

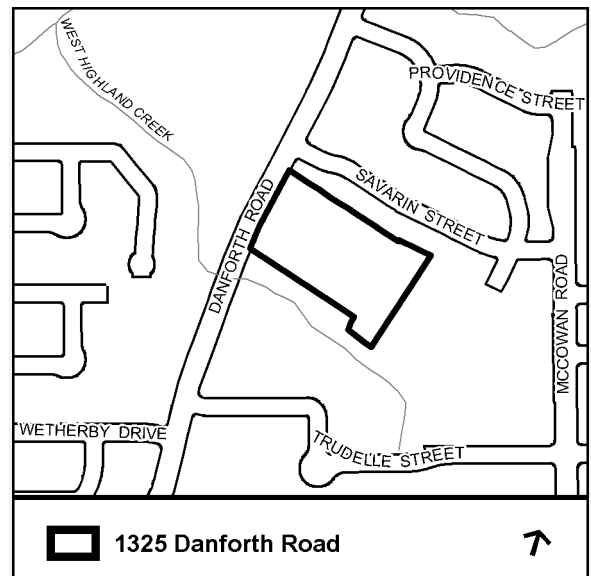
1325 Danforth Road - Zoning Amendment and Plan of Subdivision Applications - Final Report

Date:	March 17, 2014
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 38 – Scarborough Centre
Reference Number:	13 221429 ESC 38 OZ and 13 221433 ESC 38 SB

SUMMARY

These applications propose to rezone the site known municipally as 1325 Danforth Road, as well as to put in place a plan of subdivision on the subject lands. The rezoning would change the zoning category on the south half of the site from the current apartment zoning to an appropriate multiple residential zoning and to Major Open Spaces, and create specific performance standards to allow for a residential townhouse subdivision with 86, three-storey dwelling units. The subdivision application would establish several blocks, as well as a new public road and lands to be conveyed to the City to expand the existing open space network to the south.

The proposal for 1325 Danforth Road represents an appropriate redevelopment of the site considering the underlying Apartment Neighbourhoods official plan designation and the site's context. The proposed built form is compatible with its immediate surroundings, while the residential ownership will complement and broaden the mix of uses and tenures that exist in the area. The proposed pedestrian connection at the rear of the site providing access from the Toronto Community Housing developments located to the immediate east to Danforth Road is a valuable pedestrian amenity that is an important component of this proposal.



This 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, intends to approve the Draft Plan of Subdivision subject to the conditions as generally listed in Attachment 10.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Eglinton Community Zoning By-law 10048, as amended, for the lands at 1325 Danforth Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 9 to the report dated March 17, 2014.
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 10, 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.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Scarborough Community Council (SCC) adopted a Preliminary Report for the subject applications at its October 17, 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.SC27.15>

At the September 10, 2013 SCC meeting, a motion was put forward by Councillor De Baeremaeker and approved by SCC to establish timelines for reporting out on this application, including setting a date for a public meeting under the *Planning Act*. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.SC26.31>

The subject property is a former Toronto District School Board (TDSB) property that was occupied by Pringdale Gardens Public School. Pringdale Gardens Public School was declared surplus by the TDSB on June 23, 2010 and transferred to the Toronto Lands Corporation (TLC) for disposition. On August 13, 2013, the site was sold to Monarch Corporation.

ISSUE BACKGROUND

Proposal

The proposal is to permit a 14-block residential subdivision development consisting of 86, three-storey townhouses. All of the subdivision blocks will be freehold and will be accessed by the new proposed public road. The draft plan of subdivision proposes that Blocks one through eight and 11 be further divided in 53 street townhouses with integral garages fronting onto the proposed public road; Blocks nine, 10, 12 and 13 will be further divided into 22 back-to-back townhouses with integral garages fronting onto the proposed public road; and Block 14 will be further divided into 11 street townhouses fronting onto Danforth Road with rear integral garages also accessed from the proposed public road (see Attachment 1: Site Plan and Attachment 2: Draft Plan of Subdivision).

One parking space is to be provided within an integral garage for each dwelling unit. A second parking space can be accommodated on the driveway leading to the garage without protruding or encroaching onto or over the future public right-of-way for 64 of the dwellings. Casual parking, which utilizes the public boulevard within the driveway, can be accommodated for 11 of the units. Visitor parking will also be available along one side of the new public road.

The total gross floor area for the proposed development is 16,855 m², which equates to a density of 0.66 times the lot area. The proposed height of each of the townhouse blocks is three-storeys (14 metres).

Outdoor amenity space is being proposed for each townhouse unit as follows: rear yards for street townhouses with integral garages; front terraces for back-to-back townhouses with integral garages; and rear terraces for street townhouses fronting Danforth Road with rear integral garages.

The West Highland Creek and Trudelle Park abut the southern portion of the site. Approximately 0.334 hectares of the subject lands are included within the top-of-bank and associated 10 metre Toronto and Region Conservation Authority (TRCA) buffer area. The applicant is proposing to convey these lands (see Block 15 on Attachment 2: Draft Plan of Subdivision) to the City, free of charge, in order to expand the existing open space network to the south. A pedestrian walkway is also proposed within this block, generally as illustrated in Attachment 7: Proposed Pedestrian Walkway, which will connect the Toronto Community Housing (TCH) developments to the east to Danforth Road.

For additional details, please see Attachments 3-5: Elevations, and Attachment 8: Application Data Sheet.

Site and Surrounding Area

The subject site is located on the east side of Danforth Road, north of Eglinton Avenue East in the Eglinton Community and is currently vacant. It is approximately 2.55 hectares (6.3 acres) in area and has 116 metres (380 feet) of frontage on Danforth Road.

The southern portion of the site falls within the top-of-bank and associated 10 metre TRCA buffer area for the West Highland Creek.

The site has a number of mature trees of varying sizes along the Danforth Road frontage and is heavily vegetated along both the north and south property lines.

Abutting uses include:

North: rear yards of an established residential neighbourhood comprised of mainly one-storey single detached dwellings immediately abut the site to the north; further north along Danforth Road are two single-storey commercial sites consisting of small scale retail uses.

South: a treed natural heritage area and a ravine that is part of the West Highland Creek system immediately abut the site, which includes Trudelle Park, a small triangular shaped park accessed from Danforth Road. Further south along Danforth Road are a number of mid-rise apartment buildings.

East: TCH site consisting of two townhouse developments and a 10-storey apartment building with frontage on McCowan Road; adjacent to the TCH site to the south is a six-storey rental apartment building. Further east is a residential neighbourhood comprised mainly of single detached dwellings. The two informal pedestrian connections from the TCH sites onto the subject property have been blocked off by a chain link fence to allow for site construction works.

West: across Danforth Road are two 4-storey apartment buildings and the continuation of the West Highland Creek. Further south along Danforth Road is St. David's Presbyterian Church and St. David's Village which is an 8-storey retirement home, and a 6-storey apartment building. North along Danforth Road are three, 15-storey rental apartment buildings.

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.

The proposal is consistent with the PPS and conforms with the Growth Plan.

Official Plan

The subject property is designated *Apartment Neighbourhoods* on Map 20, Land Use Plan, within the City's Official Plan. This designation permits apartment buildings, all forms of residential development permitted in *Neighbourhoods*, parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. The Official Plan indicates that built up *Apartment Neighbourhoods* are stable areas of the City where significant growth is generally not anticipated, however compatible infill development is provided for.

Policies and development criteria aim to ensure that new development and infill development will maintain and/or create a high quality urban environment that provides new and existing residents with

quality services, safety and access to residential amenities. Improving amenities and accommodating sensitive infill, where it can improve the quality of life and promote environmental sustainability, are key considerations. Section 4.2 of the Plan contains policies for new development within this designation, which include:

- locating and massing new buildings to provide a transition between areas of different development intensity and scale;
- locating and massing new buildings to frame the edge of streets and parks with good proportion;
- providing sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*; and
- providing indoor and outdoor recreation space for building residents.

Healthy Neighbourhoods, Section 2.3.1, Policy 1 states that *Apartment Neighbourhoods* are considered to be physically stable areas and that development within *Apartment Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.

A portion of the subject site along the south property line is identified as being a part of the Natural Heritage System on Map 9 of the Plan. Section 3.4 contains natural heritage policies that direct that there be a development setback of 10 metres, or more, if warranted by the severity of existing or potential natural hazards including the top-of-bank of valleys, ravines and bluffs; or other locations where slope instability or other physical conditions present a significant risk to life or property. The natural heritage policies also state that land below top of bank or other hazard lands may not be used to calculate permissible density in the zoning by-law or used to satisfy parkland requirements.

Development is generally not permitted in the natural heritage system illustrated on Map 9 however, where the underlying land use designation provides for development in or near the natural heritage system, development will recognize natural heritage values and minimize adverse impacts and when possible, restore and enhance the natural heritage system. In this case the underlying designation is *Apartment Neighbourhoods* and the applicant is proposing to convey the lands generally identified on Map 9 – Natural Heritage Map to the City.

Lands to the south of the subject site are designated *Parks and Open Space Areas - Natural Areas* in the Official Plan. The Plan states *Parks and Open Space Areas - Natural Areas* are the parks and open spaces, valleys, watercourse and ravines, portions of the waterfront, golf courses and cemeteries that comprise a green open space network in Toronto.

Built Form policies in Section 3.1.2 of the Official Plan provide policies that assist in the evaluation of this proposal. The Built Form policies specify that new development will be located and organized to fit with its context, frame and support adjacent streets, parks and open spaces, be located parallel to streets, define the edges of streets and parks/open spaces at good proportion, locate and organize vehicle parking to minimize their impact on the property, and be massed to provide for adequate light and privacy and limiting shadowing and uncomfortable wind conditions.

The Official Plan contains Housing policies in Section 3.2.1, which support a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

Policies pertaining to the Public Realm in Section 3.1.1 state that new streets should be public streets and designed to provide access and addresses for new development and create adequate space for pedestrians, bicycles and landscaping. These design standards are contained in the Council-adopted Development Infrastructure Policy and Standards (DIPS).

In addition to the policies referenced above, the entire Official Plan was considered through the review of this application. The Toronto Official Plan is available on the City's website at: http://www1.toronto.ca/static_files/CityPlanning/PDF/chapters1_5_dec2010.pdf

Zoning

The subject site is zoned Multiple-Family Dwellings (M) and Apartment Residential (A) in the Eglinton Community Zoning By-law 10048, as amended.

