

2175 Keele Street – Official Plan and Zoning By-law Amendment and Subdivision Applications – Final Report

Date:	February 2, 2017
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 12 – York South-Weston
Reference Number:	15 239429 WET 12 OZ and 15 239454 WET 12 SB

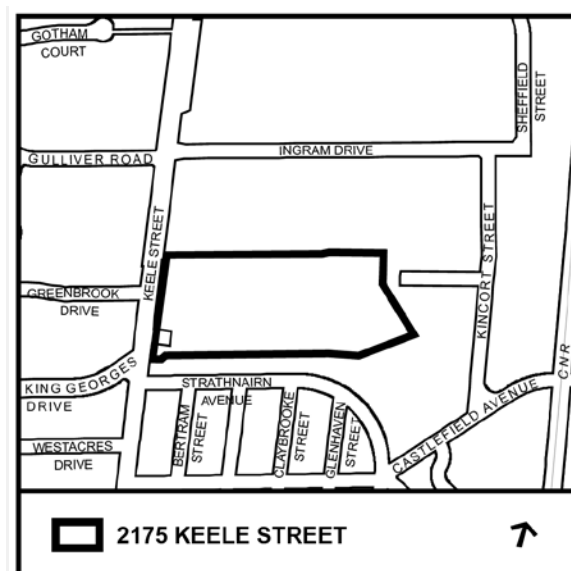
SUMMARY

These applications propose to amend the Official Plan and the former City of York Zoning By-law No. 1-83 and seek Draft Plan of Subdivision approval to develop a new residential neighbourhood on the former Humber River Regional Hospital-Keele Street lands. This new neighbourhood would be comprised of townhouses and mid-rise apartment buildings, containing 650 housing units, all with below grade parking, a new public road, a public park and a natural open space area.

The proposal consists of four residential blocks with each block containing four residential buildings. The proposed buildings would range in height from three to eight storeys. The total gross floor area proposed would be 53,000 m² representing a Floor Space Index of 0.9 times the area of the land (based on gross site area).

A total of 760 parking spaces are proposed. The parking spaces are proposed on one level of parking in two below grade garages, located north and south of the new public road.

The Draft Plan of Subdivision application proposes to establish a new public road, residential development blocks, open space blocks and parks blocks. The new public road is proposed as the central organizing element and would provide access to Keele Street. The



new public road would have a right-of-way width of 18.5 metres and would terminate in a cul-de-sac at the east end.

A 0.728 ha public park is proposed at the eastern end of the site which would connect to the existing Woodborough Park.

A future road reserve block has been delineated on the Draft Plan of Subdivision that would protect for the option to make a road connection through the site in the future if it was deemed appropriate by the City.

This report reviews and recommends refusal of a portion of the Official Plan Amendment application as it relates to the request to exempt this site from Policy 3.2.1.9 and Policy 3.2.6.6 of the Official Plan; and approval of the Official Plan Amendment application to re-designate the site from *Institutional Areas* to *Apartment Neighbourhoods* and to provide affordable ownership housing to satisfy Policy 3.2.1.9 of the Official Plan. This report also reviews and recommends approval of the application to amend the Zoning By-law.

It is proposed that community benefits for public park, library and streetscape improvements be secured in an agreement pursuant to Section 37 of the *Planning Act*.

This report also advises that the Chief Planner and Executive Director, City Planning intends to approve the Draft Plan of Subdivision subject to the Conditions generally listed in Attachment 10.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refuse the portion of the Official Plan Amendment for the lands at 2175 Keele Street that relates to the request to exempt this site from Policy 3.2.1.9 and Policy 3.2.6.6 of the Official Plan.
2. City Council amend the Official Plan for the lands at 2175 Keele Street substantially in accordance with the Draft Official Plan Amendment attached as Attachment No. 8 to this report.
3. City Council amend the former City of York Zoning By-law No.1-83 for the lands at 2175 Keele Street substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment No. 9 to this report.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the Draft Official Plan and Zoning By-law Amendments as may be required.
5. City Council repeal the former City of York By-law No. 1945, which dedicated Canon Jackson Drive as a public highway, as it is not required for the purposes of the Transportation Services Division or for the proposed development.

6. Before introducing the necessary Bills to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the *Planning Act* as follows:
- a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
- i. Prior to the issuance of the first building permit for the development, the owner will pay by cash or certified cheque the amount of \$400,000 toward the following:
- a.. \$300,000 towards park improvements in the vicinity of the lands and within Ward 12, to be determined by the General Manager of Parks, Forestry and Recreation, in consultation with the Ward Councillor;
- b. \$50,000 towards improvement of Evelyn Gregory Library; and
- c. \$50,000 towards streetscape improvements on west side of Keele Street in the vicinity of the lands to the satisfaction of the Chief Planner and Executive Director, City Planning.
- ii. In the event the cash contributions referred to in (i) above have not been used for the intended purpose within three (3) years of the By-law coming into full force and effect, the cash contributions may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.
- iii. The above noted cash contributions are to be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto, calculated from the date of execution of the Section 37 Agreement to the date the payment is made.
- iv. The owner will provide a minimum of 287m² as accessible *affordable ownership housing*, finished to the standard of a condominium, comprising at least 2 two-bedroom units of at least 80 m², and 1 three-bedroom unit of at least 100m² at a nominal cost to a non-profit affordable ownership housing provider, with the following conditions:
- a. The units will be provided in the first and second phases of the development;
- b. Two units will be provided with parking spaces at no extra cost; and
- c. The owner will submit in consultation with the non-profit affordable ownership housing provider, proposed layouts and locations of the units as Site Plan drawings and all will be to the satisfaction of the Chief Planner and Executive Director,

City Planning prior to the issuance of the Notice of Approval Conditions for the development contain the units.

- v. The owner shall provide and maintain the *affordable ownership housing* units for a 20 year affordable housing period to each subsequent eligible owner during the affordable housing period. Qualifying purchaser eligibility will conform to the Official Plan Amendment affordable ownership price. Income limits will be established by the City and will generally be tied to what is affordable (e.g. 30% of income) to a household based on the unit size. Household size will be tied to unit eligibility (e.g. there must be at least two adults or one adult and one child in the household in order to be eligible for a 2-bedroom unit, at least two adults and two children for a 3-bedroom unit).
 - vi. The owner will enter into a partnership with the non-profit affordable ownership housing provider to the satisfaction of the Chief Planner and Executive Director, City Planning, to implement the provision of Recommendations iv. and v. above prior to the issuance of the first building permit for the development.
 - vii. The owner shall enter into and register on title a Section 118 restriction under the *Land Titles Act* prior to first above-grade building permit for the development to enable the monitoring of the Agreement for the provision of affordable ownership housing for the 20 year affordability period to the satisfaction of the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning.
- b. The following matter is also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
- i. 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 item PG32.3 of the Planning and Growth Committee.
7. 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 to this report subject to:
- a. The Conditions as generally listed in Attachment 10 to this report, 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 Plan of Subdivision 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.

Pre-Application Consultation

A pre-application consultation meeting was held September 24, 2015 with the applicant to discuss complete application submission requirements.

DECISION HISTORY

A Preliminary Report outlining the subject application was considered by Etobicoke York Community Council at its meeting held on January 19, 2016. The Preliminary Report can be viewed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY11.6>

ISSUE BACKGROUND

Proposal

These applications propose the redevelopment of the former Humber River Regional Hospital-Keele Street site at 2175 Keele Street with a new residential neighbourhood. This new neighbourhood would be comprised of townhouses and mid-rise apartment buildings, all with below grade parking, a new public road, a public park and a natural open space area (see Attachment 1: Site Plan and Attachment 2: Draft Plan of Subdivision).

On November 15, 2016 the applicant submitted a revised proposal which is consistent with the original submission in that the proposal contains four residential blocks with each block containing four residential buildings. A new public road is proposed as the central organizing element and would provide access to Keele Street. The new public road would have a right-of-way width of 18.5 metres and would terminate in a cul-de sac at the east end.

A total of sixteen new residential building are proposed, ranging in height from three to eight storeys and having a total residential gross floor area of 53,000m². The development would have a Floor Space Index of 0.9 times the gross site area. Two mid-rise apartment buildings are proposed along the Keele Street frontage with a six storey building north of the new public road and an eight-storey building south of the new public road. The interior of the site would have a total of 14 buildings consisting of five mid-rise apartment buildings ranging in height from 4 to 6 storeys and nine three storey townhouse blocks.

A total of 650 residential units are proposed which was reduced from the original 731 unit submission. The revised mix of unit types is: 346 one-bedroom units (53%); 225 two-bedroom units (35%); and 79 three-bedroom units (12%). Three units are proposed to be provided as affordable ownership housing, comprising two (2) two-bedroom units, and one (1) three-bedroom unit to be finished and donated to Habitat for Humanity or another affordable ownership housing provider.

A total of 760 parking spaces are proposed in two below grade garages, located north and south of the new public road. A total of 630 owner/occupant parking spaces and 130 visitor parking spaces are proposed. The parking garage north of the new public road would be one level and contain 266 parking spaces and would be accessed from a driveway to the east of Buildings B and C. The parking garage south of the new public road would be two levels and would contain 494 parking spaces, and would be accessed from a driveway east of Buildings P and Q.

The revised proposal would internalize the servicing, loading and parking garage access ramp in both the north and south parcels of the development. On the north parcel, the parking garage including two spaces for the affordable ownership housing, access ramp and a Type G loading space would be provided in an enclosed area to the rear of Building B. On the south parcel, the ramp access and a Type G loading space would be fully internalized within Building Q. A Type C loading space is also proposed and would be located between Buildings Q and N.

The revised proposal would increase the area of the indoor amenity space from 200 m² to 450 m². The indoor amenity continues to be provided in a centralized amenity pavilion located between Buildings M and N. A total of 3,000 m² of outdoor amenity space is proposed, of which 1,250 m² is proposed on the north block and 1,750 m² is proposed on the south block adjoining the indoor amenity pavilion. In addition, a 60 m² amenity room is proposed within Building A.

The revised proposal would expand the size of the public park from 0.401 ha to 0.728 ha. The new public park (Blocks 5 and 6) is proposed at the eastern end of the site and would be connected to the proposed natural area and Woodborough Park. Blocks 7 and 8 are proposed to be conveyed to the City and/or the Toronto Region Conservation Authority as an open space and natural area.

A future road reserve block has been delineated on the Draft Plan of Subdivision that would protect for the option to make a road connection through the site in the future if it was deemed appropriate by the City.

Site and Surrounding Area

The site is located on the east side of Keele Street, between Strathnairn Avenue and Ingram Drive. The site is irregularly shaped and has an area of 59,070 m² or 5.9 hectares with a frontage of approximately 175 metres along Keele Street. The site slopes heavily to the south with significant grade changes across the property including an approximate grade difference of 8 metres from north to south. The south and east portions of the site are not developed and are currently vegetated. The site was previously occupied by the Humber River Regional Hospital which is currently being demolished.

Surrounding land uses include:

North: To the north is a 3-storey professional medical office building, a large self-storage facility, a McDonalds restaurant and a number of office, automotive and light industrial uses.

South: To the south is a residential neighbourhood comprised of single-storey, detached dwellings. The dwellings immediately to the south back onto the site and front onto Strathnairn Drive. They are separated from the former hospital by a vegetated area.

East: To the east is Woodborough Park and the Harold and Grace Baker Centre (retirement home). To the east and south of the Harold and Grace Baker Centre is a commercial area comprised of a bakery and automobile service use. Further east is the Caledonia and Castlefield Design and Décor District, a collection of retail and service commercial uses that cater to the interior design, home furnishing and décor industry.

West: To the west fronting onto Keele Street and Gulliver Road are a number of apartment buildings ranging in height from 3 to 9 storeys and the Greenborough Community Church. Further west is a residential neighbourhood comprised of single-storey, detached dwellings.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key objectives include: building strong, healthy communities; providing an appropriate range of housing types and affordability to meet projected requirements of current and future residents; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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; providing housing options to meet the needs of people at any age; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff reviewed the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

This large site is designated by the Toronto Official Plan as *Institutional Areas* (Attachment 5). *Institutional Areas* are made up of major educational, health and governmental uses with their ancillary uses, cultural, parks and recreational, religious, commercial and institutional residence

facilities, including the full range of housing associated with a health institution, as well as utility uses. The City's major health and educational institutions are important employers and service providers and will continue to grow to serve the needs of an increasing city and regional population.

The Official Plan encourages hospitals to create campus plans in consultation with nearby communities that will:

- a) Identify heritage buildings and landscapes, accessible open spaces, natural areas and important views to be conserved and integrated;
- b) Be compatible with adjacent communities;
- c) Create visual and physical connections that integrate campuses with adjacent districts of the City;
- d) Identify the network of pedestrian routes to be maintained, extended and improved;
- e) Examine existing transportation modes and create policies and programs that emphasize the use of public transit, walking and cycling over automobile travel;
- f) Minimize traffic infiltration on adjacent neighbourhood streets;
- g) Provide bicycle parking for employees, students and visitors and sufficient offstreet automobile parking;
- h) Identify development sites to accommodate planned growth and set out building envelopes for each site; and
- i) Identify lands surplus to foreseeable campus needs that can be leased for other purposes.

When hospital lands are declared to be surplus the owner is encouraged to investigate the possible use of the site for an alternative suitable public institution purposes, affordable housing or open space, before applying to re-designate the lands for other purposes. Hospitals are also encouraged to lease the surplus lands rather than sell the property wherever possible.

The Official Plan requires all development in or near the natural heritage system be evaluated to assess the development's impact on the natural heritage system and identify measures to mitigate negative impacts on and/or improve the natural heritage system.

Policy 3.2.1.9 requires that a minimum of 30% of the new housing units be in forms other than single and semi-detached housing and that, as a first priority community benefit, the provision of 20% of the additional residential units be affordable housing. Policy 3.2.6.6 requires community services strategies and implementation mechanisms to be provided in order to inform the range of facilities needed to support development.

The Built Form policies contained in Section 3.1.2 of the Official Plan emphasize the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings are required to provide appropriate massing and transition in scale that will respect the character of the surrounding area.

The Built Form policies (Policy 3.1.2) identify the importance of urban design as a fundamental element of City building. They require that new development:

- Be located and organized to fit with its existing and/or planned context;
- Frame and support adjacent streets, parks and open spaces;
- Locate and organize vehicular and service areas in such a way to minimize their impact and to improve the safety and attractiveness of adjacent streets, parks and open spaces;
- Be massed and its exterior façade be designed to fit harmoniously into its existing and/or planned context and to limit its impact by, among other things, creating appropriate transitions in scale as well as adequately limiting the resulting shadowing and wind conditions on neighbouring streets, properties and open spaces;
- Be massed to define edges of streets, parks and open spaces;
- Provide amenity for adjacent streets and open spaces for pedestrians; and
- Provide indoor and outdoor amenity space for residents.

Mid-Rise Buildings Design Guidelines

Toronto City Council on July 6, 7 and 8, 2010, adopted the recommendations of the *Avenues and Mid-Rise Buildings Study and Action Plan*, with modifications. The main objective of this City-wide study was to encourage future intensification along Toronto's *Avenues* that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The *Avenues and Mid-Rise Buildings Study and Action Plan* identifies a list of best practices, establishes a set of performance standards for new mid-rise buildings and identifies areas where the performance standards should be applied.

The performance standards for mid-rise buildings give guidance about the size, shape and quality of mid-rise buildings and are intended to respect Section 2.3.1 of the Official Plan. While the property is not on an *Avenue*, staff have used relevant aspects of the Mid-Rise Buildings Design Guidelines to help implement the Official Plan policies and inform the evaluation of the proposal.

Urban Design Guidelines for Infill Townhouses

The Urban Design Guidelines for Infill Townhouses (2003) assist in the implementation of Official Plan policies with a focus on preserving and enhancing streetscapes, respecting and reinforcing the prevailing physical character of the surrounding context and mitigating the impact of new development on adjacent and nearby properties and the public realm. The Guidelines provide an evaluation framework for site design and built form matters to achieve high quality urban design outcomes for low-rise, grade related residential units constructed in rows or blocks. The Guidelines can be viewed at:

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

A comprehensive update to the Infill Townhouse Guidelines is currently underway. Updated Townhouse and Low-Rise Apartment Guidelines (draft August 2016) further clarify and expand upon the 2003 Council-approved Infill Townhouse Guidelines to address current policy directions and best practices for a broader range of multi-dwelling developments up to four storeys in height. The latest draft of the Townhouse and Low-Rise Apartment Guidelines can be viewed online at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD>.

Prior to presenting a finalized version of these Guidelines for City Council consideration and adoption, City staff are currently refining and consulting upon the draft Guidelines, in part through their use during the review of development applications.

The Urban Design Guidelines for Infill Townhouses were applied together with the draft Townhouse and Low-Rise Apartment Guidelines in the evaluation of the application.

Zoning

In accordance with the established protocol, the lands were excluded from City of Toronto Zoning By-law No. 569-2013 as the existing zoning was in conflict with the Official Plan designation for the site. As such, the former City of York Zoning By-law No. 1-83 continues to apply to the lands (see Attachment 6).

The former City of York Zoning By-law No. 1-83, as amended, zones the subject site Residential Zone 2 (R2), with Exception S16 (174). Permitted uses in the Residential Zone 2 include detached dwellings, semi-detached houses, duplexes, parks, public libraries, schools, places of worship, parking stations and day nurseries. The maximum permitted density in this zone is 0.8 times the area of the lot which results in approximately 47,256 m² of permitted space and the maximum building height for residential uses is 11 metres (or 3-storeys) and 14.0 metres (3-storeys) for non-residential uses.

Site-specific Exception 174 which applies to this site contains provisions regarding the former hospital buildings and use.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has not been submitted. The applicant has indicated a Site Plan Control application will be submitted shortly.

Ravine Control

A portion of the property along the south and southeast property line is subject to the provisions of the City of Toronto Municipal Code Chapter 658 – Ravine Protection. Any development within the City's ravine and natural feature protection areas may require a permit from Urban Forestry, Ravine and Natural Protection staff.

