

19 Glen Agar Drive - Zoning By-Law Amendment and Draft Plan of Subdivision Applications - Final Report

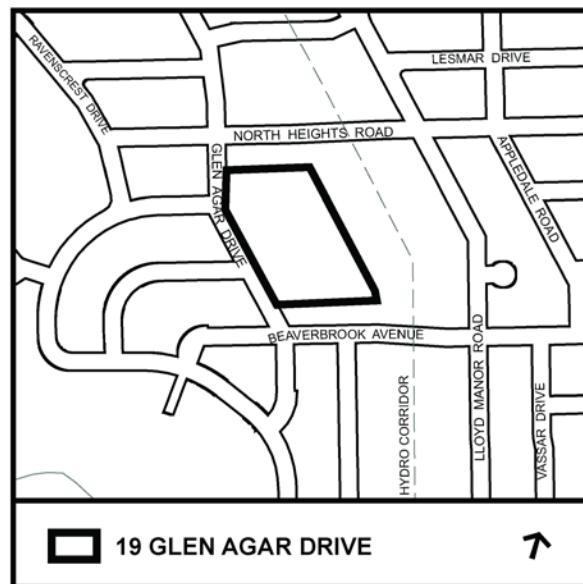
Date:	February 3, 2017
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 3 – Etobicoke Centre
Reference Number:	15 177458 WET 03 OZ 15 177470 WET 03 SB

SUMMARY

These applications propose the construction of 53 single-detached dwellings and an approximately 989.5 m² public park. Two new public roads are proposed each having access from Glen Agar Drive. The application for Draft Plan of Subdivision proposes the creation of the single-detached residential lots, the public park block and the public roads (cul-de-sacs).

The proposal provides an opportunity to incorporate lands from a former school site into the existing residential fabric of the surrounding neighbourhood. The proposed built-form and relationship to the public streets complements the existing residential dwellings surrounding the site. The development is appropriate for the area.

The proposal conforms with the Official Plan and the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement. The proposed Zoning By-law Amendment and Draft Plan of Subdivision are considered appropriate for the use and development of the lands.



This report reviews and recommends approval of the application to amend the Zoning By-law and also advises that the Chief Planner and Executive Director, City Planning, intends to approve the Draft Plan of Subdivision subject to the Conditions as generally listed in Attachment 9.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the former City of Etobicoke Zoning Code for the lands at 19 Glen Agar Drive substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment 8.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the Draft Zoning By-law Amendment as may be required.
3. Prior to introducing the Bill to City Council for enactment, the applicant shall submit a revised Functional Servicing, Geotechnical/Hydrogeological Report and a revised Draft Plan of Subdivision to the satisfaction of the Executive Director of Engineering and Construction Services.
4. 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 3 subject to:
 - a. The Conditions as generally listed in Attachment 9, 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.
5. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements 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 designing and constructing 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.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting and discussions were held with the applicant to discuss the planning application, complete application requirements and various issues related to the proposal.

DECISION HISTORY

The application was submitted in June 2015 seeking approval of 104 townhouse units and 12 single-detached houses. A Preliminary Report for this application was considered by Etobicoke York Community Council at its September 8, 2015, meeting. The report provided background information on the proposal and recommended that a community consultation meeting be scheduled with the Ward Councillor and that notice for the public meeting be given according to the regulations of the *Planning Act*. Community Council adopted the staff recommendations.

The preliminary report is available at the following web link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EY8.10>

ISSUE BACKGROUND

Proposal

19 Glen Agar Drive is a former Toronto District School Board property that was declared surplus to the Board's needs in June 2013 pursuant to Ontario Regulation 444/98. The site was previously occupied by a two-storey school building.

The applicant proposes to amend the former City of Etobicoke Zoning Code to permit 53 single-detached three-storey dwellings fronting on two new public streets (cul-de-sacs) that will run perpendicular to Glen Agar Drive. As the current zoning permits single-detached dwellings, the proposed rezoning is required to create specific performance standards for this proposal.