The Multiple-Family Zone generally applies to the north half of the site and permits townhouses, along with single family dwellings, group and correctional homes and day nurseries. Permitted ancillary uses include private home daycare. Further regulations include one dwelling unit per 199 m² of lot area, minimum six metre building setback from the streetline, minimum 7.5 metre setback from Single-Family zones and a maximum height limit of 9 metres for single family, duplex and two-family dwellings. There is no height limit for townhouses.

The Apartment Zone generally applies to the south half of the site and permits apartment buildings, day nurseries, group homes, nursing homes and senior citizens homes. Permitted ancillary uses include private home daycare. Townhouses are not permitted. Further regulations include one dwelling unit per 99 m² of lot area, minimum nine metre building setback from the streetline and no height limit for apartment buildings.

Attachment 6 provides an excerpt of the zoning map for the site and vicinity.

Site Plan Control

The proposed development is subject to site plan control. A site plan control application has been submitted and is under review (File No. 13 247189 ESC 38 SA).

Reasons for Application

A Zoning By-law amendment is required in order to rezone the southern portion of the site to establish an appropriate residential zoning category to permit townhouses and to rezone the block of land to be conveyed to the City as Major Open Spaces, as well as to establish appropriate performance standards to enable the proposed development. The subdivision application is required to create the townhouse blocks, the new public road and the block of land to be conveyed to the City.

Community Consultation

A community consultation meeting was held on November 5, 2013 at Bendale Library, with nine members of the public in attendance, the local councillor and the applicant. The following questions and issues were raised:

- tenure of townhouses;
- replacement of the existing chain link fence along the north limit of the subject site adjacent to Savarin Street residences;
- separation distance between proposed public road and Savarin Street intersections along Danforth Road to ensure full turning movements out of the proposed subdivision could be safely accommodated;
- potential impacts of traffic generated by the development on the surrounding road network; and
- desire for continued pedestrian connection from Toronto Community Housing developments at 400 and 410 McCowan Road to Danforth Road.

The issues raised at the community meeting are addressed below.

No written submissions on the application were received.

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 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 as a school site.

Land Use

The Toronto Official Plan designates this site as *Apartment Neighbourhoods*. This designation permits apartment buildings, all forms of residential development permitted in Neighbourhoods, parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. An amendment to the Official Plan is not required.

The applicant's zoning by-law amendment application seeks to permit three-storey residential townhouses on the site, where currently the in-force residential zoning only permits townhouses on the north portion of the property. Introduction of a residential subdivision on these lands is permitted by the Official Plan designation, and would reinforce the desired diversity in both use and housing form identified in the Official Plan sections on healthy neighbourhoods, built form and housing. The proposed organization of these townhouses into 14 blocks, on a new public road, is appropriate and reflects the Official Plan's direction that new development be on public streets.

Density, Height, Massing

The proposed density of the 86, three-storey townhouse units proposed at 1325 Danforth Road of approximately 0.66 times lot area is moderate compared to the as-of-right permitted density of one dwelling unit per 199 m² of lot area for Multiple Family zoning on the north portion of the site, which would yield approximately 55 dwelling units; and to the one dwelling unit per 99 m² of lot area for the Apartment zoning on the south portion of the site, which would yield approximately 110 dwelling units. The site is surrounded by a range of heights and densities in a mix of residential housing forms and the proposal will introduce a reasonable number of new dwelling units to the area in the form of freehold townhouses.

The application as proposed represents a height, massing and density that fits into its existing and planned context. At three storeys, the townhouses provide an appropriate transition between the single detached dwellings to the north, the TCH 10-storey apartment building and townhouse developments to the east and to the treed natural heritage area and ravine to the south. The proposed townhouse blocks help to frame Danforth Road, the new public road and the open space to the south.

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

Infill Townhouse Guidelines

The Urban Design Guidelines for Infill Townhouses provide a framework for site design and built form to achieve good urban design and an appropriate scale and form of development for applications proposing low-rise, grade related residential units in infill developments. These guidelines focus on protecting streetscapes and seamlessly integrating new development with existing housing patterns.

The guidelines recommend a minimum 6 metre lot frontage for townhouses with integral front garages. All proposed townhouse units with integral front garages meet this requirement. The guidelines also suggest a minimum 4.2 metre lot frontage for units with parking at the rear. The proposed units fronting Danforth Road, with rear integral garages, have a minimum frontage of 4.5 metres.

A minimum of a 6.0 metre front yard setback is typically recommended in the guidelines for townhouses with front integral garages. Generally all street townhouses and back-to-back townhouses, with front integral garages, will provide a minimum front yard setback of 4.75 metres and a minimum 5.65 metre setback to the garage to allow a second parking space to be accommodated on the driveway leading to the garage. The exception being the 11 back-to-back units (Blocks 12 and 13 on Attachment 2: Draft Plan of Subdivision) that face the open space block to the south, where the minimum front yard setback is 3.95 metres, however the applicant has provided a revised site plan that illustrates a minimum front yard setback of 4.75 metres and a minimum 5.65 metre setback to the garage, which will allow for a second parking space to be accommodated on the driveway leading to the garage. This revised setback will be formally submitted to the City shortly and is reflected in the draft Zoning By-law Amendment, Attachment 9. For the block of street townhouses with rear integral garages that front onto Danforth Road, the guidelines for front yard setbacks suggest a minimum two to three metres setback from the front property line. The proposed block achieves a front yard setback between three and four metres, which allows for additional landscaping and an improved Danforth Road streetscape.

The guidelines recommend a 45 degree angular plane to minimize overlook and shadows on neighbouring properties. All proposed townhouse blocks backing onto the existing low-rise residential properties to the north are contained under the 45 degree angular plane originated from the rear property lines of these properties.

The guidelines state a minimum of 7.5 metres rear yard setback should be achieved to enhance light, view and privacy. The proposed development provides between 7.55 and 8.8 metres for all street townhouses with front integral garages, with the exception of Block 6, where a 6.55 metre rear yard setback is proposed. The proposed setback for Block 6 is considered acceptable by staff, as the block backs onto an open area of the TCH property to the east where there are no privacy or overlook concerns.

Adequate amenity areas have been proposed in the form of rear yards for street townhouses with integral garages, front terraces for back-to-back townhouses with integral garages and rear terraces for street townhouses fronting Danforth Road with rear integral garages.

The proposed development generally complies with the infill townhouse guidelines and the proposal has been designed to achieve a safe, attractive and comfortable streetscape with street tree planting and sidewalks on both sides of the street.

The City's Urban Design Guidelines for Infill Townhouses can be found at:

http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/townhouseguideline.pdf

Urban Design

The proposed development will revitalize the site and produce a high quality living environment. All townhouses will front onto public roads and sidewalks will be provided on both sides of the proposed public road.

The range of townhouse forms (street townhouses with integral garages, street townhouses with rear integral garages and back-to-back townhouses) will provide for an interesting and varied streetscape. The front entrances will be the prominent elements along the street and the visual impact of the garages will be minimized.

Upgraded side and rear elevations at key locations, as well as upgraded corner treatments, were requested by planning staff during discussions with the applicant. These have been provided by the applicant and staff will secure these improvements through the site plan approval process.

Fencing

Based on a new legal survey of the lands prepared by the developer, the existing chain link fence located along the north property limit of the subject site, adjacent to the rear yards of the Savarin Street properties, is located wholly within the subject site and not along the common lot line. The local councillor and developer met with the residents to discuss this matter in November 2013. At the community meeting, residents raised concerns about whether the fence would stay in the same location, if it was going to be replaced and by whom. The residents were advised by the developer that the chain link fence will be replaced with a new, 1.8 metre board on board timber fence. The fence and new footings will be fully located within the subject site and the cost of the removal of the existing fence and installation of the new fence will be borne solely by the developer. City Planning has requested a

detailed fencing plan for the proposed development and will include these requirements as conditions in the draft plan of subdivision, Attachment 10.

A Noise Impact Study submitted in support of the application identified that future road traffic levels will exceed Ministry of Environment (MOE) guidelines for units with exposure to Danforth Road in Blocks 1 and 14. The noise consultant recommends a variety of mitigation measures to achieve the indoor MOE guideline sound levels from the road traffic sources. These measures include upgraded windows, exterior walls and doors, and mandatory air conditioning. An acoustic fence is also required for the end flanking unit in Block 1.

The required noise mitigation measures will form part of the proposed conditions of draft plan of subdivision, and their precise configuration and extent will be refined through the detailed design phase. Appropriate warning clauses are to be included in agreements of purchase and sale, secured through the subdivision.

Traffic Impact, Access, Parking

Transportation Services staff have determined that the projected volume of vehicle traffic generated by the proposed 86 dwellings can be accommodated on the existing road network. The proposed new 18.5 metre wide public road, with double sidewalks, is of an acceptable width and configuration to Transportation Services staff and meets the City's Development Infrastructure Policy Standards (DIPS) for new public intermediate local streets and intersects with Danforth Road at an acceptable location to allow for full turning movements.

A minimum of one parking space will be provided for each dwelling unit with a front integral garage. A second parking space can be accommodated on the driveway leading to the garage without protruding or encroaching onto or over the future public right. The 11 dwelling units along Danforth Road will each have one parking space within a rear integral garage. In addition, visitor parking will be permitted on one side of the new public road. The proposed parking provision would comply with the parking standards under the current Zoning By-law.

Servicing

Each of the townhouse units will be freehold in ownership and front onto a public road. As such, each unit will receive curbside collection of garbage, recycling, Green Bin and yard waste and organics. The garages are of sufficient size to permit the storage of small to medium garbage and recycling bins and the organic bin inside the garage until pick-up day.

A Functional Servicing Report, including a stormwater management analysis, submitted in support of the application proposes that the townhouse development and its layout supports the stormwater management requirements of the City and TRCA, that the development can be serviced by existing municipal services (storm, sanitary and water) and that the site can be graded in a manner which is satisfactory to the City. Engineering and Construction Services staff have reviewed the information provided and are generally satisfied.

Natural Heritage/Ravine Control

A portion of the subject site along the south property line is identified as being part of the Natural Heritage System. As per the Natural Heritage policies contained in Section 3.4 of the Official Plan, the proposed development is significantly set back from the natural heritage system.

The applicant is proposing to convey 0.334 hectares, (see Block 15 on Attachment 2: Draft Plan of Subdivision) to the City, free of charge, in order to expand the existing open space network to the south. RNFP staff do not object to the applications subject to the lands shown as Block 15 on Attachment 2 being zoned to Major Open Spaces and conveyed to public ownership. In addition, the applicant is required to submit a landscape plan and Stewardship Plan that illustrates the restoration and renaturalisation of these lands to RNFP and TRCA for approval.

