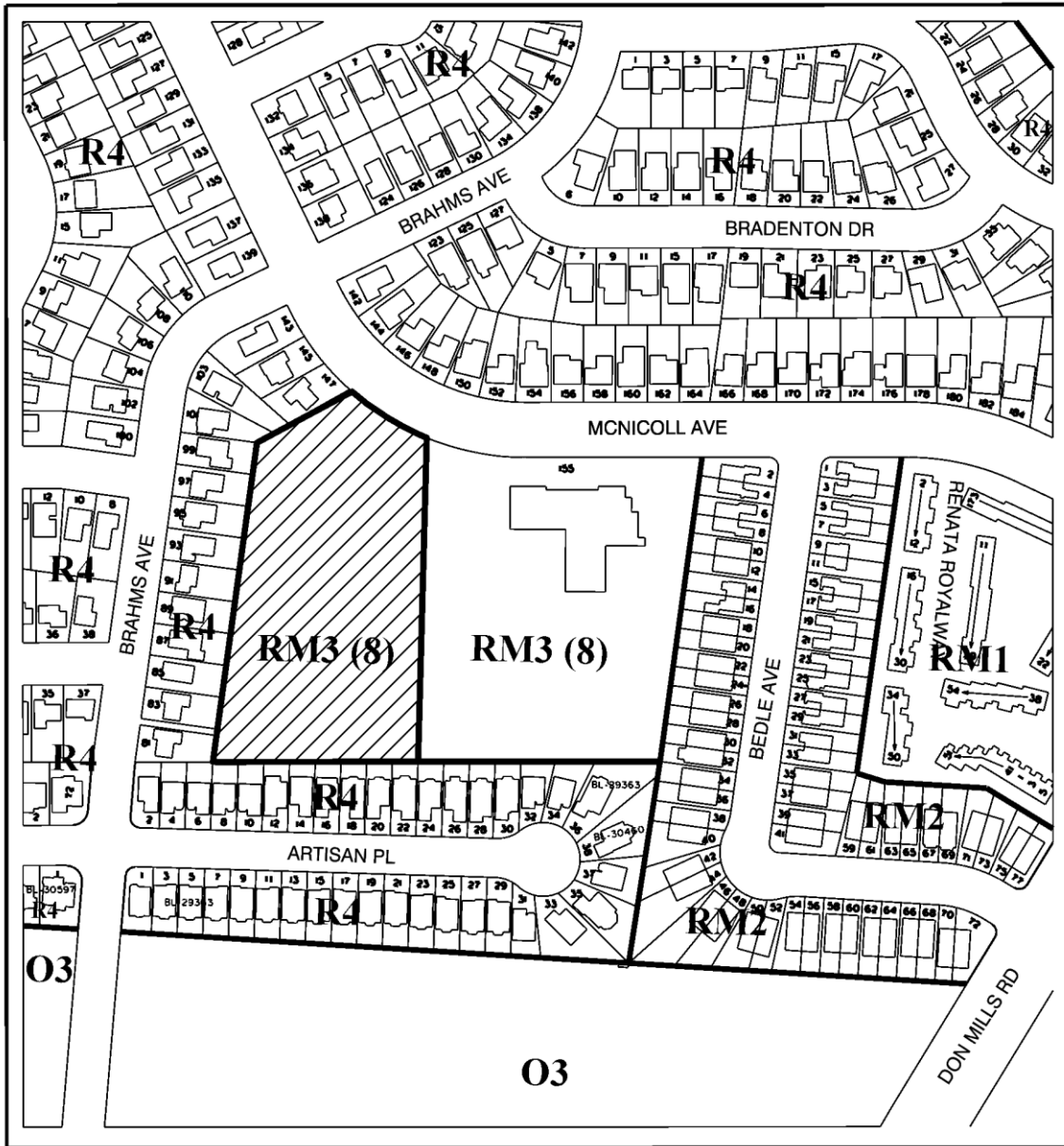
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**Draft Plan of Subdivision**

Applicant's Submitted Drawing

Not to Scale  
04/24/2014

### Attachment 3: Zoning



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

**151 McNicoll Avenue**  
 File # 13 120931 NNY 24 0Z

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM2 Multiple-Family Dwellings Second Density Zone
- O3 Semi-Public Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑  
 Not to Scale  
 Zoning By-law 7625  
 Extracted 03/06/2013

## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	13 120931 NNY 24 OZ
Details	Rezoning, Standard	Application Date:	February 15, 2013

Municipal Address: 151 MCNICOLL AVENUE  
 Location Description: \*\*GRID N2403  
 Project Description: 22 lots of 2 storey single family dwellings