As noted above, the initial proposal was comprised of 75, 3-storey rear lane townhouse units, 29 two-storey standard townhouse units and 12 single-detached dwellings. Since the community consultation meeting, the applicant continued discussions with Planning staff and the local residents association to revise the proposal to address the concerns raised at this meeting.

The result of these discussions is a revised proposal for 53 single-detached three-storey dwellings fronting on two new public streets (cul-de-sacs) that would run perpendicular to Glen Agar Drive. Of the 53 dwellings, 12 would front directly on Glen Agar Drive. Residential lot frontages are proposed to measure 9.15 metres save for the 4 lots located around the perimeter of each cul-de-sac which would range from 8.11 to 14 metres. Lot depths are proposed to range between approximately 32 metres and 51 metres. The applicant also proposes to provide approximately 989.5m² (0.09 hectares) of land for the creation of a public park at the corner of

Glen Agar Drive and Street 'A' (see Attachment 1: Site Plan). All houses would have one parking space located in an integral garage and one parking space on the driveway.

Each house would be provided with a below-ground basement and would be three storeys in height with a sloped roof, with a total height of 11.5 metres. The density of the development would be 0.83 FSI (Floor Space Index) while the lot coverage ratio for the entire site would be 31.4%.

Site and Surrounding Area

The subject site is located on the east side of Glen Agar Drive northeast of Martin Grove Road and Rathburn Road. The subject site is adjacent to a hydro corridor to the east and is bounded on the north and south by single-detached dwellings.

The subject site is generally rectangular in shape, although does have an irregular orientation as a result of the existing pattern of streets. The lot frontage is approximately 195 metres along Glen Agar Drive with a total lot area of approximately 2.44 hectares.

The site formerly contained a two-storey building, Kipling Grove School, a parking lot and playfield. The building was originally constructed in 1955. A demolition permit was issued in late 2016 and demolition has commenced. The surrounding land uses are as follows:

North: Single-detached dwellings.

East: Hydro One transmission corridor with three tower lines. Single-detached dwellings, places of worship and public schools are located east of the hydro corridor.

South: Single-detached dwellings and Ravenscrest Park.

West: Glen Agar Drive and single-detached dwellings. Glen Agar Park and the Mimico Creek System of parks are located further to the west along Martin Grove Road.

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 policy objectives include: building strong healthy communities; 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, by the *Planning Act*, to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of

conservation. City Council's planning decisions are required, by the *Planning Act*, to conform, or not conflict, as the case may be, 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

The site is designated *Neighbourhoods* on Map 14 – Land Use Plan in the Official Plan. *Neighbourhoods* consist of generally low-scale residential buildings, as well as community uses, parks, schools and small-scale stores that serve the needs of area residents. These areas are physically stable areas providing for a variety of lower-scale residential uses. Policies and development criteria aim to ensure that physical changes to established neighbourhoods be sensitive, gradual and generally “fit” the existing physical character.

Policy 4.1.5 states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including: heights, massing, scale and dwelling type of nearby residential properties, prevailing building type, setbacks of buildings from the street or streets, prevailing patterns of rear and side yard setbacks and landscaped open space.

Healthy Neighbourhood Policies

The Healthy Neighbourhoods policies of the Official Plan contained in Section 2.3.1, state that *Neighbourhoods* are considered to be physically stable areas. Development within *Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes, and open space patterns in these areas.

Built Form Policies

The development criteria contained in the *Neighbourhoods* policies are supplemented by additional development criteria outlined in the Built Form policies in Section 3.1.2 of the Official Plan. The Built Form policies include a number of policies related to the form of new development, recognizing that for the most part future development will occur on infill and redevelopment sites and will need to fit in, respecting and improving the character of the surrounding area. Among other things, these policies include that:

- New development will be located and organized to fit with its existing and/or planned context. It will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces;
- New development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks and open spaces and properties; and
- New development will locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces.

Public Realm Policies

Chapter 3 contains a number of policies related to building a successful city that improves quality of life. The Public Realm policies guide the development of streets, sidewalks and boulevards.