Minor changes to the buffer area configuration were proposed to accommodate the development and the new public road. The changes to the buffer area have been reviewed by staff within the City's Urban Forestry Division with respect to the City's Ravine & Natural Feature Protection (RNFP) by-law and are acceptable. TRCA staff have also reviewed the proposed changes and have advised that the draft plan of subdivision meets the intent of the policies contained within TRCA's Valley and Stream Corridor Management Program (VSCMP).

A pedestrian connection is proposed in Block 15 to provide access from the Toronto Community Housing (TCH) developments at 400 and 410 McCowan Road to Danforth Road. This pedestrian connection is a valuable pedestrian amenity, which the Owner has agreed to construct at no cost to the City or TCH. When the lands in Block 15 are conveyed to the City, the City will own the walkway and TCH will be responsible for the on-going maintenance and insurance responsibilities for the walkway. The proposed walkway will be approximately two metres wide, with a small landscape strip on both sides and lighting, generally as illustrated in Attachment 7: Proposed Pedestrian Walkway.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows the local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.8 + 1.56 hectares of local parkland per 1,000 people. The site is in the third highest quintile of current provision of parkland. The site is not subject to the Alternative Parkland Dedication By-law, but is subject to a 5% residential parkland dedication rate through the City Wide Parkland Dedication By-law No. 1020-2010.

The applications propose 86 residential units with a net site area of 1.482 hectares (14,820m²). At the parkland dedication rate of 5% as specified in By-law 1020-2010, the parkland dedication would be 0.0741 hectares (741m²).

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

The applicant is proposing to convey 0.334 hectares, (see Block 15 on Attachment 2: Draft Plan of Subdivision) of open space to the City in order to expand the existing open space network to the south. No credit will be given for these lands and they were not included as part of the parkland dedication calculation.

Urban Forestry

This application is subject to the provisions of the City of Toronto Private Tree Protection By-law, as well, the southern portion of the site is regulated under the Ravine and Natural Feature Protection (RNFP) By-law. A Natural Heritage Impact Study, Arborist Report and a Tree Inventory, Protection and Removal Plan were submitted with the applications.

The arborist report reviewed a total of ninety-seven (97) trees, both on and off site. The report indicates that fifteen (15) privately owned trees on the subject site and two (2) trees on the neighbouring Toronto Community Housing (TCH) property to the east at 410 McCowan Road are to be removed as they are in conflict with the proposed construction and development of the site. The remaining eighty-three (83) trees are located off site and are proposed to be protected.

An application to remove the 17 private trees is required under the City of Toronto's Private Tree By-law. Urban Forestry staff have reviewed the plans and have indicated that a minimum of three replacement trees are required for every private tree proposed to be removed, for a total of 51 new trees. A total of 51 trees are proposed throughout the proposed subdivision in side and rear yards of the townhouses. Additional details, including a planting list and details, will be required as part of the site plan review process.

In accordance with Toronto Green Standards, 86 new street trees are required for the proposed development. Due to utilities and soil volume requirements, the Landscape Concept Plan proposes 68 new trees on the City road allowance along the Danforth Road frontage and along the proposed new public road. As part of the site plan review process, the additional required trees will be planted on site and possibly within the open space block.

Toronto Green Standard

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

The applicant is required to meet Tier 1 of the TGS. The subdivision and site plan approval applications will secure performance measures for the following Tier 1 development features:

- ravine protection and renaturalisation;
- tree planting of one large growing shade tree per residential lot;
- 100% of the roof area treated with cool roof materials;
- water-efficient plant material for all soft landscaping;
- minimum 30 square meters of soil volume for each new tree planted in hard and soft landscaping;
- 50% native species planting; and
- dedicated storage area for garbage, recycling and organic waste in each dwelling unit.

Recommended Conditions of Draft Plan Subdivision Approval

The proposed draft plan of subdivision approval conditions (Attachment 10) address the technical requirements of the development including, among other matters, the construction of a new public street and sidewalks, conveyance of an open space block to the City, conditions to secure the pedestrian walkway in Block 15, servicing, stormwater management facilities and street tree planting.

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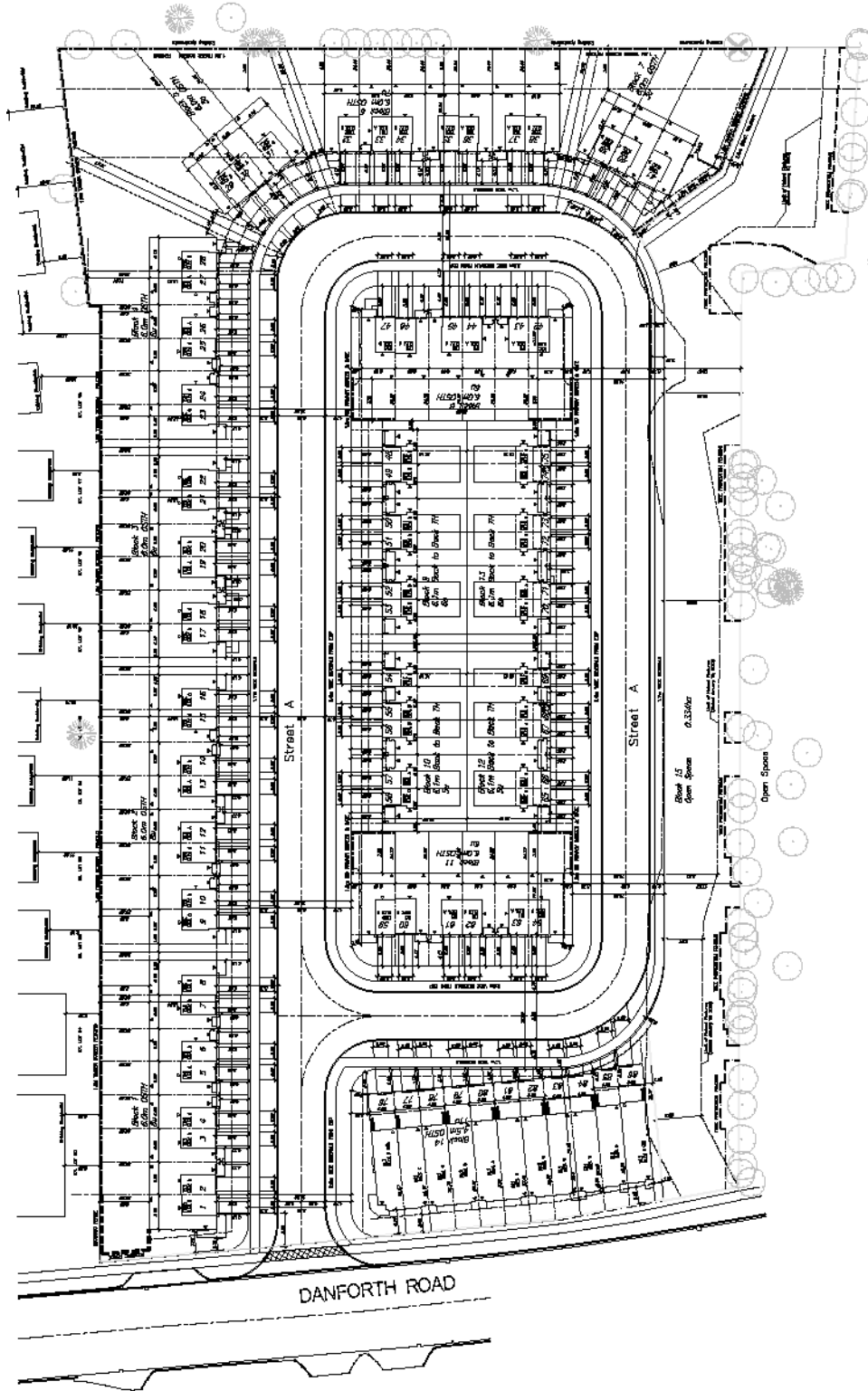
SIGNATURE

Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Draft Plan of Subdivision
Attachment 3: Elevation Plan-Street Townhouses with Integral Garages
Attachment 4: Elevation Plan-Back-to-Back Townhouses with Integral Garages
Attachment 5: Elevation Plan-Street Townhouses with Rear Attached Garages (Danforth)
Attachment 6: Zoning
Attachment 7: Proposed Pedestrian Walkway
Attachment 8: Application Data Sheet
Attachment 9: Draft Zoning By-law Amendment
Attachment 10: Conditions of Draft Plan of Subdivision