Toronto and Region Conservation Authority

A portion of the property along the south and southeast property line falls within an area subject to Toronto and Region Conservation Authority Regulation. A permit is required from the Conservation Authority for any development or site alteration within the regulated area.

Natural Heritage

A portion of the property along the south and southeast property line falls within the Natural Heritage System in the Official Plan. The applicant submitted a Natural Heritage Impact Study prepared by Ages Consulting Limited in support of the proposal.

Tree Preservation

This application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The applicant has submitted an Arborist Report/Tree Preservation Plan in support of the proposal.

Archaeological Assessment

The site is within the Interim Screening Areas for Archaeological Potential identified in the Archaeological Master Plan of the City. The applicant submitted a Stage 1 Archaeological Assessment in support of the proposal.

Plan of Subdivision

A new public road is being proposed as part of the redevelopment of the site, as well as four development blocks, a public park and an open space block. An application for Draft Plan of Subdivision is required for a development which includes a public road. The Plan of Subdivision will secure matters such as: public roads; public parks; required public infrastructure; and phasing requirements. An application for Draft Plan of Subdivision has been submitted (Application No. 15 239454 WET 12 SB) and was reviewed concurrently with the Official Plan and Zoning By-law Amendment application.

Tenure

The applicant has advised that the proposed 650 residential units would be condominium.

Eglinton Crosstown Light Rail Transit

Eglinton Avenue West is identified as a future transit corridor on Map 4 – Higher Order Transit Corridors of the Official Plan. The Toronto Transit Commission completed a Transit Environmental Assessment for the implementation of a light rail transit (LRT) system within the Eglinton Avenue corridor extending from Kennedy Road in the east to Pearson International Airport in the west. The study recommended construction of an LRT facility within an exclusive right-of-way in the centre of Eglinton Avenue West.

Metrolinx has assumed responsibility for the LRT project which has been divided into two phases. Phase One, currently under construction, extends from Kennedy Station to the Weston Road/Eglinton Avenue West intersection in Mount Dennis. Phase Two of the LRT project between Mount Dennis and Pearson International Airport is currently unfunded and the timing for implementation is unknown. The subject site is located 700 metres to the north of the Phase One LRT corridor.

Reasons for the Applications

The proposal will require an amendment to the Official Plan to permit the residential use. The application proposes to re-designate the subject lands from *Institutional Areas* to *Apartment Neighbourhoods, Parks* and *Natural Areas*.

The applicant is also requesting that this proposal site be exempt from Policy 3.2.1.9 and Policy 3.2.6.6 of the Official Plan which relates to the requirements for residential developments on large sites generally greater than 5 hectares in size.

A Zoning By-law Amendment is required to permit the form, type, height and density of residential development proposed.

A Draft Plan of Subdivision is required for the proposed public road, the proposed public park and open space blocks and the creation of the four development blocks.

Community Consultation

A community consultation meeting was held on February 10, 2016 at the York Civic Centre. Approximately 65 members of the public attended along with the Ward Councillor, the applicant, their consulting team and City staff. Issues raised were:

- building heights and if higher buildings could be located on the north side of the site;
- density, massing, setbacks, building type and type of construction;
- anticipated selling price for units and impact on surrounding property values;
- unit mix;
- impact on the school system;
- the City's requirement for affordable housing;
- loss of trees along Keele Street;
- impact on the slope along the southern property line;
- site servicing;
- environment;
- parking;
- traffic and the possible need for an additional road access to the site;
- the design and public access to the proposed open spaces and park;
- phasing and construction management plan; and
- how this proposal might benefit the community.

Following the community consultation meeting, Councillor Di Giorgio established a working group comprised of 10 local residents and the applicant. The purpose of the working group was to identify possible solutions to the issues raised by the community concerning the proposed development. The working group met 5 times (February 24, March 8, March 22, April 25 and November 14, 2016) and discussed issues such as: building height; density; massing; building type; setbacks; unit mix; the requirement for affordable housing; loss of trees along Keele Street; streetscape along both sides of Keele Street; site servicing; environment; parking; traffic; the design and public access to the proposed open spaces and park; phasing; and construction management plan. At the working group meeting, the applicant committed to contribute \$20,000 to the City towards a study of the existing traffic conditions for the larger area and to undertake streetscape improvements to both sides of Keele Street adjacent to the frontage of the subject site.

As a result of the working group process, the applicant made a number of revisions to the proposed development including: a reduction in the number of units; a reduction in gross floor area; revisions to building massing and heights; relocation of the parking access driveways further to the east; and enclosing the servicing and loading areas.

A second community consultation meeting was held on November 15, 2016 at Charles E. Webster Public School to present the revised current proposal to the community. Approximately 30 members of the public attended along with the Ward Councillor, the working group members, the applicant, their consulting team and City staff. Issues raised were: traffic; parking; the environmental status of the site; building heights and if the higher buildings could be located on the north side of the site; affordable housing; impact on property values; and how this proposal would benefit the community.

Agency Circulation

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

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposed development is consistent with the 2014 PPS. It would accommodate residential infill growth, supporting the policy objectives related to focusing growth in existing settlement areas. The proposal supports efficient land use, reduces land consumption related to residential development, makes efficient use of infrastructure, provides affordable housing and is transit supportive.

City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. In this case, Section 2.2.2 of the Growth Plan states that population and employment growth will be accommodated by directing a significant portion of new growth to the built-up areas of the community through intensification. While this site is located in a built up area, the proposal is considered to represent an appropriate infill development in conformity with the City's Official Plan. The proposal conforms and does not conflict with the Growth Plan.

Affordable Housing

The site is 59,070 m² or 5.9 hectares in size and qualifies as a "Large Site" under the Official Plan. The applicant is under the obligation under Policies 3.2.1.9 and 3.2.6.6 to provide a Community Services Assessment and Strategy and implementation mechanisms and 20% of the additional residential density is to be affordable housing to be constructed on the site.

The applicant has requested that the subject site be exempt from Policies 3.2.1.9 and 3.2.6.6 of the Official Plan, and have applied for an Official Plan Amendment to enable this.

The site's proposed rezoning has additional residential density of 6,744 m². Based on this calculation, 20% of the additional residential gross floor area is 1,148.8 m². The applicant has proposed to provide at no cost to the City, a contribution of 5% of the finished residential gross floor area increase. They have proposed to enter into an agreement with an acceptable non-profit housing provider and to provide this 5% of new residential gross floor area, fully finished and at a nominal cost to that provider.

The affordable housing units would be constructed and finished by the applicant in the first and/or second phase of the development and then provided at a nominal cost to the non-profit affordable housing provider. At this time, the provider is proposed to be Habitat for Humanity. The applicant will provide 3 units of affordable ownership housing within the development: two 2-bedroom units with a minimum floor area of 80 m²; and one 3-bedroom unit with a minimum floor area of 100 m². The three units are proposed to be accessible units. Two units would be provided with parking spaces at no cost. The affordable housing provider will have input on the site-plan process to ensure the units meet the needs of the households' demographic requirements.

As this would be affordable ownership housing, the Section 37 and any other Agreements deemed necessary to implement the proposal would need to set out specific purchaser eligibility provisions related to price of the unit and income of the purchaser. The length of the term of affordability for each of the 3 units would be at least 20 years which is consistent with the City's approach for securing affordable housing. This will be ensured by a *Land Titles Act* restriction on title (Section 118) that will allow the City to monitor the sale and mortgage of units, as recommended by this report.

Qualifying purchaser eligibility will conform to the Official Plan affordable ownership price and is defined in the Draft Official Plan Amendment attached to this report as Attachment 8 and will be detailed in the Section 37 Agreement. Income limits will be established by the City and will generally be tied to what is affordable (e.g. 30% of income) to a household based on the unit size. Household size will be tied to unit eligibility (e.g. there must be at least two adults or one adult and one child in the household in order to be eligible for a 2-bedroom unit, and at least two adults and two children for a 3-bedroom unit).

As the applicant has met the requirement of Policies 3.2.1.9 and 3.2.6.6 of the Official Plan, staff are recommending that this portion of the applicant's Official Plan Amendment Application be refused by City Council. The Draft Official Plan Amendment would enable the applicant to provide, and secures this 5% to satisfy Official Plan Policy 3.2.1.9. Official Plan Policy 3.2.6.6 has also been deemed to be satisfied by City staff as the applicant provided a Community Services Assessment.

Land Use

The site was occupied by the Humber River Regional Hospital and this facility was closed and the property has been sold. Daniels Humber River Corporation purchased the site on November 30, 2015 and is now the owner. The site's *Institutional Areas* designation provides for the former hospital use. Policy 4.8.6 of the Official Plan requires that when lands in *Institutional Areas* are declared surplus, the owner is encouraged to investigate the possible use of the site for an alternative suitable public institutional purpose. This policy is not a requirement.

The proposed *Apartment Neighbourhoods*, *Parks* and *Natural Areas* designations are appropriate as they provide for an appropriate redevelopment of these lands having consideration for the surrounding context. The *Apartment Neighbourhoods* designation would provide for an appropriate mix of housing types and the proposed *Parks* and *Natural Areas* designations would

provide for an extension of an existing public park, open space and natural heritage system, and would provide connections and access to the broader community.

Massing and Buildings Heights

The proposed new neighbourhood would have a significant public open space component to the south and east of the property limits and would be centred on a new public street oriented in an east-west direction opposite Greenbrook Drive. The new public street would subdivide the neighbourhood into a north block and a south block. Both the north and south blocks of the neighbourhood would contain 8 residential buildings in the form of townhouses and mid-rise apartment buildings, all with below grade parking.

The new residential buildings would range in height from three to eight storeys. Two mid-rise apartment buildings are proposed along the Keele Street frontage with a six-storey building north of the new public road and an eight-storey building south of the new public road consistent with the heights of buildings on the west side of Keele Street. These two buildings would have their primary entrance from Keele Street. The interior of the site would have a total of 14 buildings consisting of five mid-rise apartment buildings ranging in height from 4 to 6 storeys and nine three storey townhouse blocks. The orientation of the interior buildings alternates along the length of the proposed street. The 3 storey residential townhomes are oriented east-west with primary doors and windows facing onto the new public road and the adjacent sites north and south of the subject property. The mid-rise buildings are oriented north-south with primary entrances and windows facing onto the primary private outdoor amenity and public open space lands.

The proposed buildings in the south block would be setback from the adjacent low rise neighbourhood properties by 31 to 39 metres. In addition, the properties to the south are also located on the top of the bank of the slope that runs along the southern boundary of the subject site. These factors would minimize the potential impact of the proposed development on the neighbourhood.

Density

In response to the comments from the community and working group, the applicant revised the proposal to reduce the proposed density. The proposed gross floor area for the development has been reduced from 57,400 m² (Floor Space Index of 0.97 times the area of the land) to 53,000 m² (Floor Space Index of 0.9 times the area of the land). The applicant has also reduced the proposed unit count from the original 731 units to 650 units.

The former City of York Zoning By-law No. 1-83, as amended, zones the subject site Residential Zone 2 (R2), which permits a density of 0.8 times the area of the lot. This zoning permission of 0.8 times the gross site area would permit approximately 47,256 m² of space. The proposed gross floor area is 53,000 m² which would be an increase of only 5,744 m² over the permitted floor area. The proposed increase to the gross floor area is modest and the resultant built form is appropriate for the site.

Unit Mix

There are a total of 650 residential units proposed with a mix of unit types of: 346 one-bedroom units (53%); 225 two-bedroom units (35%); and 79 three-bedroom units (12%). The proposed development would provide a mix of unit types and provide a significant number of units for families. These units would be provided within a variety building types in the form of nine 3 storey low-rise townhouses, two 4 storey mid-rise buildings, four 6 storey mid-rise buildings and one 8 storey mid-rise building. To ensure an appropriate unit mix is achieved on the site, staff are recommending, in the Draft Zoning By-law Amendment, that a minimum of 40 percent of the total units be required to have two or three bedrooms.

Design Review Panel

On May 5, 2016, the proposed development was presented to the City of Toronto's Design Review Panel. City staff outlined the project history, existing and future context, and the planning framework. Staff sought the panel's advice on three issues: Public Realm; Site Servicing and Grading; and Built Form, Massing and Articulation. The proponent and their design team were present for the meeting and provided background information, the process to date, their design rationale and responded to questions. In general, the panel members commended the elements of the plan and the pedestrian-oriented nature and connections of the project. They also generally appreciated the scale and composition of the plan, but recommended improvements to the public realm and built form to create a successful community. It is the intention of staff to return to the Design Review Panel to present the evolution of the plan when the Site Plan Control application is submitted.

Traffic Impact

The applicant's transportation consultant (BA Group) submitted an Urban Transportation Considerations Report dated October 16, 2015 and a revised report dated May 13, 2016 assessing the transportation implications of the proposed residential development.

The consultant provided estimates of projected site traffic volumes for the development based on a review of other residential developments in similar transportation contexts within the City of Toronto. The net increase in site generated vehicular trips is estimated by the consultant to be 80 trips in the a.m. peak hours and 155 vehicular trips in the p.m. peak hours. Given the trip generation estimates, the consultant concluded that the proposal could be accommodated on the area road network provided that:

- The existing traffic control signal at the Keele Street/Canon Jackson Drive intersection is re-located approximately 70 metres north to the Keele Street/Greenbrook Drive/future Street 'A' intersection; and
- The lane geometry for the Keele Street/Greenbrook Drive/future Street 'A' intersection be modified to include dedicated westbound and southbound left-turn lanes.

A signal warrant analysis was included in the May 2016 Urban Transportation Considerations Report for the Keele Street/Greenbrook Drive/future Street 'A' intersection. According to the

signal warrant analysis, the proposed signal is warranted based on the delay to cross traffic and pedestrian volumes/delay criteria.

Transportation Services staff have reviewed the transportation studies provided by the consultant and concur with their overall conclusions. As a result, the traffic impacts of the proposed development are acceptable subject to implementation of the above-noted road improvements by the proponent at no cost to the City and the submission of the cross-section drawings for the future Street 'A' and functional pavement marking and signage plans.

The required road improvements are included in the Conditions of Draft Plan of Subdivision Approval in Attachment 10.

Keele Street Road Widening

The existing Keele Street right-of-way adjacent to 2175 Keele Street is approximately 26.2 metres wide, whereas a 27 metre right-of-way width is identified in the City's Official Plan. In order to satisfy the Official Plan requirement, the conveyance of a 0.4 metre wide strip of land along the Keele Street frontage of the property is required for road widening purposes. The Draft Plan of Subdivision and site plans submitted provide for the required 0.4 metre road widening.

The requirement for the road widening conveyance is included in the Conditions of Draft Plan of Subdivision Approval in Attachment 10

Canon Jackson Drive

The signalized driveway access to the former hospital, known as Canon Jackson Drive, is identified on the survey as a dedicated public highway by By-law No. 1945. This By-law was passed by the former Borough of York in 1974, notwithstanding that there was no prior transfer of title for the property to the municipality. Given that Canon Jackson Drive is to be closed for the proposed development, it is recommended that the former City of York By-law No. 1945 be repealed.

Block 9-Road Reserve

A future road reserve block has been delineated on the Draft Plan of Subdivision at the east end of the site and at the terminus of the proposed new public road. This block is intended to protect for the option to make a future vehicular connection to Northwestern Avenue if it is deemed appropriate by the City. Protecting for this future road connection is consistent with the Official Plan policies and would assist in further integrating this development into the surrounding fabric of the City. As the lands between this development and Northwestern Avenue are in separate ownership, the road connection is not being pursued through this development application.

The requirement for the road reserve block and advisory comments regarding this possible future road connection to future owner/tenants are included in the Conditions of Draft Plan of Subdivision Approval in Attachment 10.

Toronto Transit Commission

As noted above, the applicant is proposing to remove the signalized intersection at the south end of the site at Canon Jackson Drive and create a new signalized site access opposite Greenbrook Drive.

TTC staff have advised that they will require the owner to relocate the existing bus stops from their current location near the Keele Street and Canon Jackson Drive intersection to the new signalized intersection at Keele Street and Greenbrook Drive. TTC staff have advised that both the northbound and southbound stops should be relocated to nearside (approach side) of the intersection and that new platforms (2.4-metres wide and 12 metres long) would be required. In addition, TTC staff have advised that these stops have the required daily ridership to merit the installation of a bus shelter at each stop. TTC staff have also advised that additional sidewalk area may be required to accommodate a pedestrian clearway such that they are not obstructed by passengers at the stop and additional space may need to be obtained from the owner.

The TTC also require that the new signals be equipped with Transit Signal Priority and that the applicant pay all costs related to this installation.

The TTC conditions are included in the Conditions of Draft Plan of Subdivision Approval in Attachment 10.

Keele Street Streetscape

Members of the working group expressed the desire to secure streetscape improvements on both sides of Keele Street adjacent to the proposed development. The community believes this would assist in helping the development fit into the community. Through the Site Plan Control process, the owner is typically required to provide streetscape improvements adjacent to the site. The owner has agreed to contribute \$50,000 towards streetscape improvements on west side of Keele Street to the satisfaction of the Chief Planner and Executive Director, City Planning.

It is recommended that this contribution be secured in the Section 37 Agreement.

Parking

In the original submission, the applicant requested to implement the parking rates stipulated in Zoning By-law No. 569-2013 for Policy Area 4 (PA4). This policy area is applicable for sites on 'Avenues with Access to Surface Transit'. However, the site is located approximately 700 metres away from Policy Area 4 (Eglinton Avenue West). As a result, Transportation Services staff required that applicant provide parking in accordance with Zoning By-law 569-2013 for 'All other areas of the City'. The applicant has revised the proposal to address Transportation Services staff's comment.

Vehicular parking would be provided exclusively underground. A total of 760 parking spaces are proposed in two below grade garages, located north and south of the new public road. Within the parking garages, 630 owner/occupant parking spaces and 130 visitor parking spaces are proposed. Access to the parking garages would be provided within ramps integrated into the 3

storey residential townhouses both north and south of the public street. These arrangements are acceptable to Transportation Services staff.