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
MOIZ BEHAR			LIVANTE HOLDINGS (155 MCNICOLL) INC

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	RM3(8)	Historical Status:
Height Limit (m):	8.8	Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	18899	Height:	Storeys:	2
Frontage (m):	71.8		Metres:	8.8
Depth (m):	145.95			
Total Ground Floor Area (sq. m):	4854.2			<b>Total</b>
Total Residential GFA (sq. m):	7300		Parking Spaces:	88
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	7300			
Lot Coverage Ratio (%):	25.68			
Floor Space Index:	0.37			

### DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	22

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	7300	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Guy Matthew, Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 395-7102</b>

## **Attachment 5: Draft Zoning By-law Amendment**

### **CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-2013**

#### **To amend former City of North York By-law 7625 in respect of lands municipally known as 151 McNicoll Avenue**

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

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

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

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

#### **“64.13(108) R4 (108)**

##### **PERMITTED USE**

- (a) Sales Office

In addition to the uses permitted in the One-Family Detached Dwelling Fourth Density Zone (R4), a sales office in combination with a model home shall be permitted on the lands shown on Schedule 1 to this by-law. The sales office shall be limited to selling homes only on the lands shown on Schedule 1 to this by-law and shall only be located on Lot 1 or 2 as shown on Schedule 2.

##### **EXCEPTION REGULATIONS**

- (b) Dwelling Units

There shall be a maximum of one one-family detached dwelling per lot on the registered plan of subdivision.

(c) Lot Frontage

The minimum lot frontage for Lots 4, 9, 10, 11, 12, and 15 as shown on Schedule 2 shall be 12 metres.

The minimum lot frontage for Lots 13 and 16, as shown on Schedule 2 shall be 12.5 metres

The minimum lot frontage for 17, 20 and 21, as shown on Schedule 2 shall be 14.5 metres.

(d) Lot Area

The minimum lot area for Lots 3 to 12, as shown on Schedule 2, shall be 480 square metres.

(d) Lot Coverage

The maximum lot coverage shall be 35%.

(d) Yard Setbacks

(i) Side Yard: Minimum 1.2 metres on each

(ii) Rear Yard: Minimum 9 metres for Lot 8, as shown on Schedule 2.

(e) Length of Dwelling

(i) The maximum length of a dwelling shall be 25 metres measured from the minimum front yard setback to the rear-most wall of the dwelling

(ii) A balcony may project not more than 1.8 metres beyond the front and rear main wall and shall be excluded in determining length of dwelling.

(f) Porches and Decks

Excavated or unexcavated, and covered or uncovered porches or decks, attached to or detached from the main building and located in the side or rear yard shall not exceed the lesser of 56 square metres or 10 percent of the lot area.

- (g) Permitted Projections
  - (i) Excavated or unexcavated, and covered or uncovered, balconies and porches shall be permitted to project not more than 1.8 metres beyond the minimum required side, front or rear yard setback.
  - (ii) Roof overhangs shall be permitted to project not more than 0.5 metres beyond the front wall of a covered porch.
- (g) Division of Lands