Attachment 1: Site Plan



1325 Danforth Road

File # 13 221429 ESC 38 0Z, 13 221433 ESC 38 SB

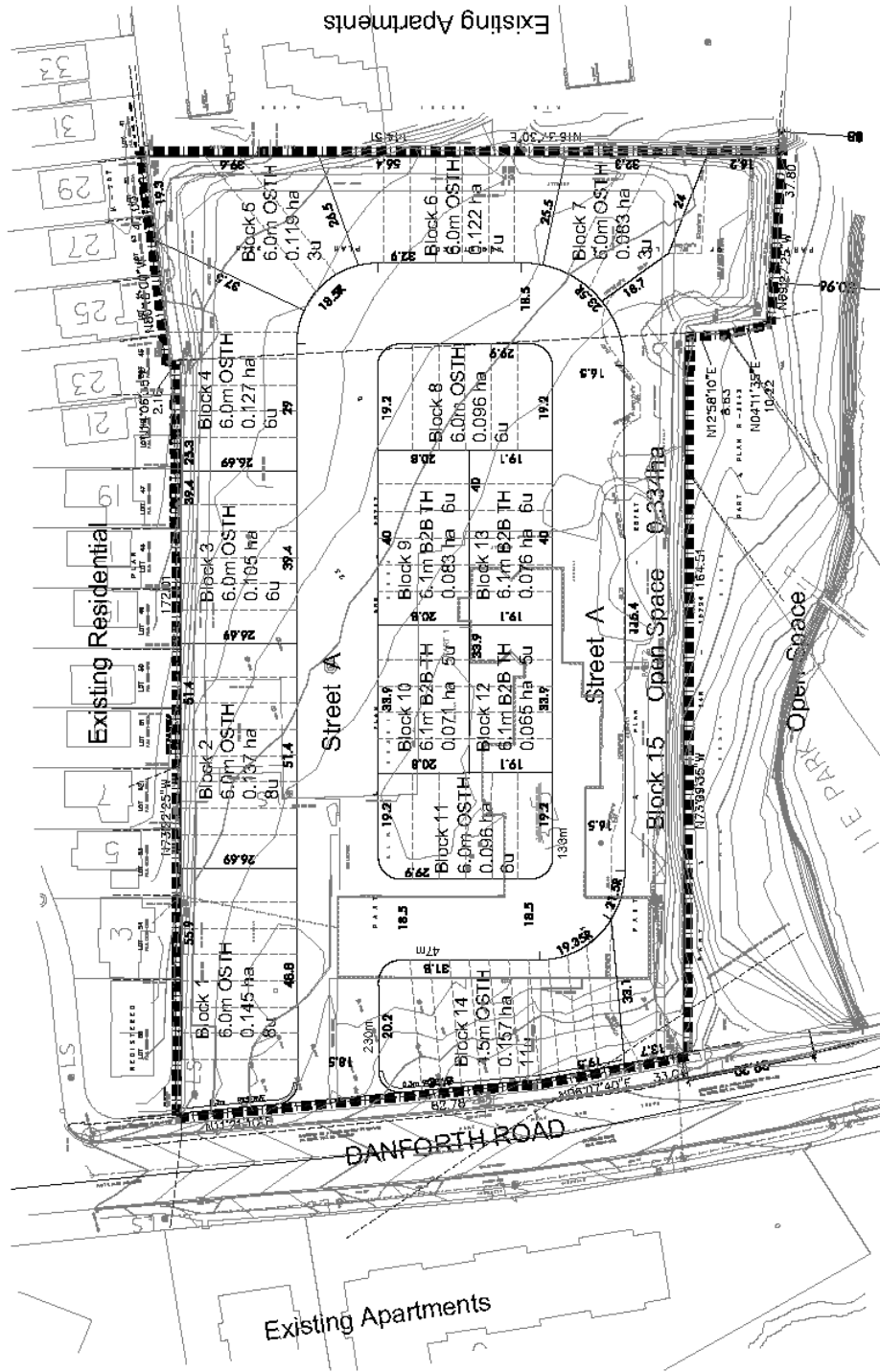
Site Plan

Applicant's Submitted Drawing

Not to Scale
02/26/14



Attachment 2: Draft Plan of Subdivision



1325 Danforth Road

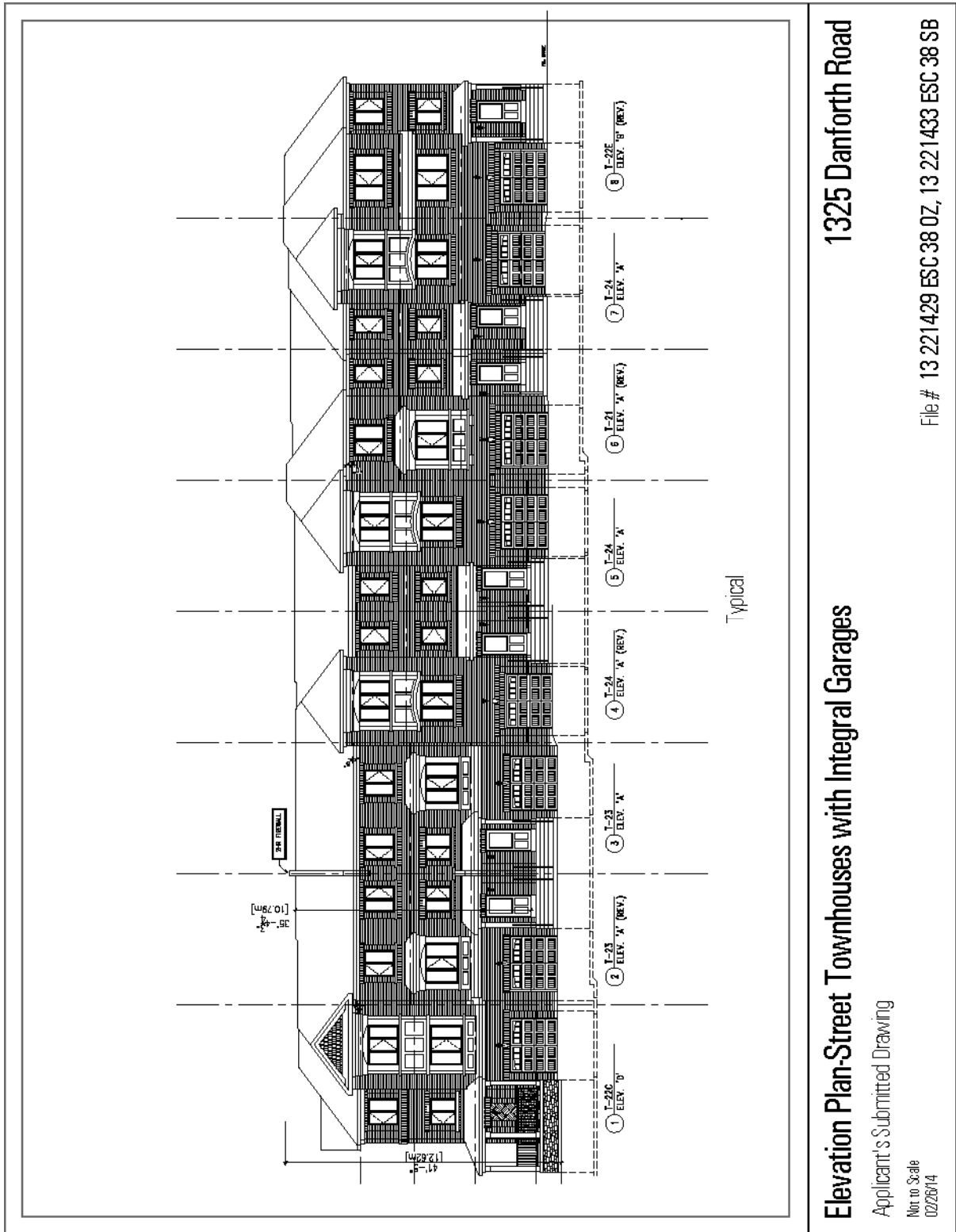
Draft Plan of Subdivision

Applicant's Submitted Drawing

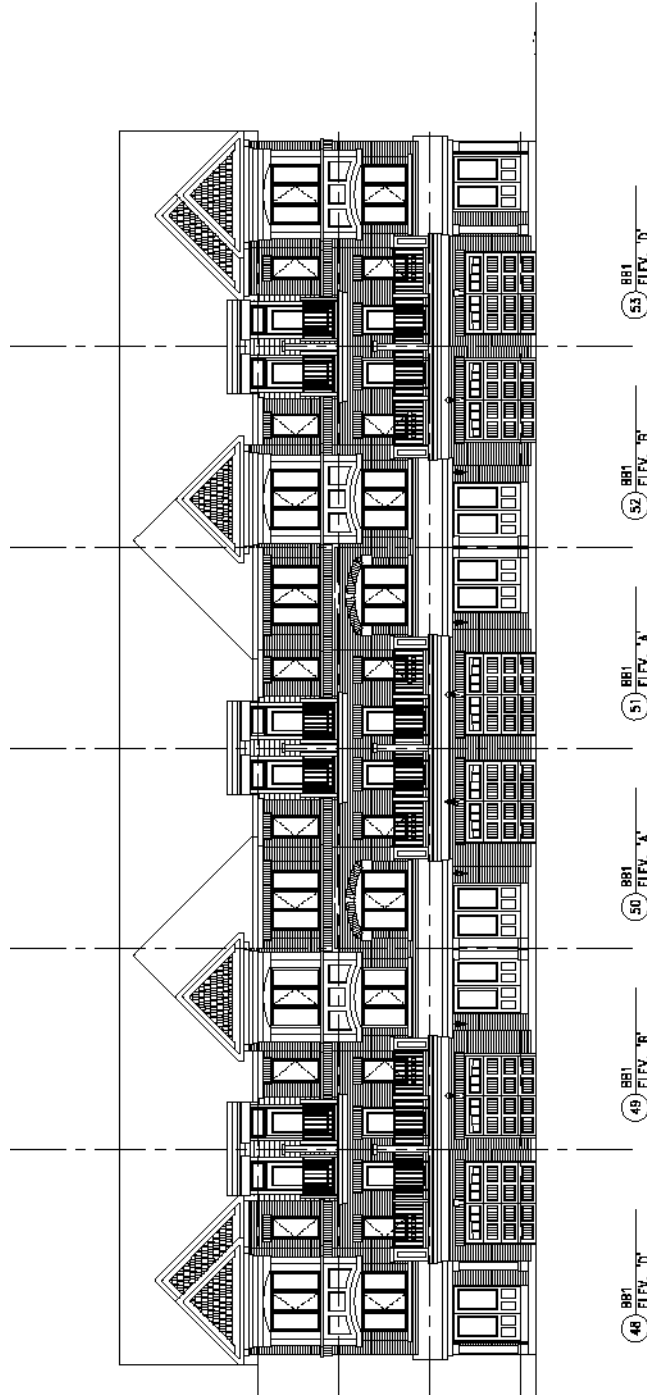
Min. to Scale
02/28/14

File # 13 221429 ESC 38 0Z, 13 221433 ESC 38 SB

Attachment 3: Elevation Plan-Street Townhouses with Integral Garages



Attachment 4: Elevation Plan-Back-to-Back Townhouses with Integral Garages



Typical

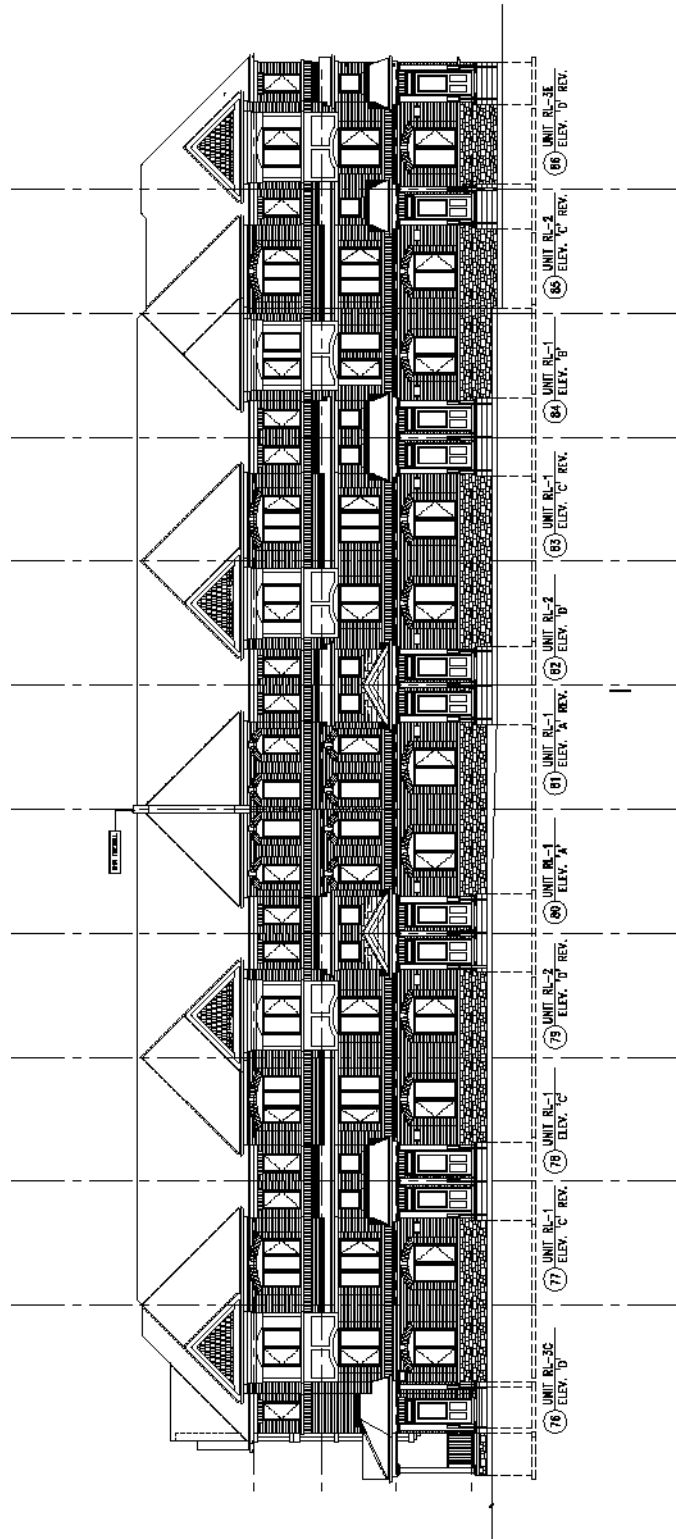
Elevation Plan-Back to Back Townhouses with Integral Garages **1325 Danforth Road**

Applicant's Submitted Drawing

Not to Scale
02/26/14

File # 13 221429 ESC 38 0Z, 13 221433 ESC 38 SB

Attachment 5: Elevation Plan-Street Townhouses with Rear Integral Garages (Danforth)



Typical

Elevation Plan-Street Townhouses with Rear Integral Garage (Danforth Rd) 1325 Danforth Road

Applicant's Submitted Drawing

Not to Scale
02/26/14

File # 13 221429 ESC 38 0Z, 13 221433 ESC 38 SB


Attachment 6: Zoning




TORONTO City Planning
Zoning By-law 569-2013


1325 Danforth Road

File # 13 221429 ESC 38 OZ, 13 221433 ESC 38 SB

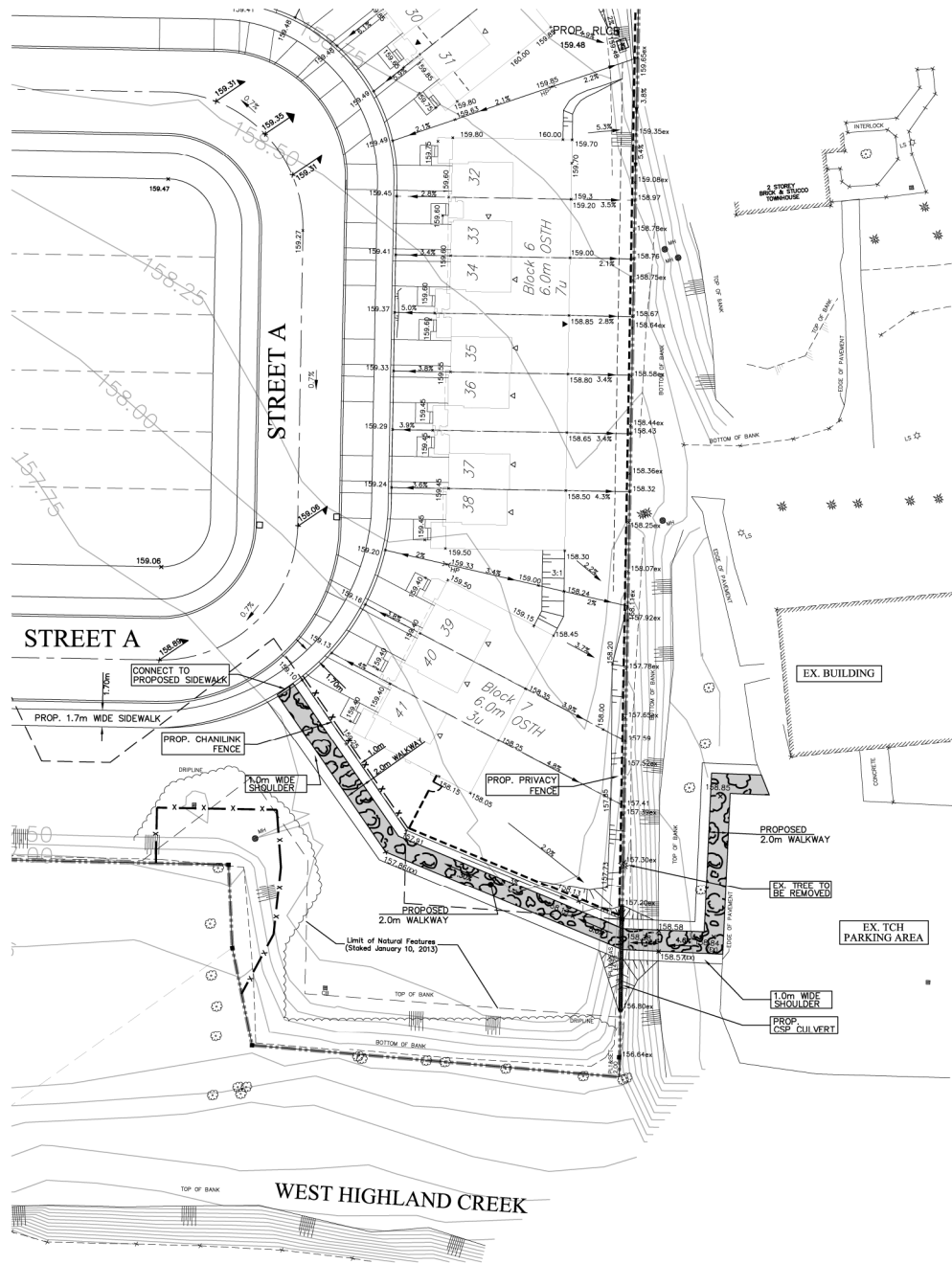
 Location of Application
RD Residential Detached
RA Residential Apartment
CL Commercial Local

I Institutional
ON Open Space Natural
OR Open Space Recreational

 See Former Eglinton Community Bylaw No 10048
M Multiple Family Residential Zone
A Apartment residential Zone
O Open Spaces


 Not to Scale
 Extracted 09/09/2013

Attachment 7: Proposed Pedestrian Walkway



Proposed Pedestrian Walkway

1325 Danforth Road

Applicant's Submitted Drawing

Not to Scale
03611614 

File # 13 221429 ESC 38 0Z, 13 221433 ESC 38 SB

Attachment 8: Application Data Sheet

Application Type	Rezoning and Subdivision	Application Number:	13 221429 ESC 38 OZ & 13 221433 ESC 38 SB
Details	Rezoning, Standard	Application Date:	August 15, 2013

Municipal Address: 1325 DANFORTH RD
 Location Description: CON D PT LOT 23 PT LOT 24 PRINGDALE GDNS PUBLIC SCHOOL **GRID E3808
 Project Description: Rezoning and Plan of Subdivision applications to create 86 townhouse units and a new public road. A mixture of freehold street townhouses with front integral garages, street townhouses with rear integral garages and back-to-back townhouses with front integral garages are proposed. An open space land conveyance is proposed along the south property line to be combined with the existing open space to the south.

Applicant:	Agent:	Architect:	Owner:
MONARCH CORPORATION		VA3 DESIGN	MONARCH CORPORATION

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	
Zoning:	Multiple-Family Dwelling, Apartment	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	25553.78	Height:	Storeys:	3	
Frontage (m):	116		Metres:	14	
Depth (m):	205				
Total Ground Floor Area (sq. m):	7166				Total
Total Residential GFA (sq. m):	16855.23		Parking Spaces:	68	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	16855.23				
Lot Coverage Ratio (%):	28				
Floor Space Index:	0.66				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	16855.23	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:	86	Institutional/Other GFA (sq. m):	0	0
Total Units:	86			

CONTACT: PLANNER NAME: Kelly Dynes, Senior Planner
TELEPHONE: 416-396-4250

Attachment 9: Draft Zoning By-law Amendment

Authority: Scarborough 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 the Eglinton Community Zoning By-law No. 10048, as amended, With respect to the lands municipally known as 1325 Danforth Rd

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

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

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

1. **SCHEDULE "A"** of the Eglinton Community Zoning By-law No. 10048 is amended by deleting the existing zoning applying to the lands.
2. **SCHEDULE "A"** of the Eglinton Community Zoning By-law No. 10048 is amended by substituting new zoning on the subject lands as shown on Schedule '1' attached hereto and forming part of this By-law, together with the following letters and numerals:

M-104-171-341-429-433-434-435-438-440-501-508

M-104-171-341-429-433-434-438-440-502-508

M-104-171-339-429-433-434-438-440-502-508

M-104-171-337-429-433-434-438-440-503-508

M-104-171-340-429-433-434-438-440-504-508

M-104-171-339-429-433-434-437-438-440-505-508

M-104-171-339-429-430-432-433-434-438-439-440-507-508-509

M-104-171-338-429-430-432-433-434-438-439-440-507-508-509

M-104-171-339-429-433-434-436-438-440-506-508

M-104-171-342-429-431-432-433-434-436-438-440-500-508

O

3. **SCHEDULE "B", PERFORMANCE STANDARD CHART**, of the Eglinton Community Zoning By-law No. 10048, is amended by adding the following Performance Standards:

INTENSITY OF USE

- 337. Maximum 3 **dwelling units** per block as shown on the Registered Plan.
- 338. Maximum 5 **dwelling units** per block as shown on the Registered Plan.
- 339. Maximum 6 **dwelling units** per block as shown on the Registered Plan.
- 340. Maximum 7 **dwelling units** per block as shown on the Registered Plan.
- 341. Maximum 8 **dwelling units** per block as shown on the Registered Plan.
- 342. Maximum 11 **dwelling units** per block as shown on the Registered Plan.