The parking requirements for this development are included in the Draft Zoning By-law Amendment in Attachment 9.

Loading

The applicant is proposing three loading spaces to serve the development. One type “G” loading space would be located north of Street 'A' within Block 1 and would serve the needs of the Blocks 1 and 2. Two loading spaces (one type "G" and one Type "A") would be located south of Street 'A' within Block 3 and these loading spaces would serve the needs of Blocks 3 and 4.

The type “G” loading space would have minimum length of 13.0 metres, a minimum width of 4.0 metres, and a minimum vertical clearance of 6.1 metres. The type “C” loading space would have a minimum length of 6.0 metres, a minimum width of 3.5 metres, and a minimum vertical clearance of 3.0 metres.

Solid waste services are proposed to be divided into two parts to independently accommodate the buildings located on the north and south blocks. The solid waste would be stored underground until the day of waste pick-up. On pick-up day, the solid waste for the buildings on the north side of the public street would be brought to grade and stored within the residential built form on the north side of Building B. The area between Building B and the retaining wall along the north property line would be gated from public access and used for the exclusive use of solid waste service vehicles on pick-up days. The solid waste for the buildings on the south block would be brought to grade and stored within the residential built form of Building Q. Solid waste pick-up would be internal to this residential building. These arrangements are acceptable to Solid Waste staff.

Transportation Services staff have advised that the proposed number of loading spaces is sufficient to serve the development. A detailed of the design and access to these spaces will be undertaking through the respective Site Plan applications for each development block.

The loading requirements for this development are included in the Draft Zoning By-law Amendment in Attachment 9.

Servicing

The applicant has submitted a Functional Servicing Study and Stormwater Management Report. The report concludes there is generally sufficient servicing capacity within the existing municipal infrastructure to accommodate the proposed development. This conclusion has been accepted by Engineering and Construction Services staff. The required new municipal infrastructure and upgrades to the existing infrastructure are included in the Conditions of Draft Plan of Subdivision Approval in Attachment 10.

Amenity Space

The development proposal includes both indoor and outdoor shared amenity space. The revised proposal increases the area of the indoor shared amenity space from 200 m² to 450 m². This

space would be provided in a centralized amenity pavilion located between Buildings M and N. The applicant has indicated that each unit within the development would have access to the proposed indoor amenity space. In addition 60 m² of indoor amenity space is proposed within Building A.

This amenity pavilion is proposed centrally and adjacent to the proposed landscaped outdoor amenity space which may include an urban agriculture area in order to create a larger area for the residents to gather. The applicant is developing the layout and programming of the space, but has indicated the intention is to provide typical indoor amenity features for residents including a meeting room, fitness space and/or party room. These details will be finalized through the Site Plan process for this development.

Private outdoor amenity will be located throughout the site, between the residential blocks. The larger private outdoor amenity spaces will be located between Buildings D and E north of the public road and between Buildings N and M south of the public road. A total of 3,000 m² of outdoor amenity space is proposed, of which 1,250 m² is proposed on the north block and 1,750 m² is proposed on the south block adjoining the indoor amenity pavilion.

The indoor and outdoor amenity space proposed are acceptable to staff and are included in the Draft Zoning By-law Amendment in Attachment 9.

Noise, Vibration and Air Quality

The applicant submitted noise, vibration and air quality studies in support of the proposal. In terms of vibration impact, the study concluded there would be no impacts from the neighbouring industrial uses on the residential development.

In terms of noise impact, the study recommended that warning clauses be included in offers of purchase and sale, indicating the potential for noise emanating from the adjacent industries and mitigation measures including an acoustical barrier 3 to 5 metres high to protect the north and east facades of Buildings F and H.

In terms of air quality, the study notes that the proposed residential development is not a new sensitive land use on the site as the former Humber River Regional Hospital was considered a sensitive land use. The study also notes that no significant persistent air quality impacts are expected, however there may be the occasional odours detected on the north side of the development. The study recommends mitigation measures in the form of: fencing and screening; central air conditioners for Buildings A, B, D E, F and H; including self closing mechanisms on doors; and limiting the openable portion of windows facing north. The study also recommended a warning clause be included in offers of purchase and sale, indicating the potential for dust and odours emanating from the adjacent industries

These studies were peer reviewed and the City's peer reviewers concurred with the findings of the reports. The proposed mitigation measures are generally acceptable to staff. Further details on the mitigation measures will be reviewed through the Site Plan Approval applications.

The Conditions of Draft Plan of Subdivision Approval in Attachment 10 require the owner to implement the recommendations of these reports. In addition the owner would be required to include warning clauses in all offers in all offers of purchase and sale or any lease agreements to notify prospective purchasers or tenants that the property may be subject to noise, odour, dust, vibrations and other nuisance impacts by neighbouring industry.

Archaeological Assessment

The site is within the Interim Screening Areas for Archaeological Potential identified in the Archaeological Master Plan of the City. In support of the proposal, the applicant submitted a Stage 1 Archaeological Assessment which indicated that there were no archaeological resources found on site.

The applicant is advised that in the event that:

- i) deeply buried archaeological remains are encountered on the property during construction activities, the owner should contact Heritage Preservation Services and the Ministry of Culture; and
- ii) human remains are encountered during construction, the owner should contact both the Ministry of Culture, and Registrar or Deputy Registrar of Cemeteries.

These requirements are included in the Conditions of Draft Plan of Subdivision Approval in Attachment 10.

Natural Heritage

Policy 3.4.10 of the Official Plan states that development is generally not permitted in the natural heritage system (NHS) illustrated on Map 9. The Natural Heritage Study submitted by Ages Consultants Limited, provides details on the existing natural heritage features and functions of the site, the proposed development, the impact the development is expected to have on the existing natural heritage features and functions, and provides mitigation measures to minimize the impacts the proposed work would have on the existing natural heritage features and functions. It is of the opinion of Ages Consultants Limited that a full Natural Heritage Impact Study (NHIS) is not required as the natural heritage issues of the proposal can be addressed.

There is an open space feature along the southern property limit that is a Red Oak upland community (30-60 meters in width) that changes in character slightly to the east as it becomes more open. There is a small valley in this community providing a dense vegetative buffer with an ephemeral watercourse. No aquatic plants or communities were found and no alteration is proposed. This area is identified in the NHS as having sufficient character to be a significant feature to be protected, even though the watercourse has lost its character and has limited functions.

At the east end of the property, there is successional woodland. This is dominated by Manitoba Maple and Sumac trees on an apparent area of historic fill on the property.

The existing tree canopy on the site has been measured as an overall 26.0% due to the natural woodland features in the ravine. The development area on the property has 9.0% tree canopy. Plantings proposed on the current Landscape Plan will bring the canopy of this area up to 26.2% over time.

According to the Natural Heritage Study, the development will meet the Toronto Green Standard (TGS) Tier 1 level.

The top of bank limit has been staked and surveyed and would be retained and protected through the development along with a general buffer of 10 metres. There are two areas where it is considered appropriate to allow some construction into the buffer. The first location at the east end, the buffer is currently an asphalt driveway and the slope supported in part by a retaining wall. Some site service work will be undertaken under the asphalt. At the second location, Tree 143 (Red Oak, 72.5 cm DBH), outlies the slope but its crown touches the ravine community. This tree will have tree protection measures throughout construction. The 10m buffer meets standard buffer requirements to protect the rest of the trees and natural feature and functions. Along the southern feature, there is one location where the buildings are about 8 metres from the dripline but no construction damage is anticipated if standard tree protection measures are utilized.

It should be noted that the development proposal does not include the historic fill and successional woodland area on the property. These would potentially be future parkland areas.

The Tree Removal and Tree Protection Plan indicates that trees numbered 43 (Austrian Pine, 40.5 cm DBH) and 44 (Austrian Pine, 40.5 cm DBH) proposed for removal may be within the Natural Heritage System but the Natural Heritage Study does not specifically address this. There are also 61 protected private trees that are outside of but adjacent to the Natural Heritage System that are proposed for removal.

A small area of the Natural Heritage System (approximately 75m²) is being proposed for removal and within this area there would be some canopy and habitat loss. The loss of these features would be offset with the implementation of a Ravine Stewardship Plan to be implemented within the 10m buffer along the southern portion of the property (approximately 2,600m²) and a landscape/planting plan. This loss is acceptable as in the opinion of staff this would improve future wildlife habitat value.

As required by Official Plan Policy 3.4.12, the Natural Heritage Study satisfactorily demonstrates that the development will have a minimal direct impact on the Natural Heritage System. There will be overall net benefit provided by means of naturalizing the 10m buffer through ravine stewardship and planting.

The applicant is proposing to convey Blocks 7 and 8 to the City or the Toronto Region Conservation Authority. These Blocks are situated within an area subject to Toronto and Region Conservation Authority Regulation and within the Natural Heritage System in the Official Plan. Matters related to the conveyance and restoration of these lands are included in the Conditions of Draft Plan of Subdivision Approval in Attachment 10.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0- 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

The net site area is 3.96 ha. At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 8,667 m² or 22% of the site area. For sites that are 1 to 5 hectares in size, a cap of 15% of the development site is applied to the residential use.

In total, the parkland dedication requirement is 5,936 m².

The applicant proposes an onsite parkland dedication of 7,280 m² which represents an over dedication of 1,344 m². The proposed dedication is made up of Block 5 (3,780 m²) and Block 6 (3,500 m²) on the Plan of Subdivision (Attachment 2). Block 6 has been identified to contain contaminants and will be subject to Environmental Assessment (EA). Acceptance of the conveyance is subject to the outcome of the EA. Should the applicant remediate the lands to the satisfaction and requirements of the General Manager of Parks, Forestry and Recreation, the lands will be accepted and the conditions of Parkland Dedication for the development will be met. No credits would be given for the over dedication.

Should the lands not be remediated to the satisfaction and requirements of the General Manager of Parks Forestry and Recreation, Block 6 would not be conveyed and a cash in lieu payment would required to make up for the under dedication from only conveying Block 5. This condition is acceptable to Parks, Forestry and Recreation staff.

The conditions of the provision of parkland are included in the Conditions of Draft Plan of Subdivision Approval in Attachment 10.

Trees

The applicant proposes to remove 61 protected private trees located on the site and outside the ravine protection limits. At a 3:1 replacement ratio, Urban Forestry staff would require a minimum of 183 new trees to be provided on private property to compensate for the loss of the 61 protected private trees. Only large growing native shade trees are acceptable as replacement trees. The Landscape Plan shows approximately 131 trees proposed on private property outside the ravine protection limits and an additional 70 trees within the ravine protection limits, which may be considered as part of the total replacement planting. However Urban Forestry staff require confirmation that these trees are being proposed as part of the ravine replanting requirement. The Landscape Plan also shows a total of 54 new trees proposed on the city road allowance along Keele Street and the new "Street A". Urban Forestry staff require a Tree Planting Security of \$583.00 for each new tree to be planted. The total amount will be determined upon receipt of a revised Landscape Plan to the satisfaction of the General Manager of Parks, Forestry and Recreation.

Urban Forestry's requirements are included in the Conditions of Draft Plan of Subdivision Approval in Attachment 10

Environment

Due to the historic fill activities on the site there are potential environmental contaminants and issues that must be addressed prior to the conveyance of any lands to the City for road, park or open space purposes.

The applicant has submitted the following documents examining the environmental condition of soil and groundwater for the site: Phase One Environmental Site Assessment, dated July 28, 2016; and Phase Two Environmental Site Assessment - Development Parcel, dated August 4, 2016.

The City's Environmental Peer Reviewer is reviewing the environmental reports with the applicant's consultant. In addition, City staff are also in discussions with the applicant regarding the environmental issues and possible timing for the conveyance to the City of the lands for park, open space and road purposes.

The Conditions of Draft Plan of Subdivision Approval in Attachment 10 would require the owner to conduct environmental site assessments for the lands to be conveyed to the City, submit a Record of Site Condition and if necessary a methane management plan in addition to the requirements for the timing of the conveyance of these lands.

In the event the City determines that it will not accept the conveyance of Block 8 and/or Block 9 due to environmental issues, the Conditions of Draft Plan of Subdivision Approval require the owner to make arrangements, satisfactory to the City Solicitor, regarding the ownership of Block 8 and/or Block 9, which arrangements could include conveyance to a condominium corporation in Block 3 or Block 4.

Toronto Green Standard

In 2013 City Council updated the two-tiered Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. 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 Draft Zoning By-law Amendment secures performance measures for the following Tier 1 development features: Automobile Infrastructure, Cycling Infrastructure, and the Storage and Collection of Recycling and Organic Waste.

The Conditions of Draft Plan of Subdivision Approval also secure the Tier 1 development performance for Construction Activity and Stormwater Retention.

Other applicable TGS performance measures will be secured through the Site Plan approval process.

Section 37

Given the increase in height and density represented by the current proposal, the Official Plan provides for the provision of Section 37 contributions. This report recommends that if the application is approved, that in accordance with Policy 5.1.1 of the Official Plan, community benefits should be provided under Section 37 of the *Planning Act*.

1. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
 - i. Prior to the issuance of the first building permit for the development, the owner will pay by cash or certified cheque the amount of \$400,000 toward the following:
 - a.. \$300,000 towards park improvements in the vicinity of the lands and within Ward 12, to be determined by the General Manager of Parks, Forestry and Recreation, in consultation with the Ward Councillor;
 - b. \$50,000 towards improvement of Evelyn Gregory Library; and
 - c. \$50,000 towards streetscape improvements on west side of Keele Street in the vicinity of the lands to the satisfaction of the Chief Planner and Executive Director, City Planning.
 - ii. In the event the cash contributions referred to in (i) above have not been used for the intended purpose within three (3) years of the By-law coming into full force and effect, the cash contributions may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.
 - iii. The above noted cash contributions are to be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto, calculated from the date of execution of the Section 37 Agreement to the date the payment is made.
 - iv. The owner will provide a minimum of 287m² as accessible *affordable ownership housing*, finished to the standard of a condominium, comprising at least 2 two-bedroom units of at least 80 m², and 1 three-bedroom unit of at least 100m² at a nominal cost to a non-profit affordable ownership housing provider, with the following conditions:
 - a. The units will be provided in the first and second phases of the development;

- b. Two units will be provided with accessible parking spaces at no extra cost; and
 - c. The owner will submit in consultation with the non-profit affordable ownership housing provider, proposed layouts and locations of the units as Site Plan drawings and all will be to the satisfaction of the Chief Planner and Executive Director, City Planning.
 - v. The owner shall provide and maintain the *affordable ownership housing* units for a 20 year affordable housing period to each subsequent eligible owner during the affordable housing period. Qualifying purchaser eligibility will be consistent with the Official Plan Amendment affordable ownership price. Income limits will be established by the City and will generally be tied to what is affordable (e.g. 30% of income) to a household based on the unit size. Household size will be tied to unit eligibility (e.g. there must be at least two adults or one adult and one child in the household in order to be eligible for a 2-bedroom unit, at least two adults and two children for a 3-bedroom unit).
 - vi. The owner will enter into a partnership with the non-profit affordable ownership housing provider to the satisfaction of the Chief Planner and Executive Director, City Planning, to implement the provision of Recommendations iv. and v. above prior to the issuance of the first building permit for the development.
 - vii. The owner shall enter into and register on title a Section 118 restriction under the *Land Titles Act* prior to the issuance of the first building permit for the development to enable the monitoring of the Agreement for the provision of affordable ownership housing for the 20 year affordability period to the satisfaction of the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning.
2. The following matter is also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
- i. 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 item PG32.3 of the Planning and Growth Committee.

Conclusion

The proposed Official Plan and Zoning By-law Amendment application has been reviewed against the policies of the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS, as required by Section 3 of the *Planning Act*, and conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposal would result in a development that is compatible with the surrounding neighbourhood, provide for an appropriate amount of intensification and integrate the site into the surrounding neighbourhood. It is therefore recommended that the proposed Official plan and Zoning By-law Amendments be approved, with the exception of the portion of the Official Plan Amendment that relates to the request to exempt this site from Policy 3.2.1.9 and Policy 3.2.6.6 of the Official Plan.

The proposed Draft Plan of Subdivision is consistent with Section 51 of the *Planning Act* as it would conform to the Official Plan, provide for the orderly development of the lands and proposes appropriate utilities and City services. The Chief Planner and Executive Director, City Planning, intends to approve this application for Draft Plan of Subdivision as generally illustrated in Attachment 2 and subject to the Conditions in Attachment 10.