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

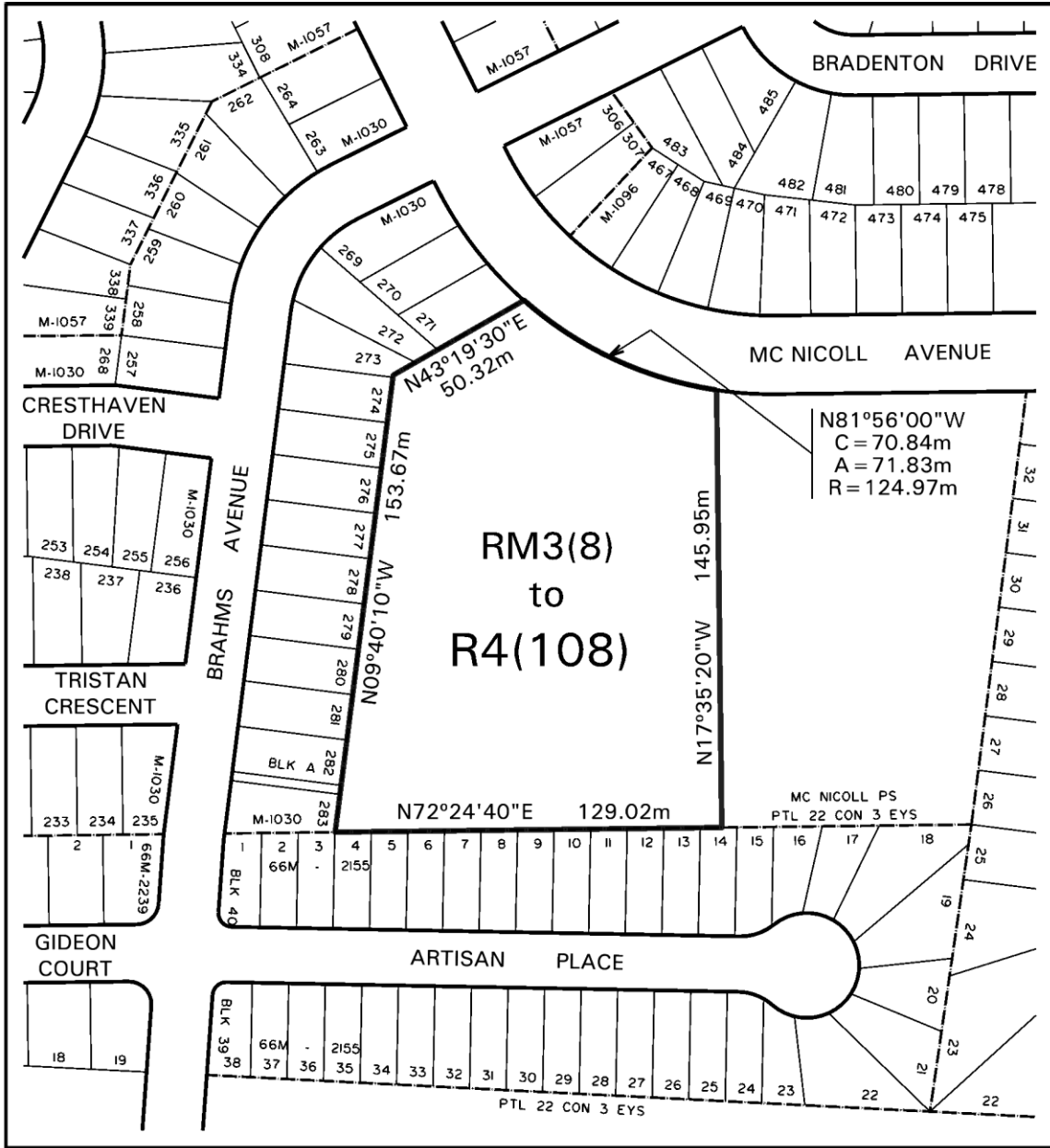
3. Section 64.13(108) of By-law 7625 is amended by adding Schedule R4 (108) attached to this By-law.
4. Within the lands shown on Schedule "1" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
  - (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
  - (b) all watermains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 2013.

ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)