MISCELLANEOUS

- 429. Maximum building height of 14 metres and 3 **storeys**. Building height shall mean the vertical distance between the average elevation of the finished grade at the front of each dwelling unit and the highest point of the roof of that unit.
- 430. Each **dwelling unit** shall have a minimum balcony area(s) of 11 m².
- 431. Each **dwelling unit** shall have a minimum balcony area of 15m².
- 432. All balconies in excess of 2.0 m² shall meet main wall setbacks.
- 433. Bay windows, box windows or other projecting windows may project beyond the main wall a maximum 0.6 metres.
- 434. The provisions of **CLAUSE VI – PROVISIONS FOR ALL ZONES, Section 5, Landscaping Requirements** and **Section 6, Coverage**, are not applicable.
- 435. For the purposes of **front yard** landscaping and **front yard** soft landscaping, the south property line shall be deemed the **front lot line**.
- 436. For the purposes of **front yard** landscaping and **front yard** soft landscaping, the west property line shall be deemed the **front lot line**.
- 437. For the purposes of **front yard** landscaping and **front yard** soft landscaping, the east property line shall be deemed the **front lot line**.
- 438. Notwithstanding the provisions of **CLAUSE V – INTERPRETATION, Section (f) Definition of Parking Space** and the provisions of **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES, Section 1.3.1 Parking Space**

Dimensions, a step having a maximum dimension of 0.4 metres wide by 1 metre long and 20 cm high shall be permitted to encroach within the area of the enclosed **parking space**.

439. Notwithstanding the provisions of **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES**, Section 1.3.1 **Parking Space** Dimensions, the minimum dimensions of a **parking space**, accessed by a one-way or two-way drive aisle having a width of less than 6.0 metres measured at the entrance to the **parking space**, shall be:
- length 5.6 metres
 - height 2.0 metres
 - width 3.0 metres
440. Within the lands shown on Schedule "B" map (Schedule '1') attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

SETBACKS

500. Minimum 3.0 metre building setback from the streetline of Danforth Road and a minimum 2.5 metre building setback from the north property line and a minimum 1.2 metre building setback from east and south property lines.
501. Minimum 3.65 metre building setback from the streetline of Danforth Road and a minimum 8.5 metre building setback from the north property line and a minimum 1.2 metre building setback from east property line and a 4.75 metre building setback from the south property line except that garage **main wall** containing the vehicular access shall be set back a minimum of 5.6 metres.
502. Minimum 4.75 metre building setback except that the garage **main wall** containing the vehicular access shall be set back a minimum of 5.6 metres from the streetline and a minimum 8.5 metre building setback from the north property line and a 1.2 metre building setback from the east and west property lines.
503. Minimum 4.75 metre building setback except that the garage **main wall** containing the vehicular access shall be set back a minimum of 5.6 metres from the streetline and a minimum 1.2 metre side yard setback and a minimum 7.5 metre rear yard setback.

504. Minimum 4.75 metre building setback except that the garage **main wall** containing the vehicular access shall be set back a minimum of 5.6 metres from the streetline and a minimum 1.2 metre building setback from the north and south property lines and a minimum 6.5 metre building setback from the east property line.
505. Minimum 4.75 metre building setback except that the garage **main wall** containing the vehicular access shall be set back a minimum of 5.6 metres from the east property line and a 1.5 metre building setback, including corner roundings, from the north and south property lines and a minimum 7.5 metre building setback from the west property line.
506. Minimum 4.75 metre building setback except that the garage **main wall** containing the vehicular access shall be set back a minimum of 5.6 metres from the west property line and a 1.5 metre building setback, including corner roundings, from the north and south property lines and a minimum 7.5 metre building setback from the east property line.
507. Minimum 4.75 metre building setback except that the garage **main wall** containing the vehicular access shall be set back a minimum of 5.6 metres from the streetline and a 1.2 metre building setback from the east and west property lines.
508. Minimum **side yard** setback 0 metres for the common lot line shared by **dwelling units**.
509. Minimum **rear yard** setback 0 metres for the common lot line shared by **dwelling units**.

4. **SCHEDULE "C"** of the Eglinton Community Zoning By-law No. 10048, **EXCEPTION LIST**, is further amended by adding the following Exception No. 71:

71. On those lands identified as Exception No. 71 on the accompanying Schedule "C" map (Schedule '2'), the following provisions shall apply:

(a) Additional Permitted Uses

-Model Homes

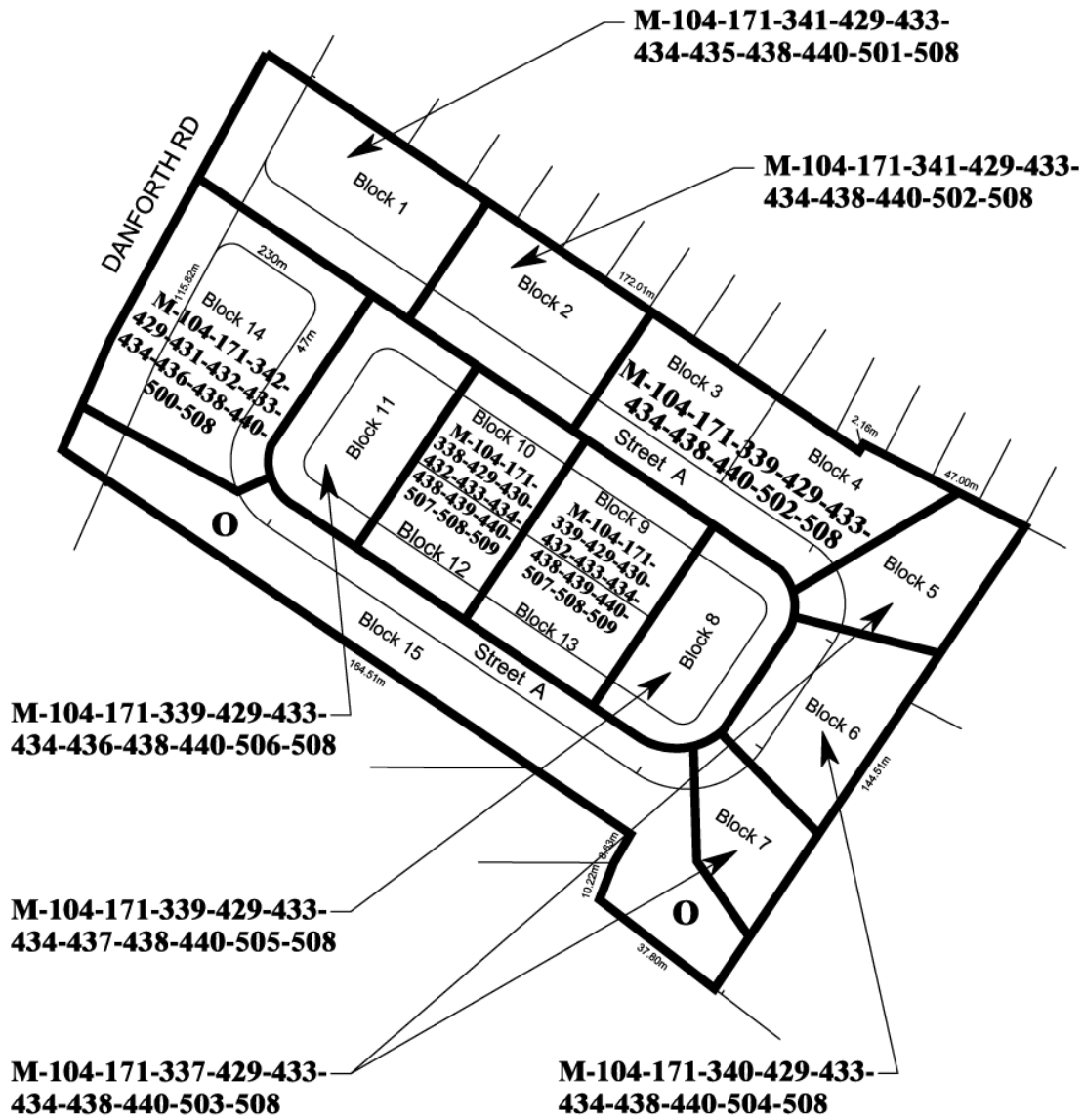
(b) **Model Home** shall mean a finished **dwelling unit** for temporary display to the public prior to occupancy for residential purposes.