CONTACT

Gregory Byrne, Senior Planner
Tel. No. (416) 394-8238
Fax No. (416) 394-6063
E-mail: Greg.Byrne@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1:	Site Plan
Attachment 2:	Draft Plan of Subdivision
Attachment 3:	Elevations
Attachment 4:	Elevations
Attachment 5:	Official Plan
Attachment 6:	Zoning
Attachment 7:	Application Data Sheet
Attachment 8:	Draft Official Plan Amendment
Attachment 9:	Draft Zoning By-law Amendment
Attachment 10:	Conditions of Draft Plan of Subdivision Approval

Attachment 1: Site Plan



2175 Keele Street

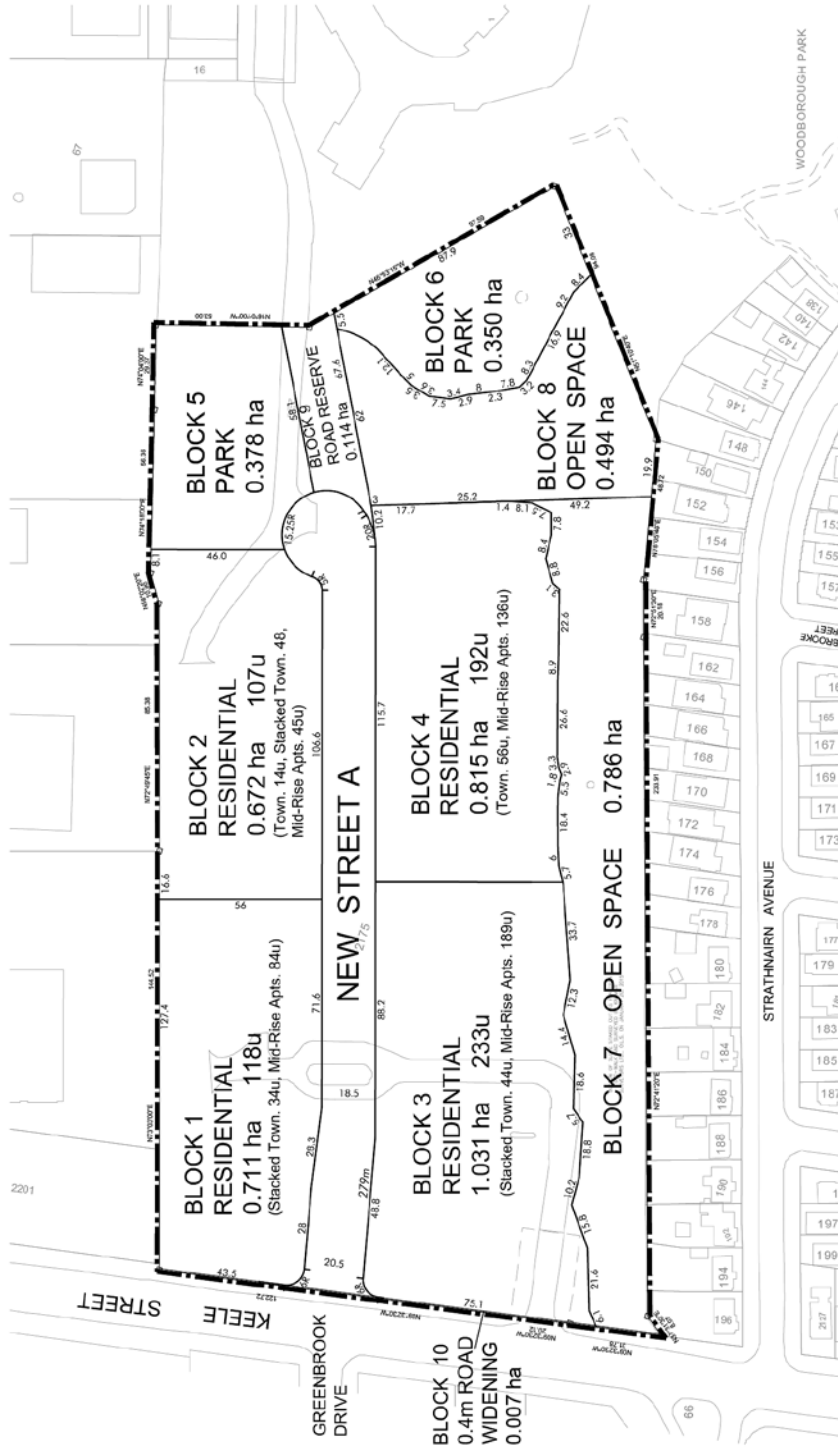
Site Plan

Applicant's Submitted Drawing

Not to Scale
01/24/2017

File # 15 239429 WET 12 0Z & 15 239454 WET 12 SB

Attachment 2: Draft Plan of Subdivision



Draft Plan of Subdivision

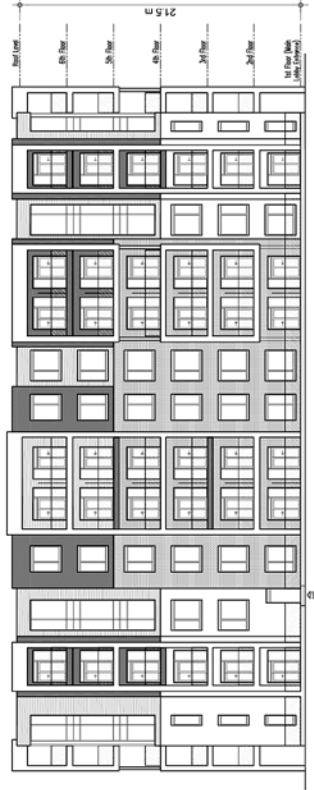
2175 Keele Street

Applicant's Submitted Drawing

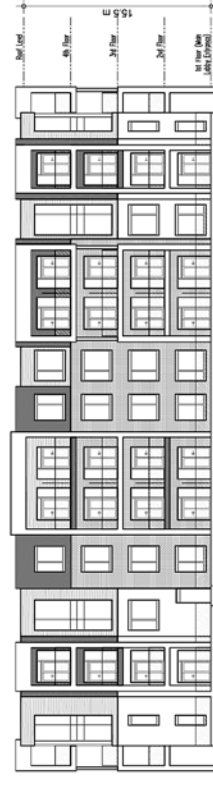
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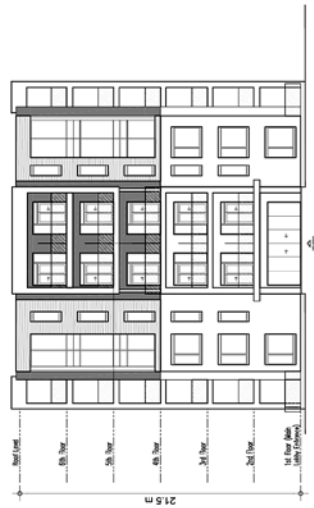
Attachment 3: Elevations



6 Storey Midrise Front Elevation



4 Storey Midrise Front Elevation



6 Storey Midrise Side Elevation



4 Storey Midrise Side Elevation

Elevations

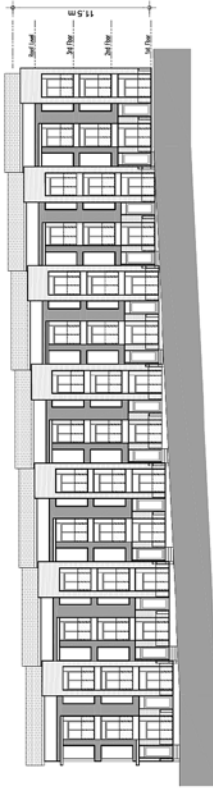
2175 Keele Street

Applicant's Submitted Drawing

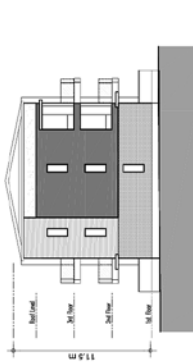
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12/21/2016

File # 15 239429 WET 12 0Z & 15 239454 WET 12 SB

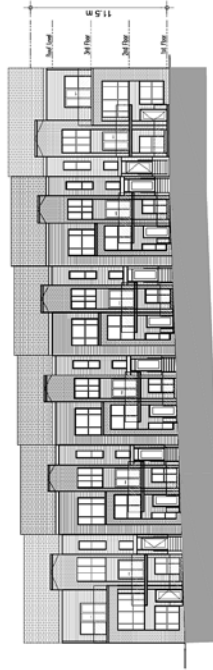
Attachment 4: Elevations



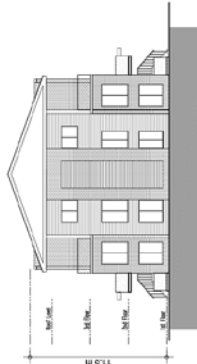
3 Storey Townhouse Front Elevation



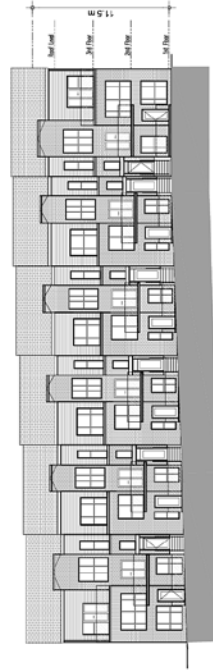
3 Storey Townhouse Side Elevation



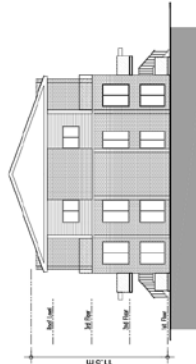
3 Storey Back to Back Front Elevation - Option 1



3 Storey Back to Back Side Elevation - Option 1



3 Storey Back to Back Front Elevation - Option 2



3 Storey Back to Back Side Elevation - Option 2

Elevations

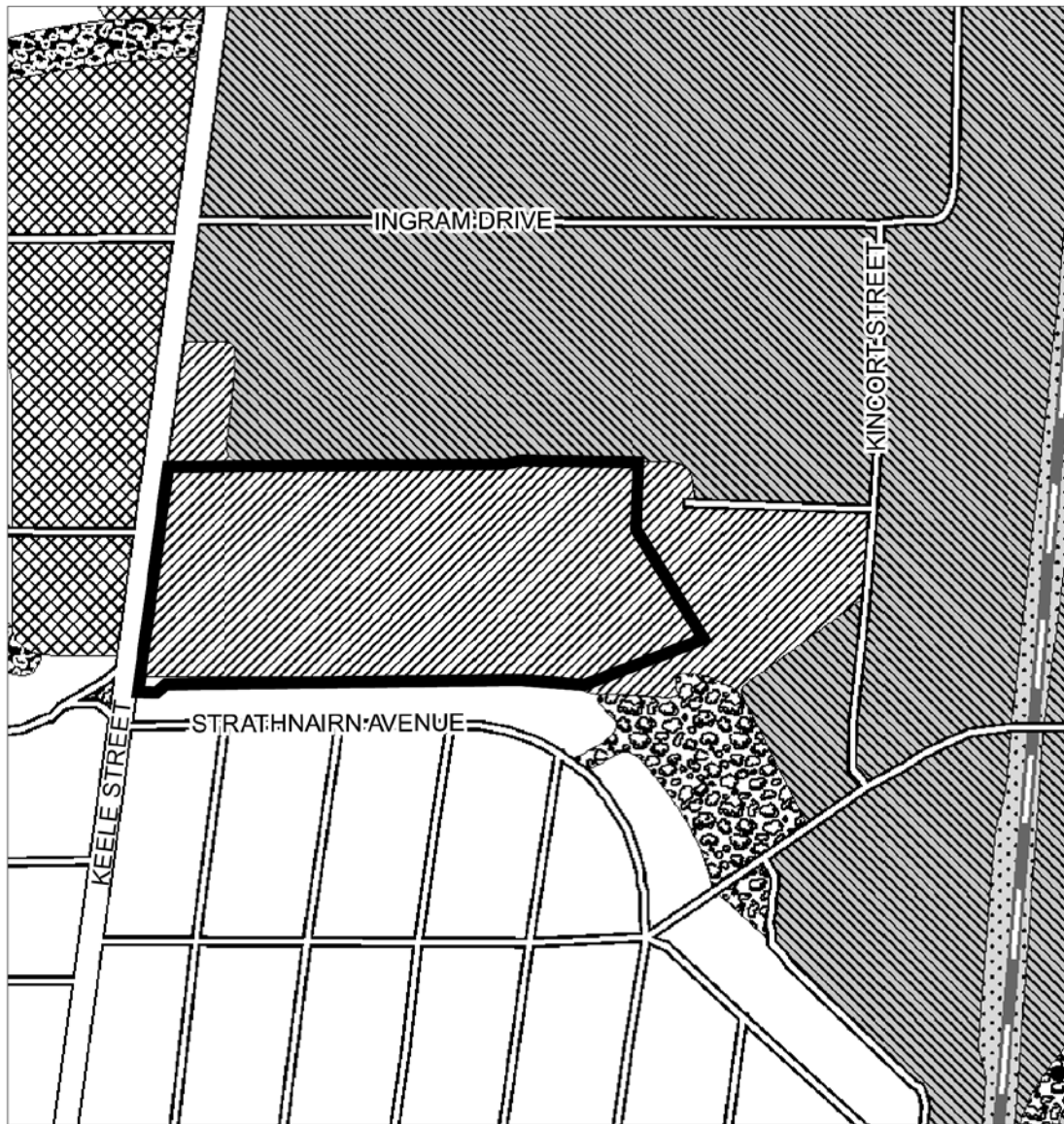
2175 Keele Street

Applicant's Submitted Drawing

Not to Scale
12/21/2016

File # 15 239429 WET 12 0Z & 15 239454 WET 12 SB

Attachment 5: Official Plan



Toronto City Planning
Official Plan

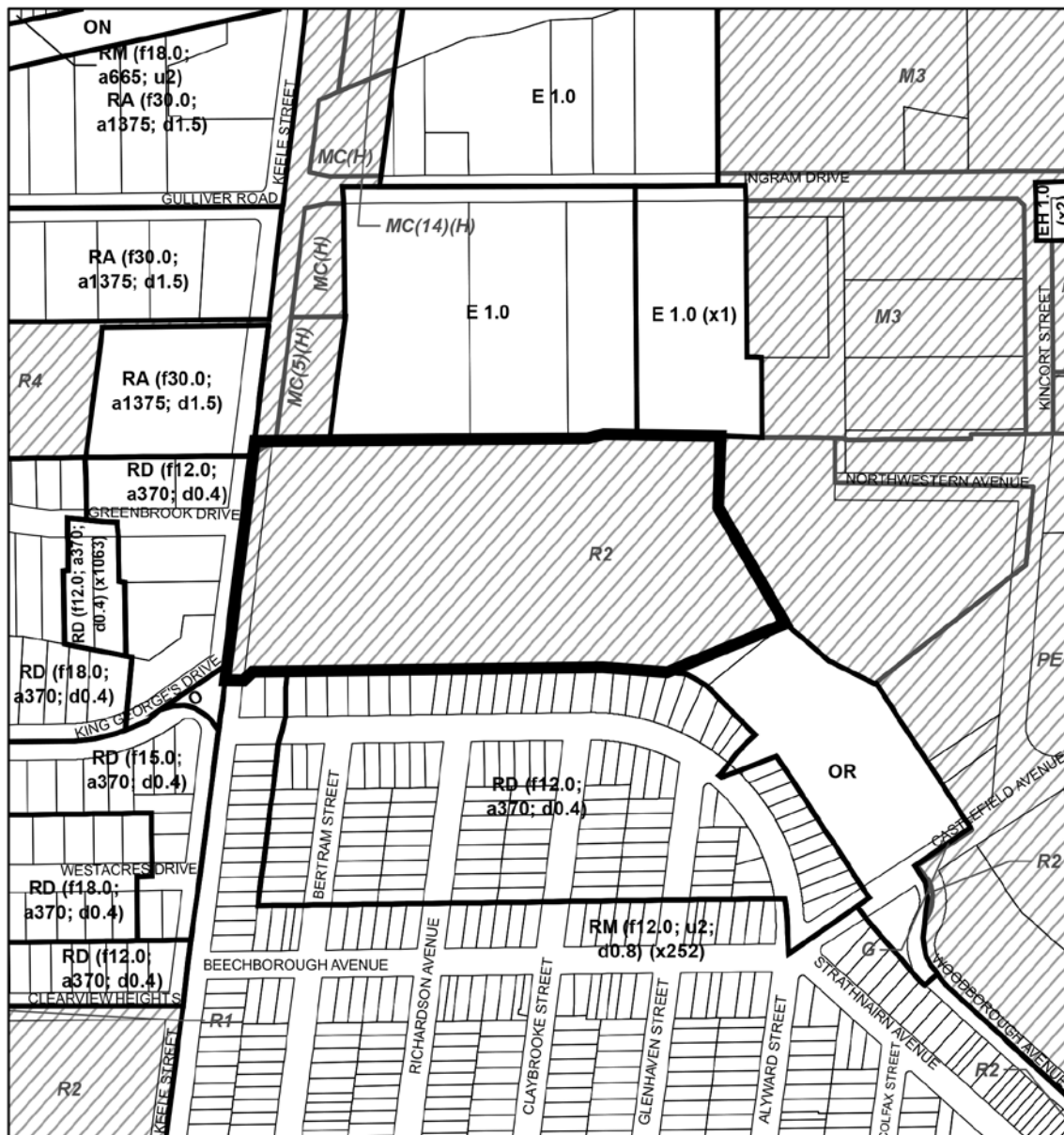
2175 Keele Street

File # 15 239429 WET 12 OZ, 15 239 454 WET 12 SB

 Site Location	 Parks & Open Space Areas	 Institutional Areas	 Utility Corridors
 Neighbourhoods	 Natural Areas	 Employment Areas	
 Apartment Neighbourhoods	 Parks		

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Not to Scale
11/24/15

Attachment 6: Zoning



2175 Keele Street

Zoning By-Law No. 569-2013

File # 15 239429 WET 12 0Z, 15 239454 WET 12 SB

Location of Application

RD Residential Detached
RM Residential Multiple
RA Residential Apartment
E Employment Industrial

EH Employment Heavy Industrial
O Open Space
ON Open Space Natural
OR Open Space Recreation

See Former City of York By-Law No. 1-83

R1 Residential Zone
R2 Residential Zone
PE Prestige Employment Zone
G Green Open Space Zone
See Former City of North York By-Law No. 7625
R4 One-Family Detached Dwelling Fourth Density Zone
M3 Industrial Zone Three
MC Industrial-Commercial Zone



Not to Scale
Extracted: 11/20/2015

Attachment 7: Application Data Sheet

Application Type:	Official Plan Amendment, Rezoning and Draft Plan of Subdivision	Application Number:	15 239429 WET 12 OZ 15 239454 WET 12 SB
Details:	OPA Rezoning, Standard	Application Date:	October 19, 2015
Municipal Address:	2175 KEELE STREET		
Location Description:	PL 4345 PT BLKS A+B, RP 64R 8832 PT PT 1,RP 64R12604 PT1 64R9503 PT 5 * EXEMPT PER SEC.3(1)6 OF THE ASSM'T ACT* **GRID W1208		
Project Description:	Proposed amendments to the Official Plan and Zoning By-law and a Draft Plan of Subdivision to permit the development of 16 residential buildings (apartments and stacked townhouses) ranging in height from 3 to 8-storeys containing 650 units. An underground parking garage would be provided.		
Applicant:	Agent:	Architect:	Owner:
GOODMANS LLP 333 Bay Street, Suite 3400 Toronto, ON M5H 2S7		GRAZIANI AND CORAZZA Architects Inc. 1320 Shawson Drive, Suite 100 Mississauga, ON L4W 1C3	DANIELS HUMBER RIVER CORPORATION c/o 20 Queen Street West, Suite 3400 Toronto, ON M5H 3R3

PLANNING CONTROLS

Official Plan Designation:	Institutional Areas	Site Specific Provision:	Section 16 (174)
Zoning:	Residential Zone 2 (R2)	Historical Status:	N/A
Height Limit (m):	14 metres	Site Plan Control Area:	YES

PROJECT INFORMATION

Site Area (sq. m):	59,070	Height:	Storeys:	3 to 8
Frontage (m):	175		Metres:	13 to 30 metres
Depth (m):	Irregular			
Total Ground Floor Area (sq. m):	Not provided			Total
Total Residential GFA (sq. m):	53,750		Parking Spaces:	760
Total Non-Residential GFA (sq. m):	0		Loading Docks	2 Type G, 1 Type C
Total GFA (sq. m):	53,000			
Lot Coverage Ratio (%):	Not provided			
Floor Space Index:	0.9			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:			Above Grade	Below Grade
Rooms:		Residential GFA (sq. m):	53,000	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	346 (53%)	Office GFA (sq. m):	0	0
2 Bedroom:	225 (35%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	79 (12%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	650			

CONTACT: **PLANNER NAME:** Gregory Byrne, Senior Planner
TELEPHONE: (416) 394-8238

Attachment 8: Draft Official Plan Amendment

TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

The following text and map constitute Amendment No. 371 to the Toronto Official Plan.