- Policy 3.1.1.5 states that City streets are significant public open spaces which connect people and places and support the development of sustainable, economically vibrant and complete communities.
- Policy 3.1.1.6 states that the design of sidewalks and boulevards should provide safe, attractive, interesting and comfortable spaces for pedestrians.
- Policy 3.1.1.16 states new streets will be designed to:
 - (a) provide connections with adjacent neighbourhoods;
 - (b) promote a connected grid of streets that offers safe and convenient travel options;
 - (c) extend sight lines and view corridors;
 - (d) divide larger sites into smaller development blocks;
 - (e) provide access and addresses for new development;
 - (f) allow the public to freely enter without obstruction; and
 - (i) provide access for emergency vehicles.

In addition to the policies referenced above, the entire Official Plan was considered through the review of the applications. The Official Plan is available on the City's web site at:

http://www.toronto.ca/planning/official_plan/introduction.htm

Official Plan Amendment No. 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs and Housing approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

More information regarding OPA 320 can be found here:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=c860abe3a6589410VgnVCM10000071d60f89RCRD>

Zoning

On May 9, 2013 Toronto City Council enacted City-wide Zoning By-law No. 569-2013, currently under appeal to the Ontario Municipal Board.

All school sites in the City were excluded from Zoning By-law No. 569-2013 and, as such, the former Etobicoke Zoning Code continues to apply to the lands. The site is zoned R2 (Second Density Residential) under the former City of Etobicoke Zoning Code. The zoning permits one-family detached dwellings as well as a range of institutional and public uses. The R2 performance standards include minimum lot frontages of 13.5 metres, minimum lot area of 510 m², maximum lot coverage of 33% and maximum building height of 11.0 metres.

Plan of Subdivision

A Draft Plan of Subdivision application has been submitted and is currently being reviewed.

Site Plan Control

The proposed development of single-detached residential lots is not subject to Site Plan Control.

Reasons for the Application(s)

The applicant has applied for a rezoning as the residential development standards, as proposed, are not in keeping with the existing Residential Second Density (R2) zoning.

The Draft Plan of Subdivision application would secure public infrastructure including two new public roads and a public park block located at the southwest corner of the site, and delineate the exact boundaries and dimensions of the proposed single-detached lots.

Community Consultation

A community consultation meeting was held on November 17, 2015 and was attended by approximately 200 members of the community. The Ward Councillor, City Planning staff and the applicant were in attendance at the meeting.

The applicant presented the initial proposal consisting of 104 townhouse units and 12 single-detached dwellings. Many attendees expressed opposition to the redevelopment of the site and there were a number of concerns/issues expressed by the community. The resident concerns were as follows:

- Townhouses were not an appropriate built form for the site given the surrounding neighbourhood context of single-detached dwellings;
- Ensuring the proposed dwellings are massed appropriately;
- Maintaining an adequate level of privacy, sunlight and sky views for existing residents;
- Ensuring the proposed roads align with existing streets;
- Protecting the mature Norway Maple/Red Oak tree corridors;

- Preventing future stormwater flooding;
- Increase in traffic resulting from the development;
- Adequacy of the proposed parking supply, particularly the lack of parking provided for residential visitors as it could result in on-street parking within the neighbourhood;
- The proposal would create a nuisance during the construction phase (i.e., noise, dust, fumes, mud, debris, vibration, traffic and on-street parking);
- Potential negative precedent for future development applications in the area; and
- Light, view, shadowing and privacy impacts on adjacent properties.

Following the community consultation meeting Planning staff facilitated numerous meetings involving the local Councillor, the Glen Agar Residents Association (GARA) and the applicant. As a result of these meetings, as well as a variety of issues identified by staff, the applicant revised the applications to respond to these concerns, as discussed below.

Agency Circulation

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

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement (PPS). As a residential infill project, it supports the policy objective of focusing growth in existing settlement areas. The development promotes efficient land use, reduces land consumption related to residential development and utilizes existing services and infrastructure.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposal's compact and efficient form helps to optimize the utilization of existing services and infrastructure and to reduce the need to convert rural land to urban uses. It is an example of appropriate infill through redevelopment of an underutilized lot.