Part 1, 66R-26360, Part of Lot 22, Conc. 3, E.Y.S., City of Toronto

File # 13 120931 NNY 24 0Z

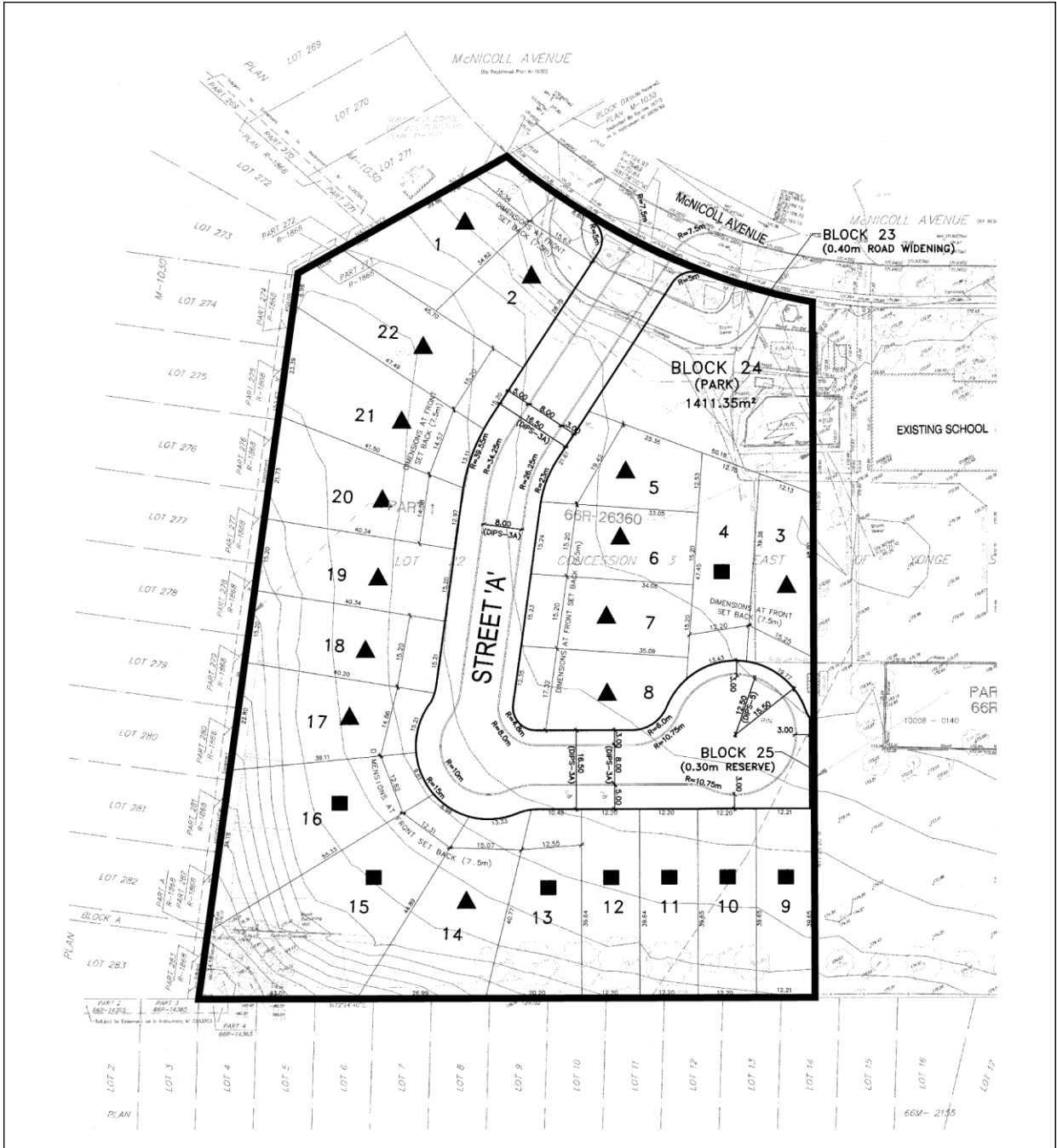
Guido Papa Surveying Limited

Date: 04/04/2014

Approved by: G. Matthew







Part 1, 66R-26360, Part of Lot 22, Conc. 3, E.Y.S., City of Toronto  
 Guido Papa Surveying Limited

File # 13 120931 NNY 24 OZ

Date: 04/08/2014  
 Approved by: G. Matthew



Not to Scale

## **Attachment 6: Conditions of Draft Plan of Subdivision**

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, North 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. Pay to the City \$40 per lot/block towards the cost of geodetic and aerial survey.
4. Dedicate all roads and corner rounds shown on the plan.
5. Convey all necessary easements to the City.
6. 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 Engineering and Construction Services Division in consultation with the City Solicitor.
7. Submit a draft Reference Plan of Survey to the Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office. The plan should:
  - a. be in metric units and integrated to the 1983 North American Datum (Canadian Spatial Reference System) and the 3 degree Modified Transverse Mercator Projection);
  - b. delineate by separate PARTS the lands to be conveyed to the City, the remainder of the site and any appurtenant rights-of-way and easements; and
  - c. show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan.
8. Pay all costs for preparation and registration of reference plan(s).

9. The owner agrees to retain the services of a Qualified Person to conduct an environmental site assessment for the lands to be conveyed to the City, in accordance with the terms and conditions of the standard subdivision agreement, including providing payment for a peer reviewer and the submission of a Record of Site Condition (RSC).
10. Pay engineering and inspection fees in accordance with the terms and conditions of the standard subdivision agreement.
11. Submit financial security in accordance with the terms of the standard subdivision agreement and the prevailing City of Toronto policy.
12. Apply stormwater management techniques in the development of the subdivision to the satisfaction of Engineering and Construction Services.
13. Submit financial security as required for pavement markings and signage.
14. The Applicant shall satisfy the Conditions of Parkland Conveyance as contained in the Parks, Forestry and Recreation memorandums dated March 19, 2013.
15. Prior to the registration of the subdivision, the applicant will submit architectural design guidelines to the satisfaction of the Director, Community Planning, North York District.
16. At the time of each building permit submission, or grouping of building permit submissions, the author of the architectural design guidelines shall provide a letter to the Building Division confirming that the lot(s) subject to the building permit submission(s) complies with the Architectural Control Guidelines as approved by the Director, Community Planning, North York District.
17. 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.
18. 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.