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

ROB FORD,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Schedule '1'



Zoning By-Law Amendment

1325 Danforth Road

File #'s 13 221429 ESC 38 OZ, 13 221433 ESC 38 SB

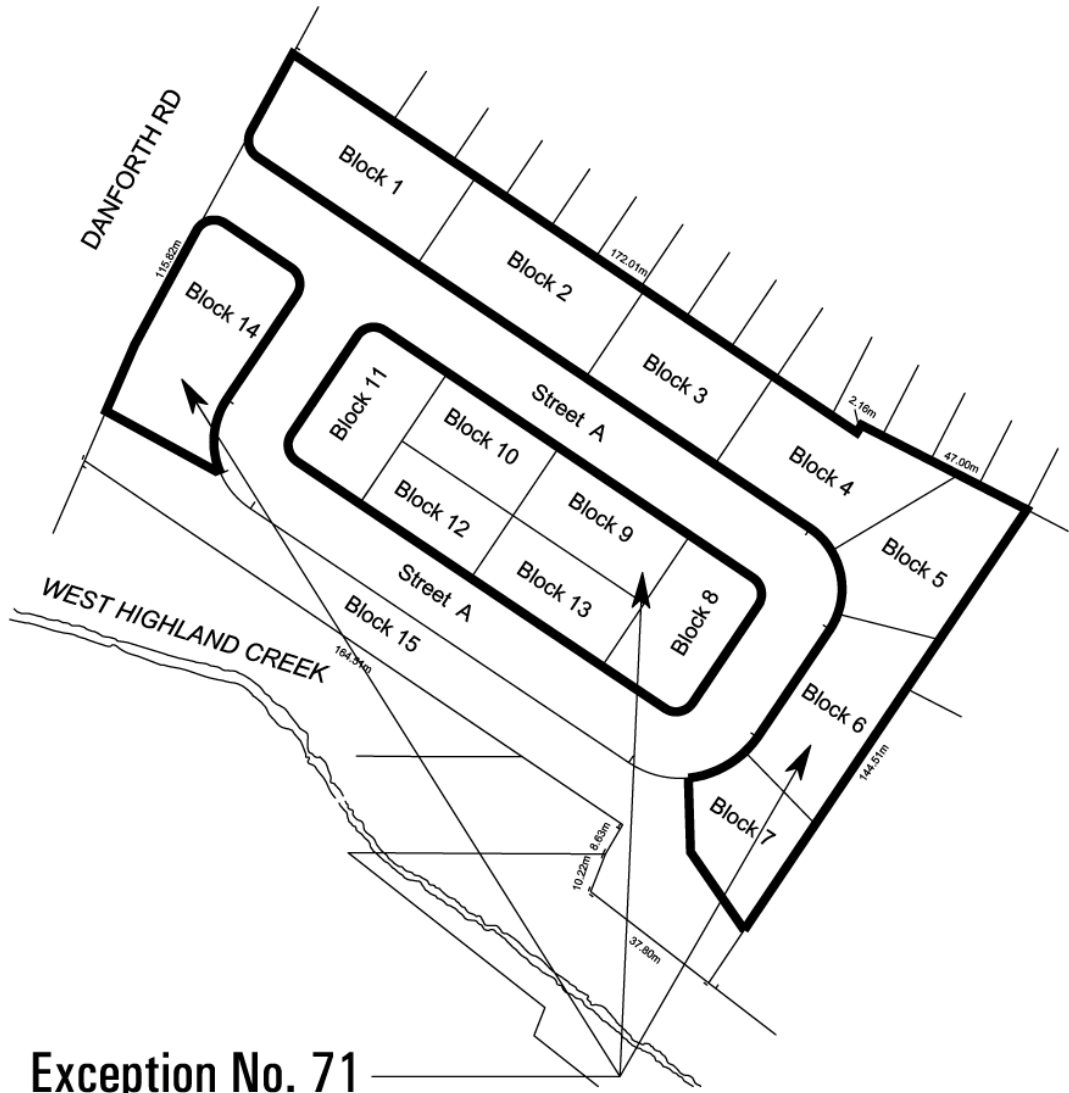


Area Affected By This By-Law

Eglinton Community By-law
Not to Scale
03/18/14



Schedule '2'



Exception No. 71



Zoning By-Law Amendment

1325 Danforth Road

File # 13 221429 ESC 38 OZ, 13 221433 ESC 38 SB

 Area Affected By This By-Law

Eglinton Community By-law
Not to Scale
03/18/14


Attachment 10: Conditions of Draft Plan of Subdivision

Standard Conditions:

1. The Owner shall enter into the City's standard Subdivision agreement and satisfy all of the pre-registration conditions contained therein.
2. The Owner shall provide to the Director of Community Planning, Scarborough 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. The Official Plan land use designations and zoning implementing the Official Plan are in full force and effect.
4. 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.
5. 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.
6. The Owner shall illustrate, convey and dedicate all proposed public roads, turning circles, corner rounding, walkways as shown on the plan to the City of Toronto as a Public Highway, free and clear of any and all encumbrances in accordance with the Development Infrastructure Policy and Standards, to the satisfaction of the Executive Director of Engineering and Construction Services.
7. The Owner shall agree to construct, at no cost to the City, proposed Street A in the plan of subdivision to the satisfaction of the Executive Director of Engineering and Construction Services.
8. The Owner is responsible for all costs associated with the installation/alterations of municipal street signage/pavement markings required by this plan of subdivision to the satisfaction of the Executive Director of Engineering and Construction Services.
9. The Owner is responsible for all costs associated with the removal of all existing accesses, curb cuts, traffic control sign, etc. along the development site frontage that are no longer required and reinstate the boulevard within the right-of-way, in

accordance with City standards and to the satisfaction of the Executive Director of Engineering and Construction Services.

10. The Owner shall agree that all lot layouts shall create street frontages such that no driveway entrance shall overlap with the adjacent driveway approach within the boulevard. All driveway entrances shall be constructed to the satisfaction of the Executive Director of Engineering and Construction Services.
11. Prepare all documents and convey to the City, at nominal cost, a widening measuring approximately 0.4 metres on the entire section fronting Danforth Road in fee simple, such lands to be free and clear of all physical and title encumbrances, and subject to a right-of-way for access in favour of the Grantor until such time as said lands have dedicated as a public highway, all to the satisfaction to the Executive Director of Engineering and Construction Services and the City Solicitor.
12. 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:
 - i) be in metric units and integrated with the Ontario Co-ordinate System (3 degrees MTM, Zone 10, NAD 83 CSRS);
 - ii) 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
 - iii) show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan.
13. Pay all costs for registration and preparation of reference plan(s).
14. Pay engineering and inspection fees in accordance with the terms and conditions of the standard subdivision agreement.
15. Submit financial security in accordance with the terms of standard subdivision agreement.

Parkland:

16. Pay a cash in lieu of parkland dedication payment as provided for through the City Wide Parkland Dedication By-law No. 1020-2010, for a parkland dedication equaling 0.0942 hectares (942 m²) of the site to the satisfaction of the General Manager of Parks, Forestry & Recreation.

Block 15 and Pedestrian Walkway:

17. Upon registration of the plan of subdivision, the Owner shall convey Block 15 on the Draft Plan of Subdivision (without Easement Block described in condition 25 hereof) to the City of Toronto for open space purposes, for a nominal fee. Immediately following the registration of the easement described in condition 25 hereof, the Owner shall convey the Easement Block described in condition 25 hereof, to the City of Toronto, subject to the said easement. The Owner shall pay for the costs of the conveyance and the preparation and registration of all relevant documents.
18. Prior to the registration of the plan of subdivision, the Owner shall submit a Landscape Plan for Block 15 to the satisfaction of the Supervisor, RNFP in consultation with the Toronto & Region Conservation Authority. All plantings shall be protected by temporary fencing for a period of time that is acceptable to RNFP.
19. Prior to the registration of the plan of subdivision, the Owner shall submit a Stewardship Plan/Report for the lands on Block 15 between the tributary of the West Highland Creek and the south property limit of the subject site, to the satisfaction of the Supervisor, RNFP.
20. Prior to the registration of the plan of subdivision, the Owner agrees to provide the City with a Letter of Credit or certified cheque payable to Treasurer, City of Toronto, equal to 120% of the value of the works detailed in the Landscape Plan and for the works detailed in the Stewardship Plan/Report to guarantee planting, implementation and maintenance for Block 15, to the satisfaction of the Supervisor, RNFP.
21. The Owner acknowledges that there will be a two year maintenance period for the restoration works in Block 15 outlined in the Landscape Plan and for the works outlined in the Stewardship Plan/Report. There will be an annual inspection by the Supervisor, RNFP or designate. Upon acceptance of the re-naturalization and restoration works in Block 15 and the works outlined in the approved Stewardship Plan/Report, and at the end of the maintenance period, the City will release the letter of credit, subject to the satisfaction of the Supervisor, RNFP.
22. The Owner agrees to complete the restoration and re-naturalisation works as per the approved Landscape Plan and the implementation of the Stewardship Plan/Report for Block 15 within two years of first occupancy of the plan of subdivision to the satisfaction of the Supervisor, RNFP.
23. The Owner acknowledges and agrees that stockpiling of any soils, machinery or materials in Block 15 is prohibited and agrees not to do same.
24. Prior to the registration of the plan of subdivision, the Owner agrees to apply for a Toronto and Region Conservation Authority (TRCA) permit under Ontario Regulation 166/06 prior to any site grading within Block 15.

25. Forthwith following the registration of the plan of subdivision, the Owner shall grant a permanent easement through a part of Block 15 to the abutting land owner to the east, Toronto Community Housing Corporation ("TCHC"), for the lands generally as illustrated on Attachment 7: 'Proposed Pedestrian Walkway' (the "Easement Lands"). The Easement Lands may be legally described as a Block on the Plan of Subdivision (the "Easement Block") within the present Block 15 without amendment to the Draft Plan of Subdivision, in which case, the present Block 15 on the Draft Plan of Subdivision would be split into two Blocks on the registered Plan of Subdivision, being the Easement Block as one Block and the balance of the present Block 15 on the Draft Plan of Subdivision as the second Block. The Easement Block location and size will be determined upon the final design approval of the pedestrian walkway to the satisfaction of the General Manager of Parks, Forestry & Recreation in consultation with City Planning. The Owner shall also enter into an easement agreement with TCHC for the use and maintenance of the pedestrian walkway, in a form satisfactory to the City Solicitor, prior to the transfer of the Easement Block the City of Toronto. The easement agreement may form part of the permanent easement itself, as determined by the City Solicitor. The obligation of the Owner to grant the easement and enter into the easement agreement described in this condition 25 shall be included in the Subdivision Agreement. For clarity, condition 25 is not a pre-condition to registration of the Plan of Subdivision and need not to occur simultaneously with the registration of the Plan of Subdivision, but is to be diligently pursued by the Owner, following such registration.
26. The Owner shall construct, within two years of registration of the plan of subdivision, an illuminated, hard surface pedestrian walkway generally as illustrated on Attachment 7: 'Proposed Pedestrian Walkway', from Street A to the Toronto Community Housing Corporation lands to the east to the satisfaction of the General Manager of Parks, Forestry & Recreation.
27. Prior to the registration of the plan of subdivision, the Owner shall provide the construction specifications and a landscape plan which denotes the construction of the Pedestrian Walkway, to the satisfaction of the General Manager of Parks, Forestry & Recreation in consultation with Engineering and Construction Services and City Planning.
28. Prior to the registration of the plan of subdivision, the Owner shall post a Letter of Credit or Certified Cheque as security for the construction of the pedestrian walkway from Street A to the Toronto Community Housing Corporation lands to the east, equal to 120% of the value of the walkway construction to the satisfaction of the General Manager of Parks, Forestry & Recreation.
29. The submitted Letter of Credit or Certified Cheque to guarantee the construction of the pedestrian walkway from Street A to the Toronto Community Housing Corporation lands to the east, will be released subject to the satisfaction of the General Manager of Parks, Forestry & Recreation, less 20% of the total value which will be retained for a two year period as a performance guarantee.