Land Use

The applicant has proposed a residential use consisting of single-detached dwellings. This building type is contemplated by the *Neighbourhoods* designation in the Official Plan and permitted in the existing zoning.

The Official Plan requires development in *Neighbourhoods* to respect and reinforce the existing physical character of the neighbourhood, including building heights, massing, scale and dwelling type of nearby residential properties, setbacks of buildings from public streets, prevailing patterns of rear and side yard setbacks and landscaped open space.

It is the opinion of Planning staff that the proposal for 53 single-detached residential dwellings on two new public streets would result in a development that is consistent with the scale and character of the neighbourhood.

Scale, Height and Massing

The existing community is a neighbourhood which consists solely of detached houses on large lots. The Built Form policies of the Official Plan encourage new development to support adjacent streets, parks and open spaces. These policies seek to locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions to provide an attractive, comfortable and safe pedestrian environment.

The original 116 dwelling proposal included townhouses measuring 12 metres in height that Planning staff considered to be incompatible with the surrounding neighbourhood. The revised 53 single-detached dwelling proposal represents a development that more appropriately fits into its context. The revised proposal is in keeping with the Built Form policies in Section 3.1.2 of the Official Plan.

Transition

The minimum frontage for lots in the Residential Second Density – R2 zone is 13.5 metres. All of the proposed lots would be lower than this requirement measuring between 8 and 14 metres, with the majority of lots measuring 9.15 metres.

The minimum rear yard building setback for lots within the R2 zone is 7.5 metres. The majority of lots would provide an 11.5 metre rear yard building setback whereas lots that front Glen Agar Drive, given the staggered nature of the lots would provide rear yard building setbacks ranging from 6.75 metres to 21 metres.

Each dwelling would measure approximately 11.5 metres to the midpoint of the roof. The setback, screening provided by the existing line of mature trees along the north and south lot lines, and lack of upper level platforms (deck) would achieve an appropriate level of privacy for the existing houses to the north and south. Given the added rear yard building setbacks, Planning staff consider the additional height in this location to be acceptable.

Impact

Many comments were received at the community consultation meeting stating that townhouses were not a suitable building type for this area which consists mainly of detached houses on lots of 15 metres in width.

Since the proposal has been revised to only contain single-detached dwellings, Planning staff are of the opinion that the proposal would complement the existing residential development in the immediate neighbourhood and be an appropriate fit.

Airport

The Greater Toronto Airports Authority (GTAA) has indicated that the development is not affected by any airport-related restriction except the Bird Hazard Zone which requires property owners to manage waste so that birds are not attracted to the vicinity of the airport.

Traffic Impact, Access and Parking

Residents were concerned that the development would generate increased traffic which could cause congestion and safety concerns, especially as the neighbourhood is home to many children.

Two public streets are proposed to serve the traffic needs of the development site. The proposed streets would be aligned in an east-west orientation and intersect with Glen Agar Drive. The public streets would have an 8.5 metre paved roadway to facilitate traffic operations and on-street parking. The proposed public street widths are consistent with the City of Toronto Development Infrastructure Policy and Standards (DIPS).

The public streets would have a dead-end condition, terminating at a cul-de-sac.

A Transportation Impact Study was submitted with the revised application. The study indicated the forecasted trips generated by the proposed 53 residential units would not result in significant impacts on the area street network. Transportation Services staff concur with this conclusion and advise the existing network can service the proposal.

Through the community consultation, residents raised concerns about the perceived lack visitor parking for the proposed development. Many of the current residents in the area have two or more vehicles and were concerned the new residents are also likely to have at least two vehicles, thereby utilizing all the on-site parking provided for the dwellings. Residents were concerned this would result in visitors parking on the local streets, creating unsightly and possibly unsafe conditions due to the lack of sidewalks in the area.

The proposal provides on-site parking for two vehicles per residential unit, one space within a garage and the other space in the front driveway. As well, the new public streets and cul-de-sacs could accommodate up to 14 parking spaces. Transportation Services staff advise that this amount of parking is considered appropriate to accommodate the development and is not expected to result in unsafe conditions on surrounding streets in the neighbourhood.