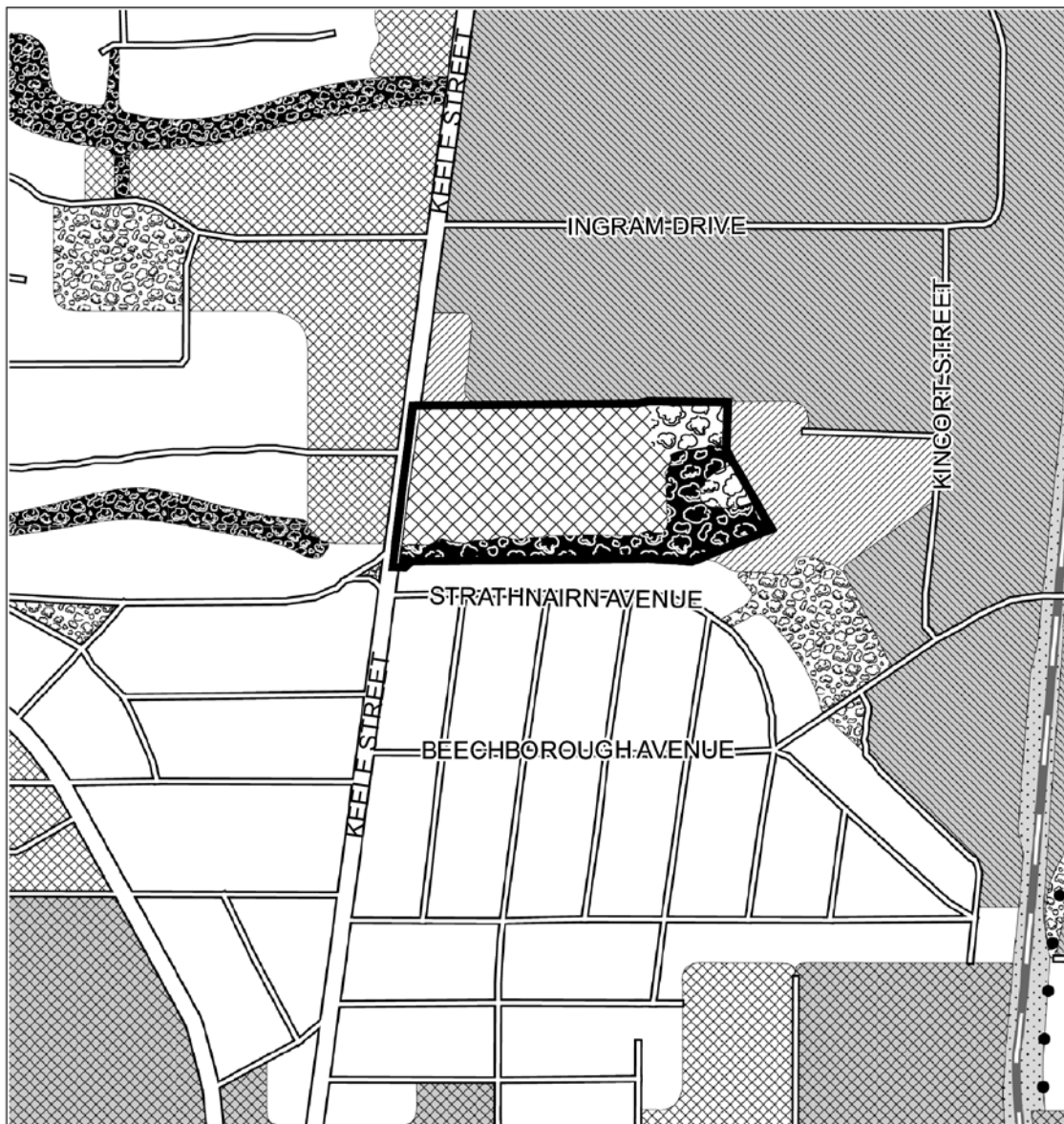
The Toronto Official Plan is amended as follows:

1. Map 17 – Land Use Plan is hereby amended by re-designating the lands known as 2175 Keele Street from *Institutional Areas* to *Apartment Neighbourhoods, Parks, and Natural Areas* in accordance with Schedule 1 attached hereto
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 527 for the lands known municipally in 2016 as 2175 Keele Street, as follows:

527. 2175 Keele Street

To enable the redevelopment of the lands subject to the report from the Director of Community Planning, Etobicoke York District entitled “2175 Keele Street – Official Plan and Zoning By-law Amendment and Subdivision Applications – Final Report”, and notwithstanding 3.2.1.9 of the Official Plan; 5% of the additional residential density for affordable ownership units provided as fully finished units to a non-profit affordable housing provider at nominal cost, and with no contribution from the City of Toronto, for a minimum term of 20 years is deemed to be an acceptable equivalent to 20% of provision for affordable housing units for 20 years. Affordable Ownership Housing is housing which is priced at or below an amount where the total monthly shelter cost in the year in which initial sales for the units commence (mortgage principle and interest -based on a 25-year amortization, 10 per cent down payment and the chartered bank administered mortgage rate for a conventional 5-year mortgage as reported by the Bank of Canada in January of the year that initial sales commence -plus property taxes and condominium fees calculated on a monthly basis) equals the average City of Toronto rent, by unit type, as most recently reported by the Canada Mortgage and Housing Corporation. Affordable ownership price includes GST and any other mandatory costs associated with purchasing the unit





Toronto City Planning

2175 Keele Street

Schedule 1 - Official Plan Amendment # 371

Revisions to Land Use Map 17 to redesignate lands from Institutional Areas to Apartment Neighbourhoods, Parks, & Natural Areas File # 15_239429 WET 12 02



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Not to Scale
02/01/17

Attachment 9: Draft Zoning By-law Amendment

To amend former City of York Zoning By-law No. 1-83, as amended, with respect to the lands municipally known as 2175 Keele Street.

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

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

The Council of the City of Toronto enacts:

1. That Section 6 Amendments of Use Districts and District Maps of the former City of York Zoning By-law No. 1-83, as amended, be further amended by adding a new Subsection (457) as follows:

"Lands – 2175 Keele Street 457 MAP 24

By changing the area shown on District Map 24 more particularly shown on Schedule 'A' hereto from R2 – Residential Zone and Section 16(174) to R2 – Residential Zone and Section 16 (457), and G – Green Open Space Districts"

2. That Section 16 General Exceptions of the former City of York By-law No. 1-83, as amended, be further amended by deleting Section 16 Subsection 174.
3. That Section 16 General Exceptions of the former City of York By-law No. 1-83, as amended, be further amended by adding a new Subsection 457 as follows:

457 Lands: 2175 Keele Street

Notwithstanding the provisions of former City of York Zoning By-law No. 1-83, the lands, as delineated by heavy lines on Schedule 'A' attached to and forming part of this By-law, and municipally known as 2175 Keele Street may be used for the purposes of a phased development consisting of apartment houses, townhouses, amenity building, accessory buildings and structures subject to the following provisions:

MAXIMUM GROSS FLOOR AREA

- (a) The maximum permitted residential gross floor area on the lot shall not exceed 54,000 square metres.

MAXIMUM NUMBER OF UNITS

- (b) The maximum permitted number of residential dwelling units on the lot shall not exceed 650 of which a minimum of 40 percent of the total units must be comprised of 2 or more bedroom units.

PERMITTED USES

- (c) Notwithstanding Section 8.2.2 of By-law 1-83, the following uses shall be permitted:
 - i. Apartment houses and associated structures;
 - ii. Townhouses and associated structures;
 - iii. Stacked townhouses;
 - iv. Amenity building, accessory buildings and structures;
 - v. Retirement home; and
 - vi. Nursing home.

BUILDING HEIGHT

- (d) The height of the buildings shall not exceed the maximum number of storeys, or the height in metres measured from the identified starting point shown on Schedule 'C' attached to and forming part of this By-law and accessory structures, appurtenances, equipment or other projections shall not exceed the maximum height in metres except for: wind screens, elevator overruns, mechanical equipment and any associated enclosure structures, parapets, guard rails, railings and dividers, pergolas, trellises, eaves, screens, stairs, stair enclosures, roof drainage, window washing equipment, lightning rods, architectural features, landscaping, and elements of a green roof, which may project above the height limits shown on Schedule 'C'.

YARD SETBACKS

- (e) The minimum yard setbacks shall be as shown on Schedule 'C' attached to and forming part of this By-law except for: accessory buildings and structures, fences, balconies, decks, porches, art and landscape features, cornices, light fixtures, ornamental elements, patios, decks, pillars, pergolas, trellises, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, window washing equipment, mechanisms associated with loading and servicing areas, and underground garage ramps and associated structures, guardrails, play structures, retaining walls, and garage vent shafts and which may extend beyond the heavy lines shown on Schedule 'C' of this By-law.

PARKING

- (f) Resident parking on the lands shall be provided at the following rate:
 - i. 0.8 parking spaces per bachelor unit;
 - ii. 0.9 parking spaces per 1-bedroom unit;
 - iii. 1.0 parking spaces per 2-bedroom unit; and
 - iv. 1.2 parking spaces per 3-bedroom unit.
- (g) Visitor parking for all uses on the lands shall be provided at the following rate:
 - i. 0.2 parking spaces per unit.
- (h) Notwithstanding subsection (f) and (g) above parking shall be provided at the minimum rate for a retirement home and nursing home:
 - i. 0.3 parking spaces per dwelling unit and bed-sitting room.
- (i) Parking for affordable housing units, as defined in Section 9.a.vii. of this By-law, shall be provided at a minimum rate of 0.4 parking spaces per dwelling unit.
- (j) A parking space must have the following minimum dimensions:
 - i. Length of 5.6 metres;
 - ii Width of 2.6 metres;
 - iii Vertical clearance of 2.0 metres;
 - iv The minimum width must be increased by 0.3 metres for each side of the parking space that is obstructed according (j)(v) below; and
 - v. The side of a parking space is obstructed if any part of a fixed object such as a wall, column, bollard, fence or pipe is situated within 0.3 metres of the side of the parking space, measured at right angles, and more than 1.0 metre from the front or rear of the parking space.
- (k) Of the required parking spaces a minimum of 4 parking spaces plus 1 parking space for every 50 parking spaces or part thereof in excess of 100 parking spaces, must comply with the minimum dimension for an accessible parking space.
- (l) An accessible parking space must have the following minimum dimensions:
 - i. Length of 5.6 metres;
 - ii Width of 3.9 metres;
 - iii Vertical clearance of 2.1 metres;

BICYCLE PARKING

- (m) A minimum of 1.0 bicycle parking spaces for each dwelling unit allocated as a minimum of 0.9 “long term” bicycle parking spaces per dwelling unit shall be provided and maintained on the lands, and a minimum of 0.1 “short term” bicycle parking spaces per dwelling unit shall be provided and maintained on the lands.
- (n) All bicycle parking spaces may be located within a secured room, within an underground parking structure, or outdoors and uncovered or a combination thereof.
- (o) A bicycle parking space must comply with the following:
 - i. minimum length of 1.8 metres;
 - ii. minimum width of 0.45 metres; and
 - iii. minimum vertical clearance from the ground of 1.9 metres.
- (p) the minimum dimension of a bicycle parking space if placed in a vertical position on a wall, structure or mechanical device is:
 - i. minimum length or vertical clearance of 1.9 metres;
 - ii. minimum width of 0.6 metres; and
 - iii. minimum horizontal clearance from the wall of 1.2 metres; and
 - iv. if a stacked bicycle parking space is provided, the minimum vertical clearance for each bicycle parking space is 1.2 metres;
- (q) Notwithstanding subsection (m) above, bicycle parking spaces shall not be required for dwelling units or bed-sitting rooms within a nursing home and retirement home;

LOADING

- (r) Loading spaces shall be provided as follows:
 - i. one type “G” loading space shall be provided for Blocks 1 and 2 as shown on Schedule B, and shall be provided on Block 1 and shall have a minimum length of 13.0 metres, a minimum width of 4.0 metres, and a minimum vertical clearance of 6.1 metres;
 - ii. one type “C” loading space shall be provided for Blocks 3 and 4 as shown on Schedule B, and shall be provided on Block 3 and shall have a minimum length of 6.0 metres, a minimum width of 3.5 metres, and a minimum vertical clearance of 3.0 metres; and
 - iii. one type “G” loading space shall be provided for Blocks 3 and 4 as shown on Schedule B, and shall be provided on Block 3 and shall have a minimum length of 13.0 metres, a minimum width of 4.0 metres, and a minimum vertical clearance of 6.1 metres.

AMENITY

- (s) Indoor amenity space shall be provided and maintained at a minimum of 450 square metres, which shall be provided entirely on Block 3, as shown on Schedule B;
- (t) Outdoor amenity space for all permitted uses shall be provided and maintained at a minimum of 3,000 square metres in total, of which 1,250 square metres shall be provided north of the Public Road shown on Schedule 'B' and a minimum of 1,750 square metres shall be provided south of the Public Road shown on Schedule 'B' ;

REFUSE HANDLING

- (u) Refuse for all dwelling units on the lot shall be stored and maintained within refuse rooms;

SALES PRESENTATION CENTRE

- (v) Nothing in this By-law shall prevent the construction and use of a sales presentation centre on the lot for the purpose of selling or leasing of dwelling units or bed-sitting rooms to be constructed on the lands;

DEFINITIONS

- (w) For the purposes of this By-law the following definitions shall apply:
 - i. "amenity space" means indoor or outdoor space that is communal and available for use by the occupants of Blocks 1, 2, 3 and 4 for recreational or social activities;
 - ii. "bed-sitting room" means a room used as a separate living accommodation that has a private entrance from a hallway inside a building, and may have sanitary facilities and may have a kitchenette or kitchen;
 - iii. "height" means the vertical distance between the identified starting point shown on Schedule C, which is further defined as the geodetic elevation measured from the midpoint of the east elevation of each building shown on Schedule C, and the highest point of the building or structure, excluding mechanical penthouse;
 - iv. "nursing home" means premises used to provide living accommodation and regular nursing care for persons of any age and which has personal and medical care facilities, common lounges and dining areas;
 - v. "gross floor area" shall mean the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior main wall of each floor level.

For the purpose of this exception, the “gross floor area” of an apartment house dwelling, nursing home and retirement home is reduced by the area in the building used for:

- i. Parking, loading and bicycle parking below ground;
 - ii. Required loading spaces and required bicycle parking spaces at or above ground;
 - iii. Storage rooms, locker rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
 - iv. Shower and change facilities required by this By-law for required bicycle parking spaces;
 - v. Indoor amenity space required by this exception;
 - vi. Elevator shafts;
 - vii. Garbage shafts;
 - viii. Mechanical penthouse; and
 - ix. Exit stairwells in the building.
- vi. “stacked bicycle parking space” means a horizontal bicycle parking space that is positioned above or below another bicycle parking space and equipped with a mechanical device providing floor level access to both bicycle parking spaces;
- vii. “townhouse” means one of a series of more than two (2) attached buildings where each building contains one dwelling units, and each building is separated from each adjoining building by a division wall without opening;
- vi. “retirement home” means premises used for semi-independent living accommodations for senior citizens primarily in bed-sitting rooms, with common and/or private dining and lounge areas;

OTHER PROVISIONS

- 4. Section 3.2.1(v), 3.3.1, 3.3.2, 3.4.7, 8.3 and 16(174) of the former City of York Zoning By-law No. 1-83, as amended, shall not apply;
- 5. The provisions of this exception shall apply collectively to the lands notwithstanding the future severance, partition, or division of the lands;
- 6. All other provisions of former City of York By-law No. 1-83 shall continue to apply except in the case where provisions of this Exception are in conflict in which case the provisions of this Exception shall prevail;
- 7. Within Blocks 3 and 4 shown on Schedule B 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.

8 Within Blocks 1 and 2 shown on Schedule B attached to this By-law, no person shall use any land or erect or use any building or structure above ground level 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.