Fencing:

30. Prior to the registration of the plan of subdivision, the Owner shall submit a detailed fencing plan to the satisfaction of the Chief Planner and Executive Director, City Planning.
31. The Owner shall construct a 1.8 metre high, board on board timber fence as detailed in the accepted fencing plan.
32. The Owner, at its own expense, shall replace existing fencing and construct new fencing as detailed in the accepted fencing plan. All new fencing and footings shall be wholly located within the subject property.
33. Prior to the registration of the plan of subdivision, the Owner agrees to provide the City with a Letter of Credit as security for the replacement and installation of any required fencing equal to 120% of the value of the fencing to the satisfaction of the Chief Planner and Executive Director, City Planning.
34. The Owner shall agree in the Subdivision Agreement to implement the noise attenuation features recommended in the noise report which includes a noise attenuation fence to be provided along the Danforth Frontage of Block 1 and to include required noise warning clauses in the Purchase and Sale Agreements.
35. The Owner agrees to include the following warning clauses in all agreements of purchase and sale and/or lease agreements and registered on title (as part of the Subdivision Agreement) to the satisfaction of the City Solicitor, in each case for Blocks 1 and 14 only:
 - i. “Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling unit occupants as the sound levels exceed the Municipality’s and the Ministry of the Environment’s noise criteria.”
 - ii. “Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the criteria of the Municipality and the Ministry of the Environment”.
 - iii. “This dwelling unit has been fitted with a forced air heating system and the ducting etc., was sized to accommodate central air conditioning. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality’s and the Ministry of the Environment’s noise criteria. (Note: The location and installation of the outdoor air conditioning device should

be done so as to minimize the noise impacts and comply with criteria of MOE publication NPC-216, Residential Air Conditioning Devices.)”.

- iv. “This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality’s and the Ministry of the Environment’s noise criteria.”

Functional Servicing Report and Stormwater:

36. Prior to the registration of the plan of subdivision, the Owner shall submit a revised Functional Servicing Report to the satisfaction of the Executive Director of Engineering and Construction Services.
37. Apply stormwater management techniques in the development of this subdivision to the satisfaction of the Executive Director of Engineering and Construction Services.

Environmental Site Assessment:

38. 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 of \$7,000 for a peer reviewer and the submission of a Record of Site Condition (RSC).

Warning Clauses – Snow Clearing and Parking:

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

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

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

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

City-Owned Street Trees:

41. Prior to the registration of the plan of subdivision, the Owner shall provide a street tree planting plan, in conjunction with a composite utility plan that indicates the species, size, and location of all proposed street trees, as these relate to the location of any roads, sidewalks, driveways, street lines and utilities. The street tree planting plan shall be satisfactory to the General Manager of Parks, Forestry & Recreation.
42. Prior to the acceptance of engineering drawings by Engineering and Construction Services, the Owner agrees to provide a composite utility plan, indicating the location of all underground and above ground utilities, as well as proposed tree planting locations, to the satisfaction of the General Manager of Parks, Forestry & Recreation and the Executive Director of Engineering and Construction Services.
43. Prior to the registration of the plan of subdivision, the Owner agrees to prepare an information booklet outlining the tree planting strategy within the community and the ongoing responsibilities of the homeowners and the City in order to achieve a successful urban tree planting strategy within the community. This booklet will be prepared to the satisfaction of the General Manager of Parks, Forestry & Recreation and will be distributed to all homeowners for all dwellings within the Subdivision.
44. Prior to the registration of the plan of subdivision, the Owner shall post a Letter of Credit equal to 120% of the value of the street trees, to guarantee the planting and maintenance by the Owner of the new street trees for a period of two years after the planting date, to the satisfaction of the General Manager of Parks, Forestry & Recreation.
45. The Owner agrees that the following clause will be included in all agreements of purchase and sale and/or rental/lease agreements for any lands within the proposed plan of subdivision:

“The Purchaser(s) and/or Tenant(s) are hereby advised that they may not receive a street tree in front of their property.”
46. The Owner agrees to provide its Solicitor’s confirmation to the City advising that the above clause has been included in all agreements of purchase and sale and/or rental/lease agreements within the plan of subdivision to ensure that future occupants are aware that they may not receive a street tree in front of their property and be registered on title to the satisfaction of the City Solicitor.
47. The Owner agrees to contact the Supervisor of Urban Forestry, Tree Protection and Plan Review or his/her designate prior to commencement of street tree planting. The Owner further agrees to plant the street trees as per the approved street tree planting and composite utility plans, to the satisfaction of the General Manager of Parks, Forestry & Recreation. There shall be a two-year maintenance period, with an

annual inspection involving Urban Forestry and the Owner (and their agents). At the end of the two-year maintenance period, if the street trees are in good condition, the General Manager of Parks, Forestry & Recreation shall accept maintenance responsibilities, and return the Letter of Credit. The Owner acknowledges that any trees requiring removal will be replaced, maintained and guaranteed by the Owners for an additional two-year period.

48. Following the planting of street trees, the Owner agrees to provide a Certificate of Completion of Work and an as-installed plant list in the form of a spreadsheet identifying street trees, as shown on the approved planting plan, by street addresses. The as-installed plant list shall also include tree species, caliper, condition and specific location of the trees by identifying two points of references (i.e., distances in meters from the curb, sidewalk, driveway, utility pole or pedestal).

Privately-Owned Trees:

49. Prior to the registration of the plan of subdivision, the Owner agrees to submit an Arborist Report, Tree Preservation Plan and Tree Replacement Plan to the satisfaction of the General Manager of Parks, Forestry & Recreation.
50. Prior to any site works, the Owner agrees to protect all existing trees associated with the development for which approval to remove or injure has not been granted in accordance with the approved Arborist Report and Tree Preservation Plan to the satisfaction of the General Manager of Parks, Forestry & Recreation.
51. Prior to any site works, the Owner shall agree in the subdivision agreement to install tree protection barriers and signage in accordance with the approved Arborist Report and Tree Preservation Plan to the satisfaction of the General Manager of Parks, Forestry & Recreation, and to maintain barriers in good repair until removal has been authorized by the General Manager of Parks, Forestry & Recreation.
52. Prior to any site works, the Owner agrees to notify all builders, contractors and agents of all tree protection requirements where any part of the development will be carried out by them on behalf of the Owner to the satisfaction of the General Manager of Parks, Forestry & Recreation.
53. Prior to the release of tree removal permits, the Owner agrees to submit an application and pay the required application fees, and to provide 70 mm diameter caliper replacement trees for the removal of trees that are subject to the City's Private Tree By-law and associated regulations in effect on the date of Draft Approval of the Plan of Subdivision. The ratio of replacement trees will be determined by Urban Forestry. Replacement trees will be planted on site in accordance with Urban Forestry requirements, or if no suitable location on site can be provided, the Owner may submit cash-in-lieu of planting, all to the satisfaction of the General Manager of Parks, Forestry & Recreation.

54. The Owner acknowledges and agrees that once all site works are complete, including sodding, planting will be implemented and completed in accordance with the approved replacement planting plan, to the satisfaction of the General Manager of Parks, Forestry & Recreation.
55. The Owner shall agree in the subdivision agreement, to the satisfaction of the General Manager of Parks, Forestry & Recreation, to contact Urban Forestry Services 48 hours prior to the planting of trees on private property or within common areas, and further agrees to plant the trees in accordance with the approved planting plans.

Urban Forestry, Ravine & Natural Feature Protection (RNFP)

56. The Owner agrees to show the exact location of the limit of the RNFP By-law on all pertinent plans. The applicant/Owner shall request to have this limit marked on their survey or other plans drawn to a suitable scale of the site. This service costs \$65 plus tax and can be requested of City of Toronto, Technical Services, Surveys and Mapping Services, 18 Dyas Road, 1st Floor, Toronto. The applicant/owner should call 416-392-7665 to arrange a suitable time for notation of the protection limit. This line may then be transferred onto other plans to be submitted.
57. The Owner shall add the following RNFP By-law note to all site and construction drawings, to advise contractors of the regulated area, and the penalties associated with unauthorized activities:

Ravine & Natural Feature Protection By-law

The Ravine & Natural Feature Protection By-law, Chapter 658 of the City of Toronto Municipal Code regulates the injury and destruction of trees, dumping of refuse and changes to grade within projected areas defined in Schedule A.

Under this by-law protected trees may not be removed, injured or destroyed, and protected grades may not be altered, without written authorization from Urban Forestry Ravine & Natural Feature Protection, on behalf of the General Manager of Parks, Forestry & Recreation.

Convictions of offences respecting the regulations in the Ravine & Natural Feature Protection By-law are subject to fines, and the landowner may be ordered by the court to restore the area to the satisfaction of the City. A person convicted of an offence under this By-law is liable to a minimum fine of \$500 and a maximum fine of \$100,000 for each tree destroyed a maximum fine of \$100,000 for any other offence committed under this chapter, and/or a Special fine of \$100,000. A person convicted of a continuing offence, including failure to comply with ravine permit conditions is liable to a maximum fine of not more than \$10,000 for each day or part of a day that the offence continues. RNFP 0608

Toronto and Region Conservation Authority (TRCA)

58. Prior to the registration of the plan of subdivision, the Owner agrees to submit to TRCA the outstanding subdivision clearance fee in the amount of \$5,460.00 or the appropriate amount in accordance with the current TRCA fee schedule.

Archaeology:

59. 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, must be notified immediately at 416-314-7146 as well as the City of Toronto, Heritage Preservation Services Unit 416-338-1096.

60. In the event that human remains are encountered during construction, the owner 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.
61. If any expansions to the boundaries of the subject property are proposed, further archaeological assessment work may be required.

Enbridge:

62. 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.
63. 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 metres from the street line.

Canada Post:

64. The Owner shall make satisfactory arrangements with Canada Post concerning community mail boxes and provide a plan to the City showing the locations of all proposed community mailboxes, associated garbage containers and landscaping within the area of the community mailboxes. The plan shall be to the satisfaction of the Chief Planner and Executive Director, the Executive Director of Engineering and Construction Services and the General Manager of Parks, Forestry and Recreation.
65. 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. The Owner also agrees to note the locations of all Community Mailboxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
66. The Owner agrees to provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mailbox locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.