9. **INCREASED HEIGHT AND DENSITY**

Matters which are to be provided pursuant to Section 37 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, in order to permit the increased density of the proposed development authorized under section 2(b) and (d) of this Exception are:

SECTION 37 AGREEMENT

The facilities, services and matters set out herein are the facilities, services and matters required to be provided by the *owner* of the *site* to the *City* in accordance with an agreement or agreements, pursuant to Section 37(1) of the *Planning Act*, in a form satisfactory to the *City* with conditions providing for indexed escalation of all financial contributions, no credit for development charges, indemnity, insurance, GST, termination and unwinding, and registration and priority of agreement:

The *owner* of the *site* shall:

- a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
 - i. Prior to the issuance of the first building permit for the development, the owner will pay by cash or certified cheque the amount of \$400,000 toward the following
 - a. \$300,000 towards park improvements in the vicinity of the lands and within Ward 12, to be determined

- by the General Manager of Parks, Forestry and Recreation, in consultation with the Ward Councillor;
 - b. \$50,000 towards improvement of Evelyn Gregory Library; and
 - c. \$50,000 towards streetscape improvements on west side of Keele Street in the vicinity of the lands to the satisfaction of the Chief Planner and Executive Director, City Planning.
- ii. In the event the cash contributions referred to in (i) above have not been used for the intended purpose within three (3) years of the By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.
- iii. The above noted cash contributions are to be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto, calculated from the date of execution of the Section 37 Agreement to the date the payment is made.
- vi. The owner will provide a minimum of 287m² as barrier-free affordable ownership housing, finished to the standard of a condominium, comprising at least 2 two-bedroom units of at least 80 m², and 1 three-bedroom unit of at least 100m² at a nominal cost to a non-profit affordable ownership housing provider, with the following conditions:
 - a. The units will be provided in the first and second phases of the development;
 - b. Two units will be provided with parking spaces at no extra cost; and
 - c. The owner will submit in consultation with the non-profit affordable ownership housing provider, proposed layouts and locations of the units as Site Plan drawings and all will be to the satisfaction of the Chief Planner and Executive Director, City Planning.
- vii. The owner shall provide and maintain the Affordable Ownership Housing units for a affordable housing period with a minimum of 20 years to each subsequent eligible

owner during the affordable housing period. Qualifying purchaser eligibility will be consistent with the Official Plan Amendment affordable ownership price. Income limits will be established by the City and will generally be tied to what is affordable (e.g. 30% of income) to a household based on the unit size. Household size will be tied to unit eligibility (e.g. there must be at least two adults or one adult and one child in the household in order to be eligible for a 2-bedroom unit, at least two adults and two children for a 3-bedroom unit).

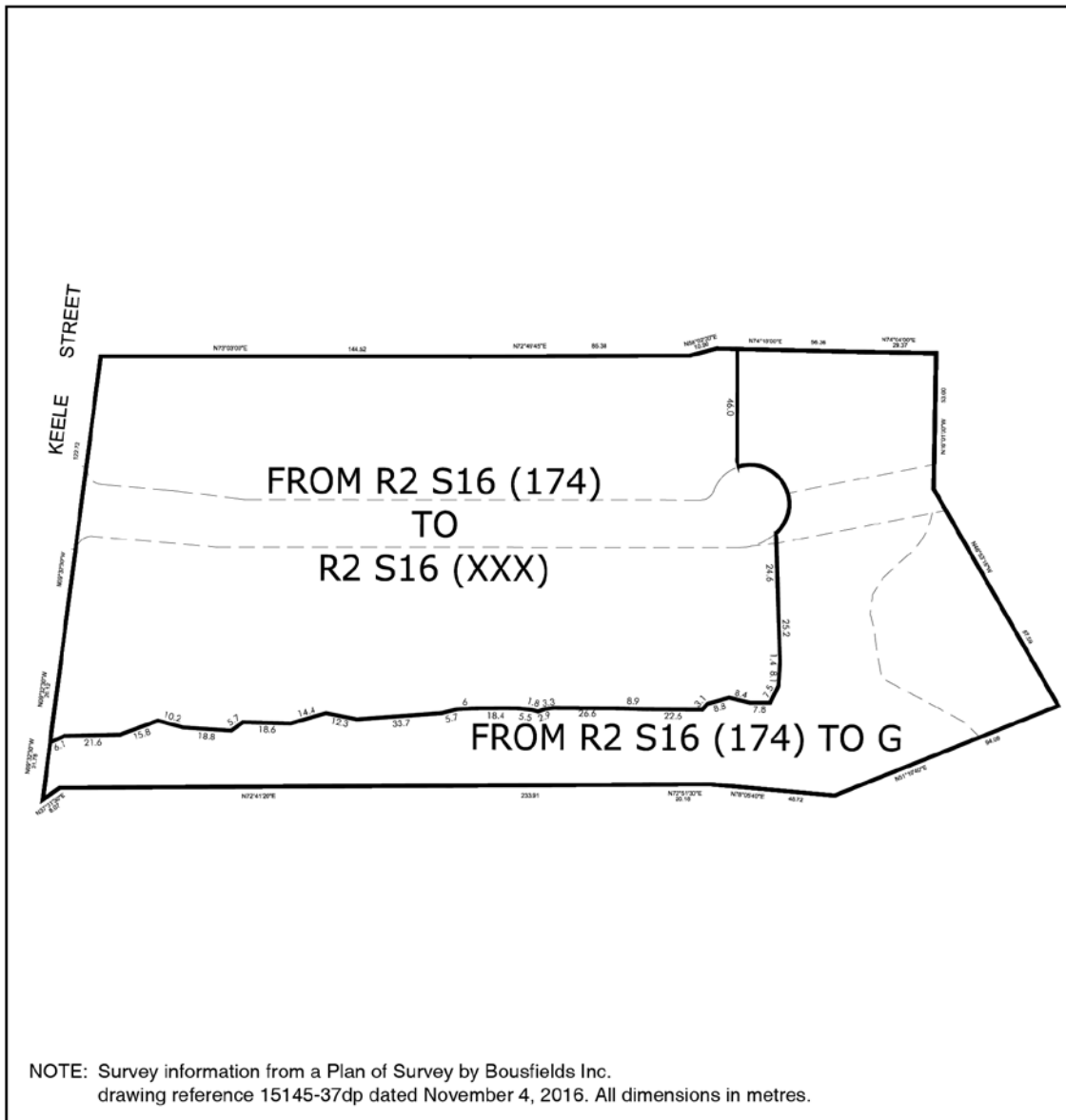
- viii. The owner will enter into a partnership with the non-profit affordable ownership housing provider to the satisfaction of the Chief Planner and Executive Director, City Planning, to implement the provision of Recommendations vi. and vii above prior to the issuance of the first building permit for the development.
- ix. The owner shall enter into and register on title a Section 118 restriction under the *Land Titles Act* prior to first above-grade building permit for the development to enable the monitoring of the Agreement for the provision of affordable ownership housing for the 20 year affordability period to the satisfaction of the City Solicitor in consultation with the Chief Planner and Executive Director City Planning.

Enacted and passed on _____, 2017.

JOHN TORY
Mayor

ULLI S. WATKISS
City Clerk

(Seal of the City)

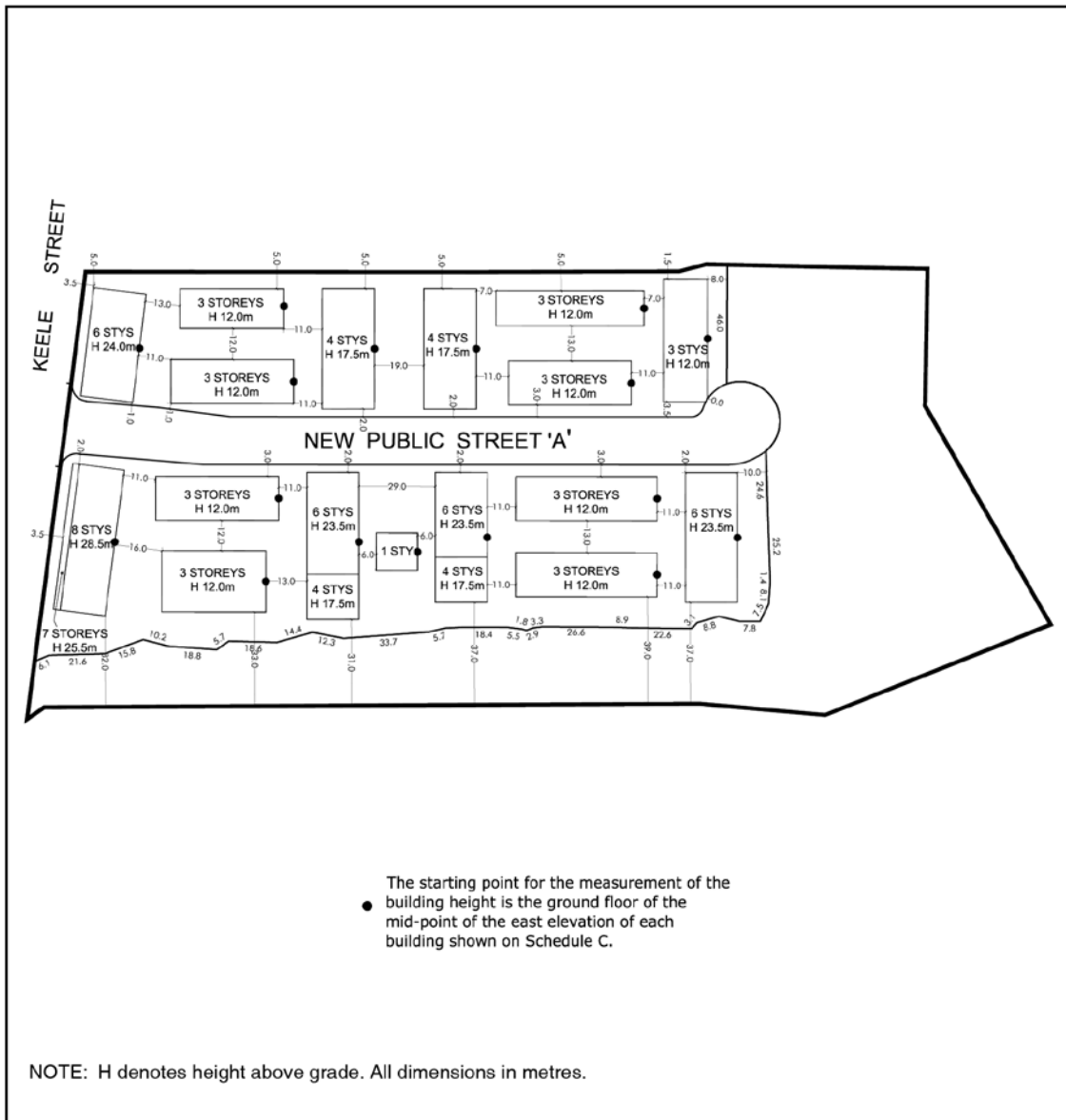


Toronto City Planning
Schedule A

2175 Keele Street

File # 15 239429 WET 12 02

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Not to Scale
01/23/2017



Attachment 10: Conditions of Draft Plan of Subdivision Approval

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, Etobicoke York District, confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department, City of Toronto (statement of account or Tax Clearance Certificate) and that there are no outstanding City initiated assessment or tax appeals made pursuant to section 40 of the assessment Act or the provisions of the City of Toronto Act, 2006. In the event that there is an outstanding City initiated assessment or tax appeal, the Owner shall enter into a financially secured agreement with the City satisfactory to the City Solicitor to secure payment of property taxes in the event the City is successful with the appeal.
3. If the subdivision is not registered within 5 years of the date of draft plan approval, then this approval shall be null and void and the plans and drawings must be resubmitted to the City of Toronto for approval.
4. The Owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009 through the adoption of PG32.3 of the Planning and Growth Committee.
5. Prior to the registration of the draft plan of subdivision, the new Official Plan land use designations and zoning implementing the amended Official Plan shall be in full force and effect.
6. The Owner shall dedicate: Blocks 5 and 6 to the satisfaction of Parks, Forestry and Recreation Services; Blocks 7 and 8 to the satisfaction of Parks, Forestry and Recreation Services and the Toronto Region Conservation Authority (TRCA); Blocks 9 to the satisfaction. Prior to agreeing to the conveyance, the City requires that "Policy for Accepting Potentially Contaminated Lands to be conveyed to the City under the *Planning Act*, January 2015" must be satisfied.

Parks, Forestry and Recreation Parkland Dedication 3

6. Prior to the issuance of the first above grade building permit, the Owner shall convey parkland to the satisfaction of the General Manager, Parks, Forestry and Recreation (PFR).
7. The Owner will be required to convey Blocks 5 and 6 portion of the development site for public parkland purposes. The subject parkland conveyance is to be free

and clear, above and below grade of all physical obstructions and easements, encumbrances and encroachments, including surface and subsurface easements, unless otherwise approved by the General Manager, Parks, Forestry and Recreation.

8. The Owner is to pay for the costs of the preparation and registration of all relevant documents. The Owner shall provide to the satisfaction of the City Solicitor all legal descriptions and applicable reference plans of survey for the new parkland.

Environmental Assessment

9. Prior to conveying the parkland to the City, the Owner must:
 - i. Prior to conveying the parkland to the City, the Owner must submit a Qualified Person Preliminary Statement Letter, that is dated and signed by the applicant's Qualified Person, as defined in O. Reg. 153/04, as amended, describing the lands to be conveyed to the City, and identifying what environmental documentation will be provided to the City's peer reviewer to support this conveyance; all environmental documentation consistent with O. Reg. 153/04 requirements shall be submitted with reliance extended to the City and its peer reviewer and any limitation on liability and indemnification is to be consistent with Ontario Regulation 153/04, as amended, insurance requirements or such greater amount specified by the Executive Director of Engineering & Construction Services and copy to the General Manager, Parks, Forestry and Recreation;
 - ii. Prior to conveying the parkland to the City, the Owner must pay all costs associated with the City retaining a third-party peer reviewer including all administrative costs to the City, and submit an initial deposit towards the cost of the peer review in the form of a certified cheque, to the Executive Director, Engineering & Construction Services. Submit further deposits when requested to cover all costs of retaining a third-party peer reviewer (unused funds will be refunded to the applicant by the City);
 - iii. Prior to conveying the parkland to the City, the Owner must submit, to the satisfaction of the City's peer reviewer, all Environmental Site Assessment reports prepared in accordance with the Record of Site Condition Regulation (Ontario Regulation 153/04, as amended) describing the current conditions of the land to be conveyed to the City and the proposed Remedial Action Plan based on the site condition standards approach, to the Executive Director, Engineering and Construction Services; and
 - iv. Prior to conveying the parkland to the City, the Owner must at the completion of the site assessment/remediation process, submit a Statement from the Qualified Person based on the submitted environmental documents, to the Executive Director, Engineering & Construction

Services for peer review and concurrence, which states: Policy for Accepting Potentially Contaminated Lands.

- i. In the opinion of the Qualified Person:
 - a. It is either likely or unlikely that there is off-site contamination resulting from past land uses on the development site that has migrated onto adjacent City lands that would exceed the applicable Site Condition Standards; and
 - b. To the extent that the opinion in 4.4.1.1 is that past migration is likely, it is either possible or unlikely that such off-site contamination on adjacent City lands poses an adverse effect to the environment or human health.
 - ii. Land to be conveyed to the City meets either:
 - a. the applicable Ministry Generic Site Condition Standards (Tables 1, 2, 3, 6, 7, 8 and 9) for the most environmentally sensitive adjacent land use; or
 - b. the Property Specific Standards as approved by the Ministry for a Risk Assessment/Risk Management Plan which was conducted in accordance with the conditions set out herein.
10. The Qualified Person's statement, referenced in 9.iv. above, will include a Reliance Letter that is dated and signed by the applicant's Qualified Person, as defined in O. Reg. 153/04, as amended, confirming that both the City and the City's peer reviewer can rely on the environmental documentation submitted, consistent with O. Reg. 153/04 requirements, and the Qualified Person's opinion as to the conditions of the site; all environmental documentation consistent with O. Reg. 153/04 requirements and opinions shall be submitted with reliance extended to the City and its peer reviewer and any limitation on liability and indemnification is to be consistent with Ontario Regulation 153/04, as amended, insurance requirements or such greater amount specified by the Executive Director of Engineering & Construction Services.
11. For conveyance of lands requiring a Record of Site Condition:
- i. File the Record of Site Condition on the Ontario Environmental Site Registry; and
 - ii. Submit the Ministry's Letter of Acknowledgement of Filing of the RSC confirming that the RSC has been prepared and filed in accordance with O. Reg. 153/04, as amended, to the Executive Director, Engineering & Construction Services and to the General Manager, Parks, Forestry and Recreation.

Park Construction

Base Park Improvements

12. The Owner, at their expense, will be responsible for the base construction and installation of the parkland. The Base Park Improvements include the following:
 - a. grading inclusive of topsoil supply and placement, minimum of 150 mm depth;
 - b. sodding #1 nursery grade or equivalent value of other approved park development;
 - c. fencing, where deemed necessary to the satisfaction of Parks, Forestry and Recreation;
 - d. drainage systems, including connections to the municipal services as required;
 - e. electrical and water connections (minimum 50 mm) to street line including backflow preventers, shut off valves, water and hydro chambers, including meters;
 - f. street trees along all public road allowances which abut future City-owned parkland;
 - g. standard park sign (separate certified cheque required); and
 - h. demolition, removal and disposal of all existing materials, buildings and foundations.
13. All work is to be completed to the satisfaction of the General Manager, Parks, Forestry and Recreation.
14. Prior to the issuance of the first above grade building permit, the Owner shall submit a cost estimate and any necessary plans for the Base Park Improvements, to the satisfaction of the General Manager, Parks, Forestry and Recreation.
15. Prior to issuance of the first above grade building permit, the Owner shall post an irrevocable Letter of Credit in the amount of 120% of the value of the Base Park Improvements for the parkland to the satisfaction of the General Manager, PFR. No credit shall be given towards the Parks and Recreation component of the Development Charges for costs associated with Base Park Improvements.
16. The construction of the Base Park Improvements to the park block shall be completed within one year after the issuance of the first above grade building permit to the satisfaction of the General Manager, PFR. Unforeseen delays (e.g. weather) resulting in the late delivery of the park block shall be taken into consideration and at the discretion of the General Manager, Parks, Forestry and Recreation when determining a revised delivery date for the park block.
17. Should the Owner undertake Base Park Improvements on the park block following conveyance of the park block to the City, the Owner must obtain a Park Occupation Permit (POP) from Parks, Forestry and Recreation's Planning, Design and Development section. The POP will outline in detail the insurance

requirements, extent of area permitted, permitted use, tree removal and replacement, and duration to the satisfaction of the General Manager, Parks, Forestry and Recreation. The Owner will indemnify the City against any claim during any interim use of or work carried out by the applicant on the park.

Temporary Fencing

18. Prior to conveyance of the parkland, the Owner shall be responsible for the installation and maintenance of temporary fencing around the parkland and its maintenance until such time as the development of the park block is completed.

Parkland Grading and Drainage 6

19. The Owner shall ensure that the grading and drainage of the adjacent development blocks are compatible with the grades of the parkland to the satisfaction of the General Manager, Parks, Forestry and Recreation.
20. The Owner must provide documentation from a qualified environmental engineer that any fill or topsoil brought onto the site meets all applicable laws, regulations and guidelines for use in a public park.

Credit against DC's for Above Base Park Improvements

Should the owner agree to design and construct the Above Base Park Improvements for a development charge credit against the parks and Recreation component of the Development charges, the following condition applies:

21. The Owner agrees to design and construct the Above Base Park Improvements to the new park for a development charge credit against the Parks and Recreation component of the Development Charges to the satisfaction of the General Manager, Parks, Forestry and Recreation . The development charge credit shall be in an amount that is the lesser of the cost to the Owner of installing the Above Base Park Improvements, as approved by the General Manager, Parks, Forestry and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time. The Owner is required to submit a design and cost estimate to be approved by the General Manager, Parks, Forestry and Recreation, and a letter of credit equal to 120% of the Parks and Recreation Development Charges. The design, cost estimate and ultimately the letter of credit will be required prior to the issuance of the first above grade building permit.

Above Base Park Improvements

22. The Owner will be responsible to design and construct the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry and Recreation (PFR). Areas to be addressed in the design of the Park are: park programming, sustainable design and plantings, community and public safety, ground surface treatments, seating, vandalism etc. Final design and programming of the parkland shall be at the discretion of the General Manager, Parks, Forestry and Recreation.

23. Prior to the issuance of the first above grade building permit for the development of the site, the Owner is required to submit working drawings, specification and landscape plans showing the scope and detail of the work for the Above Base Park improvements for review and approval by the General Manager, Parks, Forestry and Recreation.
24. The construction of Above Park Improvements to each park block shall be completed within one year after the issuance of the first above grade building permit to the satisfaction of the General Manager, Parks, Forestry and Recreation. Unforeseen delays (e.g. weather) resulting in the late delivery of the park block shall be taken into consideration and at the discretion of the General Manager, Parks, Forestry and Recreation when determining a revised delivery date for the park block.
25. Should the Owner undertake Above Base Park Improvements on the park block following conveyance of the park block to the City, the Owner must obtain a Park Occupation Permit (POP) from Parks, Forestry and Recreation 's Planning, Design and Development section. The POP will outline in detail the insurance requirements, extent of area permitted, permitted use, tree removal and replacement, and duration to the satisfaction of the General Manager, Parks, Forestry and Recreation. The Owner will indemnify the City against any claim during any interim use of or work carried out by the applicant on the park.

Warranty

26. The Owner, upon satisfactory completion of the construction and installation of the Base and Above Base Park Improvements shall be required to guarantee such work and associated materials. The Owner shall provide certification from their Landscape Architect certifying that all work has been completed in accordance with the approved drawings. Should the cost to construct the Above Base Park Improvements as approved by the General Manager, Parks, Forestry and Recreation be less than the Parks and Recreation component of the Development Charges, the difference shall be paid to the City by certified cheque prior to release of the Above Base Park Improvement Letter of Credit. Upon the City's acceptance of the certificate, the Letter of Credit(s) will be released less 20% which will be retained for the 2 year guarantee known as the Parkland Warranty Period.
27. Upon the expiry of the Parkland Warranty Period, the outstanding park security shall be released to the Owner provided that all deficiencies have been rectified to the satisfaction of the General Manager, Parks, Forestry, and Recreation (PFR).
28. As-built drawings in print/hardcopy and electronic format, as well as a georeferenced AutoCAD file, shall be submitted to PFR. A complete set of "as built" plans shall be provided electronically on CD in PDF format and in a georeferenced AutoCAD file, in addition to two (2) sets full size bond hard copy the General Manager, PFR. The plans shall include, but not limited to

specifications, locations of all hidden services, and all deviations from the design drawings, shop drawings, inspection reports, minutes of meeting, site instructions, change orders, invoices, certificates, progress images, warranties, close out documentation, compliance letters (for any play structures and safety surfaces), manuals etc. The files are to be organized in folders, including a file index and submitted with written warranties and related documents such as lists of contractor, sub-contractors together with contact persons, telephone numbers, warranty expiry dates and operating manuals.

29. Spare or replacement parts, special tools, etc as provided by manufacturers, if any, are to be provided to Parks, Forestry and Recreation.

Engineering & Construction Services and Transportation Services Divisions

30. The Owner is required to convey all necessary easements to the City shown on the approved Draft Plan of Subdivision to the satisfaction of the Engineering and Construction Services and Transportation Services Divisions in consultation with the City Solicitor.
31. The Owner is required to prepare all documents and to convey to the City, at nominal cost, the proposed public road (Street A), corner roundings and road widening shown on the approved Draft Plan of the Subdivision, in fee simple, such lands to be free and clear of all physical and title encumbrances, to the satisfaction of the Engineering and Construction Services and Transportation Services Divisions in consultation with the City Solicitor.

Note: The Owner shall dedicate: Blocks 5 and 6 to the satisfaction of Parks, Forestry and Recreation Services; Blocks 7 and 8 to the satisfaction of Parks, Forestry and Recreation Services and the Toronto Region Conservation Authority (TRCA); Blocks 9 to the satisfaction.

32. The Owner is required to submit a draft Reference Plan of Survey to the Executive Director of Engineering & Construction Services, for review and approval, prior to depositing it in the Land Registry Office. The reference plan should:
 - (a) be in metric units and integrated to the 1983 North American Datum (Canadian Spatial Reference System and the 3 degree Modified Transverse Mercator Projection)
 - (b) delineate by separate PARTS the lands to be conveyed to the City, the remainder of the site and any appurtenant rights-of-way and easements
 - (c) show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan.
33. The Owner is required to pay all costs for preparation and registration of reference plan(s).

34. The Owner is required to conduct environmental site assessments 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) and if necessary a methane management plan.
35. The Owner agrees to pay all costs associated with the City retaining a third-party peer reviewer and submit a certified cheque payable to the City of Toronto in the amount of Eight Thousand Dollars (\$8,000.00) as a deposit towards the cost of the peer review, and to make further deposits in the specified amount as required by the City from time to time, all to the satisfaction of the Executive Director of Engineering & Construction Services.
36. Prior to the registration of the Plan of Subdivision or Release for Construction of Services, the Owner agrees to submit environmental assessment reports and a Remedial Action Plan (RAP) to the City; and further receive the City's peer review concurrence, pertaining to all lands conveyed to the City, in fee simple and as easements interests, both internal and external to the subdivision lands.
37. The Owner is required to apply storm water management techniques in the development of this subdivision to the satisfaction of Engineering & Construction Services.
38. The Owner shall revise TMIG modelling memo by using actual existing and estimated proposed DWF as input to the model and revise TMIG modeling memo, calculations and related sections to reflect 240L/c/d for residential and 250L/c/d for ICI to the satisfaction of the General Manager of Toronto Water.
39. The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a manner satisfactory to the Executive Director of Engineering & Construction Services, and that existing drainage patterns on adjacent properties shall not be altered.
40. The Owner shall submit a detailed pavement marking and signage plan including signage cost, pavement markings, and any other costs deemed necessary by Transportation Services, prior to the registration and execution of the Subdivision Agreement.
41. The Owner shall submit detailed engineering design drawings and detailed cost estimates for the proposed road and services. The Owner shall design the proposed public road in accordance with the approved Draft Plan of Subdivision, approved pavement marking and signage plan and the City's Development Infrastructure Policy and Standards (DIPS) requirements, and must align with Greenbrook Drive.

Note: Prior to acceptance of the engineering drawings, the Owner must provide a Composite Utility Plan (CUP) illustrating the location and spacing of proposed utilities and street trees, signed off by all utility companies and City Urban Forestry Division prior to acceptance of engineering drawings by the Executive Director of Engineering & Construction services.

42. The owner shall agree to implement the road improvements described below at no cost to the City and the owner shall submit the cross-section drawings for the future Street A and functional pavement marking and signage plan to the satisfaction of the Transportation Services Division.
 - i. The existing traffic control signal at the Keele Street/Canon Jackson Drive intersection is re-located approximately 70 metres north to the Keele Street/Greenbrook Drive/future Street A intersection.
 - ii. The lane geometry for the Keele Street/Greenbrook Drive/future Street A intersection will be modified to include dedicated westbound and southbound left-turn lanes.
43. The Owner shall provide watermain looping within the site to ensure adequate circulation and water quality to the satisfaction of the General Manager of Toronto Water.
44. The Owner shall revise TMIG modelling memo by using actual existing and estimated proposed DWF as input to the model and revise TMIG modeling memo, calculations and related sections to reflect 240L/c/d for residential and 250L/c/d for ICI to the satisfaction of the General Manager of Toronto Water.
45. The Owner shall provide a detailed hydraulic analysis of the existing and proposed water distribution system. The analysis shall demonstrate pre-development and post-development service pressures in the surrounding area. The analysis shall identify any necessary system improvements needed to mitigate the impact of additional water demand associated with the development. System improvements must be completed to the satisfaction of the General Manager of Toronto Water.
46. The Owner is required to pay engineering and inspection fees in accordance with the terms and conditions of the City's standard Subdivision Agreement.
47. The Owner is required to submit financial security in accordance with the terms of the standard Subdivision Agreement.
48. Prior to the earlier of Release for Construction of Services or registration of the Plan of Subdivision, the Owner shall provide written confirmation from Toronto Hydro Electric that satisfactory arrangements have been made with respect to the installation of the electrical distribution system and from Toronto Hydro Energy

- with respect to the installation of street lighting for the Plan of Subdivision, including the provision of any financial requirements set out in any agreement with Toronto Hydro Electric or Toronto Hydro Energy, earlier of prior to the registration of the Plan of Subdivision or prior to the Release of Construction of Services.
49. The Owner shall obtain/verify the municipal addresses that will be required for the purpose of setting up the water account with Toronto Water when application is made for the proposed sewer and or/water service connections (as applicable).
 50. The Owner shall initiate the street naming process so that all public streets, private access roads and private walkways shall be named to facilitate access to the units fronting these streets, roads and walkways.
 51. The Owner shall submit a digital copy of the final plan of subdivision in DGN or DWG formats, prepared in metric units with all lot/block corners integrated with the Ontario Co-ordinate System.
 52. The owner shall provide a 0.3m reserve along the Keele Street frontage adjacent to Block 1 and Block 2.
- General Manager of Parks, Forestry and Recreation*
53. Prior to the registration of the plan of subdivision, the Owner agrees to submit an Arborist Report, Tree Preservation Plan and Landscape Plan, to the satisfaction of the General Manger of Parks, Forestry and Recreation.
 54. Prior to the registration of the plan of subdivision, the Owner agrees to 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, to the satisfaction of the General Manager of Parks, Forestry and Recreation.
 55. Prior to the registration of the plan of subdivision, 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 and Recreation and Engineering and Construction Services.
 56. Prior to the registration of the plan of subdivision, the Owner agrees to submit an application and pay the required 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 Services requirements, or if no suitable location on site can be

provided, the Owner may pay cash-in-lieu of planting, to the satisfaction of the General Manger of Parks, Forestry and Recreation.

57. 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 and Recreation.
58. 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 Subdivision. The booklet will be prepared to the satisfaction of the General Manger of Parks, Forestry and Recreation and will be distributed to all homeowners for all dwellings within the Subdivision.
59. 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 herby advised that they may not receive a street tree in front of their property.”
60. Prior to the registration of the plan of subdivision, 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 Chief Planner and Executive Director City Planning in consultation with the the City Solicitor.
61. Prior to any site work, the Owner agrees to protect all existing trees associated with the Subdivision 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 Manger of Parks, Forestry and Recreation.
62. Prior to any site work, the Owner agrees to install tree protection barriers and signage for trees to be preserved in accordance with the approved Arborist Report and Tree Preservation to the satisfaction of Parks, Forestry and Recreation and to maintain the barriers in good repair until removal has been authorized by Urban Forestry, on behalf of General Manger of Parks, Forestry and Recreation.
63. The Owner shall agree in the subdivision agreement 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 and Recreation.

64. The Owner agrees to contact Urban Forestry prior to commencement of planting trees on City road allowance and on private property or within common areas. The Owner further agrees to plant trees in accordance with the approved Landscape Plan and Composite Utility Plan, to the satisfaction of the General Manager of Parks, Forestry and Recreation.
65. 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).

Blocks 6, 8 and 9

66. Prior to the first above grade building permit for any building in Block 3 or Block 4, the Owner agrees to convey Block 6 to the City for parkland purposes. The conveyance of Block 5 and Block 6 would satisfy the Owner's obligation to convey land to the City for parkland purposes.
67. Prior to condominium registration for the first condominium in Block 3 or Block 4, the Owner agrees to convey Block 8 and Block 9 to the City of Toronto or the Toronto and Region Conservation Authority as open space lands. In the event that the City and the Toronto and Region Conservation Authority determine that they cannot accept conveyance of Block 8 and/or Block 9, the Owner agrees to make arrangements, to the satisfaction of the Chief Planner and Executive Director City Planning in consultation with the City solicitor, regarding the ownership of Block 8 and/or Block 9, which arrangements may include conveyance to a condominium corporation in Block 3 or Block 4, for open space purposes.
68. In the event that the City and the Toronto and Region Conservation Authority determine that they cannot accept conveyance of Block 8 and/or Block 9, the Owner agrees to provide a restoration and stewardship plan for the Open Space Blocks (7 & 8) to the satisfaction of Urban Forestry and the Toronto and Region Conversation Authority. The owner agrees to maintain the Open Space Blocks (7 and 8) to the satisfaction of Urban Forestry and the Toronto and Region Conversation Authority.
69. Prior to the registration of the plan of subdivision, the Owner agrees to provide a letter of credit to the City in an amount equivalent to the cash-in-lieu of parkland payment that would otherwise be made to the City if Block 6 is not ultimately conveyed to the City for parkland purposes. Prior to condominium registration for the first condominium in Block 3 or Block 4, the City shall determine if it can accept conveyance of Block 6 for parkland purposes in accordance with the City of Toronto's "Policy for Accepting Potentially Contaminated Lands to be

Conveyed to the City under the Planning Act, January 2015", as adopted by City Council at its meeting on February 10 and 11, 2015, and if the City determines that it cannot accept conveyance of Block 6:

- a. if there is any deficit of onsite parkland dedication requirement for the lands, the City shall be entitled to draw down on the letter of credit as a cash-in-lieu of parkland payment for any such deficit with the remaining security, if any, returned to the Owner; and
 - b. the Owner agrees to make arrangements prior to condominium registration for the first condominium in Block 3 or Block 4, to the satisfaction of the Chief Planner and Executive Director City Planning in consultation with the City solicitor, regarding the ownership of Block 6, which arrangements may include conveyance to a condominium corporation in Block 3 or Block 4.
70. Prior to condominium registration for the first condominium in Block 3 or Block 4, the Owner agrees to convey Block 8 and Block 9 to the City of Toronto or the Toronto and Region Conservation Authority as open space lands. In the event that the City and the Toronto and Region Conservation Authority determine that they cannot accept conveyance of Block 8 and/or Block 9, the Owner agrees to make arrangements, to the satisfaction of the Chief Planner and Executive Director City Planning in consultation with the City solicitor, regarding the ownership of Block 8 and/or Block 9, which arrangements may include conveyance to a condominium corporation in Block 3 or Block 4, for open space purposes.
71. 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 it is the intent the Blocks 8 and 9 are to be conveyed to the City and/or the Toronto Region Conservation Authority, however if the City shall determine that it can accept conveyance of Block 6 and Block 9 for their intended purposes in accordance with the City of Toronto's "Policy for Accepting Potentially Contaminated Lands to be Conveyed to the City under the Planning Act, January 2015", as adopted by City Council at its meeting on February 10 and 11, 2015, that developer is required to make arrangements, satisfactory to the City solicitor, regarding the ownership of Block 8 and/or Block 9, which arrangements may include conveyance to a condominium corporation in Block 3 or Block 4, for open space purposes.”
72. 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 a future road reserve block has been delineated on the Draft Plan of Subdivision at the east end of the site at the terminus of the proposed new public road. This block is intended to protect for the option to make a future connection to Northwestern Avenue if at the time it is deemed appropriate by the City. Protecting for this future connection is consistent with the Official Plan policies and would assist in further integrating this development into the surrounding fabric of the City.”

Toronto and Region Conservation Authority

73. The Owner shall apply for and receive a Toronto and Region Conservation Authority permit under Ontario Regulation 166/06 prior to any site grading/soil stripping or issuance of any building permit.
74. Prior to the registration of the plan of subdivision, the Owner shall submit to Toronto and Region Conservation Authority the outstanding subdivision clearance fee in the amount of \$5,460.00 or the appropriate amount in accordance with the current T.R.C.A. fee schedule.
75. The Owner acknowledges that Blocks 7 and 8 will be placed in an open space/hazard land zoning category.
76. The owner shall submit a restoration and stewardship plan for the Open Space Blocks 7 and 8 to the satisfaction of Urban Forestry and the Toronto and Region Conservation Authority.
77. Prior to the registration of the plan the Owner shall dedicate Block 7 to the Toronto Region Conservation Authority (TRCA).

Urban Forestry Ravine and Natural Feature Protection

78. The owner shall provide a replacement tree planting plan that clearly shows the trees being planted as part of RNFP compensation and those to be replanted as part of Tree Protection and Plan Review (TPPR) compensation. The 10 metre buffer zone is required to be re-naturalized. This buffer along with the open space to be conveyed requires a stewardship plan. Planted trees and shrubs shall be non-invasive, native and preferably indigenous, grown from an acceptable local seed source, and appropriate species shall be matched to existing site conditions. Landscaping structures and hard surfaces are not permitted within established tree protection zones. Proposed hard surface structures should be constructed with more permeable materials that allow for some root growth and water infiltration. The conceptual pathway is subject to discussion with the Toronto Region Conservation Authority and Urban Forestry Ravine and Natural Feature Protection staff.

79. The Owner shall ensure that all lands proposed to be conveyed to the City are free of encroachments. It appears that there may be some encroachments in the area north of the properties on Strathnairn Ave.

Tree Removal and Protection

80. The Tree Removal and Tree Protection Plan indicates that the development proposes to remove 10 protected trees from within the ravine regulated area. These are trees numbered 26, 27, 78, 80, 105, 106, 107, 108, 109 and 110. All other trees are to have their minimum tree protection zones fully protected.
81. The Ravine & Natural Feature Protection By-law, Chapter 658 of the City of Toronto Municipal Code is applicable throughout the City of Toronto and regulates certain activities within protected areas as defined in Schedule A of the By-law. Specifically, the purpose of the By-law is to promote the management, protection and conservation of ravines and associated natural and woodland areas and to prohibit and regulate the injury and destruction of trees, filling, grading and dumping in defined areas. A permit is required to conduct any of the above activities on ravine protected lands. Under the provisions of Section 658-6, the General Manager of Parks, Forestry & Recreation is authorised to issue permits to injure or destroy trees, and alter the grade of land. The issuance of permits may be subject to conditions. Urban Forestry Ravine and Natural Feature Protection typically requires a replacement ratio of three trees planted for each tree removed plus one tree planted for each tree injured and for every 25m² of Urban Forestry Ravine and Natural Feature Protection by-law protected area lost to hard surfaces. In addition, the 10 m buffer zone will be required to be re-naturalized.
82. The Owner shall revise the Tree Removal and Tree Protection Plan prepared by Ferris and Associates Inc., as it appears to be missing a tree that would be on the east side of Tree #24. The existence of this tree is to be verified and its protection included in the plans circulated as part of the Site Plan circulation as well as included in the arborist inventory.
83. The most recent Tree Removal and Tree Protection Plan prepared by Ferris and Associates Inc., dated November 14, 2016 no longer shows the existence of ravine trees numbered 90, 91, and 92. The Owner shall have the arborist verify why these are no longer shown on the plan and address if they are to be fully protected, if they are proposed for injury, no longer exist or were missed on the most recent version of the plan.

Ravine Stewardship Plan

84. The Owner shall submit a restoration plan for the 10 metre buffer area that is to be naturalized to the satisfaction of Urban Forestry Ravine and Natural Feature Protection and Toronto Region Conservation Authority staff. The plan is to be prepared by an individual or company with demonstrated experience in the

restoration of urban ravine ecosystems within the ecology of natural areas. The plan must be prepared to the minimum standard as detailed in “Guidelines for Development of a Stewardship Plan,” obtainable from RNFP planners. Proposed tree and shrub species must be non-invasive, native and preferably indigenous, grown from an acceptable local seed source, and appropriate to site conditions. In more naturalised areas, use should be made of species that are typically associated with specific indigenous forest ecosystems as detailed in the Ecological Land Classification Guide for Southern Ontario. If removal of any tree or trees is required as part of a Stewardship Plan, the applicant will be required to apply for and obtain a permit under the bylaw.

Arborist Report

85. The Owner is required to revised and submit to the satisfaction of Urban Forestry Ravine and Natural Feature Protection staff the Arborist Report as there are some minimum tree protection zones for ravine regulated trees listed in the arborist report that are incorrect and should be increased accordingly. These include T23, T24, T25, T26, T27 and T81. If any of these trees cannot be fully protected according to the City of Toronto's Tree Protection Policy then the arborist is required to address any potential injury and recommend mitigation measures such as horizontal hoarding, etc and make a revised application that includes injuries.

Archaeological

86. The owner agrees in the Subdivision Agreement to include the following clause:
- “i. In the event that deeply buried archaeological remains are encountered on the property during construction activities, the owner shall notify the Heritage Operations Unit of the Ministry of Culture immediately at (416) 314-7146 as well as the City of Toronto, Heritage Preservation Services Unit (416) 338-1096; and
 - ii. In the event that human remains are encountered during construction, the owner immediately contact both the Ministry of Culture, and the Registrar or Deputy Registrar of Cemeteries at the Cemeteries Regulation Unit, Ministry of Government Services, (416) 326-8393”.
87. If any expansions to the boundaries of the subject property are proposed, the owner will be required prior to final approval and registration of the Plan to submit further archaeological assessment work;

Toronto Transit Commission

88. The Owner agrees to cover the cost of installing Transit Signal Priority at the new signalized intersection of Keele Street and Greenbrook Drive.
89. The owner agrees to relocate at the owner's expense the two existing Toronto Transit Commission's bus stops from their current location near the Keele Street and Canon Jackson Drive intersection to the new signalized intersection at Keele Street and Greenbrook Drive to the satisfaction of the General Manager of

Transportation Services and the Chief Planner and Executive Director, City Planning in consultation with the Toronto Transit Commission. Both the northbound and southbound stops are to be relocated to nearside (approach side) of the intersection and new platforms (2.4-metres wide and 16 metres long) would be required.

90. The Toronto Transit Commission have advised that these stops have the required daily ridership to merit the installation of a bus shelter at each stop. The owner is to pay for the installation of two new bus shelters to the satisfaction of the General Manager of Transportation Services.
91. Prior to the registration of the Plan of Subdivision, the owner is required to provide a streetscape plan, to the satisfaction of the General Manager of Transportation Services and the Chief Planner and Executive Director, City Planning and in consultation with the Toronto Transit Commission, which demonstrates new bus stop adjacent to the site would be able to appropriately accommodate a pedestrian clearway for pedestrians using the sidewalk so that they are not obstructed by passengers at the stop. If additional lands are required along the Keele Street frontage to appropriately accommodate a pedestrian clearway the owner shall convey the required lands to the City at no cost to the City.

Schools

92. The Owner shall enter into an agreement to erect and maintain signs, at points of egress and ingress of the development site, advising that:

"The Toronto District School Board makes every effort to accommodate students at local schools. However, due to residential growth, sufficient accommodation may not be available for all students. Students may be accommodated in schools outside this area until space in local schools becomes available. For information regarding designated school(s), please call (416) 394-7526.
93. These signs shall be to the Board's specifications and erected prior to registration or the issuance of any building permit.
94. The Owner agrees to include in all offers of purchase and sale or lease the following warning clauses prior to the registration of the subdivision plan and for a period of 10 years after registration of the subdivision plan:

"Despite the best efforts of the Toronto District School Board, sufficient accommodation may not be locally available for all students anticipated from the development area and that students may be accommodated in facilities outside the area, and further, that students may later be transferred. Purchasers agree for the purpose of transportation to school, if busing is provided by the Toronto District School Board, that students will

not be bussed home to school and/or from school to home, , but will meet the bus at designated locations in or outside of the area."

Noise Vibration and Air Quality

95. Prior to final approval and registration of this plan, the Owner shall agree in the subdivision agreement, in wording satisfactory to the City Solicitor, to carry out or cause to be carried out the Recommendations of the Report prepared by HGC Engineering, titled "Noise Feasibility Study", dated October 16, 2015, Memo Vibration Sources dated November 30, 2015 and any addendum to these reports as may be required by the City for the abatement of noise and vibration control.
96. Prior to final approval and registration of this plan, the Owner shall agree in the subdivision agreement, in wording satisfactory to the City Solicitor, to carry out or cause to be carried out the Recommendations of the Report prepared by BCX Environmental Consulting, titled "Land Use Compatibility Study- Air Quality", dated May 2016, Addendum to Land Use Compatibility Study-Air Quality dated November 2016 and any addendum to these reports as may be required by the City for the air quality abatement measures.
97. The Owner shall include warning clauses in all offers in all offers of purchase and sale residential units or any lease agreements to notify prospective purchasers or tenants that the property may be subject to noise, odour, dust, vibrations and other nuisance impacts by neighbouring industry;
98. The Owner shall insert the following clauses in all Offers to Purchase and agreements of Purchase and Sale or Lease and, as applicable, in any Condominium declarations associated with the lands and such clauses, as applicable, shall remain on title for each Lot and Block. The warning Clauses shall be referenced to the applicable lots and blocks within the draft Plan of Subdivision approved:
 - i. Purchasers/Tenants are advised that the development is located near existing industrial and commercial operations to the north and east of the development site. Nearby operations may operate 24 hours a day, 7 days a week with outdoor shipping and trucking operations. Notwithstanding the inclusion of mitigation features, noise and vibrations impacts emanating from the industrial area may sometimes affect all or parts of the development;
 - ii. Purchasers/Tenants are advised that due to the proximity of adjacent industry and businesses, the property may be subject to noise, noxious odour, dust vibrations and other nuisance impacts arising from the operation of these uses; and
 - iii. Purchasers/Tenants are advised that in purchasing or leasing they acknowledge and accept the existence of industrial uses, and accept that owners and/or operators of these uses will not be responsible for any

complaints of claims arising from the continued legal operation and/or expansion of the same.

Canada Post

99. Prior to final approval and registration of the plan, the Owner shall provide written confirmation to the Director Community Planning, Etobicoke York District from Canada Post Corporation that the Owner has made satisfactory arrangements, financial and otherwise with Canada Post Corporation for provision of mail services to the subdivision.

In order to provide mail service to the residential building(s) for this development, Canada Post requests that the owner/developer comply with the following conditions:

- i. The owner/developer will provide each building with its own centralized mail receiving facility. This lock assembly must be provided and maintained by the Owner/Developer in order for Canada Post to provide mail service to the residents of this project. For any building where there are more than 100 units, a secure, rear-fed mail room must be provided; and
- ii. The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.

As per our revised National Delivery Policy, street level residences and businesses will also receive mail delivery at centralized locations, not directly to their door. For example: extra mail compartments can be provided to accommodate these units in the main mailbox panel if these units are not part of the condo then a separate centralized mail receiving facility/box can be set up by the developer at an alternative location.

As the project nears completion, it is requested that the Developer contact Canada Post as existing postal codes will not apply and new postal codes will be issued for this development.

The Developer's agent should contact a Delivery Supervisor – TORONTO STN W at 416-604-4995 x 2017, 2027 for mailroom/lockbox inspection and mail delivery startup.

The complete guide to Canada Post's Delivery Standards can be found at:
<https://www.canadapost.ca/cpo/mc/buisness/productsservices/atoz/standardsmanual.jsf? LOCALE=en>

Bell

100. The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

Bell Canada hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario’s principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

Toronto hydro

101. Prior to final approval and registration of the plan, the Owner shall provide written confirmation to the Director Community Planning, Etobicoke York District that the Owner has made satisfactory arrangements, financial and otherwise with Toronto Hydro for the installation of an underground electrical distribution system and street lighting system;

Enbridge

102. Prior to final approval and registration of the plan, the Owner shall provide written confirmation to the Director Community Planning, Etobicoke York District that the Owner has made satisfactory arrangements, financial and otherwise with a gas provider such as Enbridge Consumers Gas for the delivery of gas services to the plan of subdivision.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea10@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but limited to: tree planting, Silva cells, and /or soil trenches) and /or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all cost are the responsibility of the applicant.

Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Distribution at no cost.

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regular station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact SalesArea10@enbridge.com

The applicant will grade all road allowances to as final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Rogers

103. Prior to final approval and registration of the plan, the Owner shall provide written confirmation to the Director Community Planning, Etobicoke York District that the Owner has made satisfactory arrangements, financial and otherwise with a communication/telecommunication provider, such as Rogers Cable, for provision of communication/telecommunication services this draft plan of subdivision which are required by the City to be installed underground.

The owner is advised that Rogers Communications Inc. has aerial and buried cable plant facilities in the vicinity. The standard depth of our trench line is 1m.

Rogers Cable has no objection to the Project. The owner must proceed with caution when installing their new infrastructure. The applicant is responsible for any damage to Rogers cable.

The owner required to obtain mark-out locations. Stake-outs can be arranged by calling 1-800-400-2255.

ADVISORY OF OTHER CITY REQUIREMENTS

The owner is advised that the following approvals and/or permits are required for this development:

1. Road Allowance Permits

The applicant must obtain the necessary authorizations and permits from the City's Right-of-Way Management Unit before excavating within or encroaching into the municipal road allowance. The applicant is advised to contact the Right-of-Way Management Section at (416) 394-8348 regarding site-specific permit and licensing requirements. The applicant is required to contact Joseph Robin Ehambaram of the Construction Inspections Section at (416) 659-9231 prior to commencing any work within the City's right-of-way. In order to obtain approval for work in the City's right-of-way the Owner will be required to provide up to date stake out information for most construction related work. For further information, please contact OntRIO One at 1-800-400-2255 to arrange for an appointment.

2. Construction Management Plan

The applicant must submit a Construction Management Plan for each stage of the construction process provided to the satisfaction of this Division. This plan must illustrate the location of employee/trades parking, heavy truck access points, material storage, construction site fencing and overhead cranes. The applicant cannot use the municipal right-of-way for construction-related purposes without first receiving written authorization from our Right-of-Way Management Section, including payment of the necessary fees.

3. Encroachments

The applicant is advised that any physical or landscaping features that they propose to introduce in the municipal right-of-way are subject to the requirements of Chapter 743 of the Toronto Municipal Code. Depending on the type of encroachment as specified in Article IV of Chapter 743, it may require an encroachment agreement with the City of Toronto as well as Community Council approval. The applicant is responsible for the costs of installing/planting these encroachments, and the encroachment must be maintained at the owner's expense pursuant to Article V of Chapter 743.

4. Conveyed Lands

The applicant is advised to contact John House of the Surveys Section at (416) 392-8338 to obtain detailed information and any specific requirements to complete the conveyances.

5. Service Connections

The owner will be required to make an application to Toronto Water Division for the installation of any proposed services within the City right-of-way after acceptance of the stormwater management report and site servicing plan. It is the responsibility of the applicant to ensure that the location and elevation of the service to be utilized is compatible with the intended use of the property. For further information, please contact District Contract Services at (416) 395-6082 during regular office hours. Their office is located at North York Civic Centre, 5100 Yonge Street, 2nd Floor.

6. Municipal Numbering

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

7. Conveyed Lands

The applicant is advised to contact John House of the Surveys Section at (416) 392-8338 to obtain detailed information and any specific requirements to complete the conveyances.

8. Street Naming Requirements

The applicant is advised to contact Mr. Kerry Ferguson, Titles and Status Supervisor, at (416) 392-7757 to initiate the street naming process. The applicant will be required to follow the City of Toronto's Street Naming Policy which can be found at <http://www.toronto.ca/mapping/streetnaming/index.htm>. It should be noted that all public streets, private access roads and private walkways should be named in order to facilitate access to the units fronting these streets, roads and walkways.

9. Solid Waste Management

Before solid waste collection services are to begin the City will need to be provided with a letter certified by a professional engineer that in all cases where a collection vehicle is required to drive onto or over a supported structure (such as an underground parking garage) can safely support a fully loaded collection vehicle (35,000 kilograms) and conforms to the following:

- (a) Design Code: Ontario Building Code;
- (b) Design Load: City bulk lift vehicle in addition Building Code requirements;
- (c) Impact Factor: 5% for maximum vehicular speeds to 15 km/h and 30% for higher speeds

10. Street Lighting

The applicant shall submit the appropriate Street Lighting details in support of development applications directly to Toronto Hydro (Street Lighting Division). Toronto Hydro will assess, comment upon and ultimately approve all proposed street lighting proposals and the associated changes or additions to the existing street lighting system. The applicant is advised to contact James Schofield, utility.circulations@torontohydro.com or (416) 542-3192, 500 Commissioners Street, 3rd Floor, Toronto, Ontario, M4M 3N7.

11. Parkland Occupation - Construction Staging

The stockpiling of any soils or materials or use as an interim construction staging area on the conveyed parkland is prohibited unless a Park Occupation Permit (POP) has been obtained from the Manager of Business Services – Ryan Glenn, 416-392-8578. The POP, if approved, will outline in detail the insurance requirements, extent of area permitted, permitted use, tree removal and replacement, duration, restoration plan and costs, and compensation to the satisfaction of the General Manager, PFR. The POP must be secured

prior to the issuance of any shoring and excavation permits. The Owner will indemnify the City against any claim during any interim use of or work carried out by the applicant on the park. Any compensation accrued shall be applied to park improvements within the ward in consultation with the Ward Councilor.

The Owner will be required to provide an environmental assessment report, prepared by a qualified engineer, at the end of the permitted occupation to verify that the parklands continue to meet the applicable laws, regulations and guidelines respecting sites to be used for public park purposes. The Owner will be required to provide an RSC after the staging period, prior to conveyance. The construction of the park shall commence after the occupation to the satisfaction of the General Manager, PFR. The Owner will be responsible for paying all costs associated with the City retaining a third-party peer reviewer for the environmental addendum.

12. Limiting Distance

Parks, Forestry & Recreation (PF&R) advises that the applicant must design the building to achieve Ontario Building Code (OBC) setbacks related to fire separation on their own site on the portions where new buildings abut the park. Prior to the issuance of any above grade building permit the applicant will be required to demonstrate adequately that the OBC requirements have been achieved to the satisfaction of the General Manager, PF&R.

13. Ravine and Natural Feature Protection By-law

Prior to any site disturbance, a ravine permit application shall be submitted to the Supervisor, Ravine & Natural Feature Protection. This permit may be subject to conditions.

The Ravine Stewardship Plan will be reviewed for approval as part of the required application for RNFP permit.

14. Potentially Contaminated Lands

Part of the Block 6 may be potentially contaminated lands due to its previous use as a landfill site. Prior to agreeing to the conveyance, the City requires that "Policy for Accepting Potentially Contaminated Lands to be Conveyed to the City under the Planning Act, January 2015" must be satisfied.

15. Migratory Birds

Prior to site disturbance the owner shall confirm that no migratory birds are making use of the site for nesting. The owner shall ensure that the works are in conformance with the Migratory Bird Convention Act and that no migratory bird nests will be impacted by the proposed work.