Open Space/Parkland

Parks, Forestry and Recreation staff advise that the site is in the highest quintile of current provision of parkland, as per Map 8B of the Official Plan and that the site is not in a parkland priority area, as per Alternative Parkland Dedication Rate By-law 1420-2007. The site is in a parkland acquisition priority area, as per Chapter 415, Article III, of the Toronto Municipal Code. Parks, Forestry and Recreation staff recommend that the applicant satisfy the parkland dedication requirement through an on-site dedication.

The applicant is proposing a 989.5m² public park at the southwest corner of Glen Agar Drive and Street B, as shown on Attachment 1: Site Plan. This park is acceptable to Parks, Forestry and Recreation staff. The applicant would be required to convey the park to the City for public parkland purposes, 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, prior to the issuance of the first above-grade building permit.

The owner would be financially responsible for base park construction to the satisfaction of the General Manager, Parks, Forestry and Recreation. The base park improvements include grading of the site, sodding, fencing, installation of drainage and electrical systems, and planting of street trees along all public road allowances.

Further, this report recommends that City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry and Recreation.

These matters would be secured through the Plan of Subdivision process and are included in the Draft Plan of Subdivision Conditions listed in Attachment 9.

Streetscape / Trees

Along both the north and south boundaries of the site are rows of mature Norway Maple and Red Oak trees. These would be retained as part of the development and would provide added privacy between each lot. The applicant is also proposing to plant at least one tree in front of each dwelling.

Urban Forestry staff are requiring at least 53 trees to be planted within the City's road allowances (one tree per proposed dwelling). Urban Forestry staff also require a minimum of three new trees to be provided on private property to compensate for the loss of each protected private tree. These requirements would be secured through the Plan of Subdivision process.

Servicing

The applicant submitted a Functional Servicing and Stormwater Management Report in support of the application to amend the Zoning By-law. Engineering and Construction Services staff have advised that further information is necessary regarding sanitary sewer, stormwater management and geotechnical/hydrogeological matters. Planning staff recommend that prior to introducing the Bill to City Council for enactment, the applicant be required to submit a revised Functional Servicing and Geotechnical/Hydrogeological Report to the satisfaction of the Executive Director of Engineering and Construction Services.

Electromagnetic Fields (EMF)

As the site is adjacent to a high-tension Hydro One corridor, the applicant submitted an Electromagnetic Field (EMF) Management Plan which was reviewed by Public Health staff.

Public Health staff advise that measurements of current magnetic fields were low and within acceptable standards. As such, Public Health staff have no objections to the current proposal.

Toronto Green Standard (TGS)

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.

Tenure

All of the proposed dwellings would be freehold and would front on a public road.

Schools/Library

Toronto District School Board (TDSB) staff have advised that the capacities of the local middle and secondary schools are insufficient to accommodate the students anticipated from this development. Students would be accommodated at TDSB schools outside of the area, to which busing may be provided. These schools have yet to be identified. If approved, this development would not displace existing students at local schools. TDSB staff have requested warning clauses be included in all purchase and sales agreements advising potential purchasers of the uncertainty of accommodation at local schools. These warning clauses would be secured through the Draft Plan of Subdivision Approval Conditions (see Attachment 9).

The development would be served by the Richview and Eatonville Libraries, which could accommodate patrons from this development, according to Toronto Public Library staff.

Conclusion

The proposed Zoning By-law Amendment application has been reviewed against the policies of the Provincial Policy Statement, the 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, therefore conforming to Official Plan policy.

As noted in this report, the original submission proposed a development comprised of 75, 3-storey rear lane townhouse units, 29 two-storey standard townhouse units and 12 single-detached dwellings for a total of 116 residential units. Through discussions with Planning staff and the local community, the proposal was revised to be more in keeping with the surrounding local context of single-detached dwellings. The revised proposal, comprised of 53 single-detached residential units is appropriate and represents good planning.

The proposed Draft Plan of Subdivision is consistent with Section 51 of the *Planning Act*, as it conforms to the Official Plan, provides 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, subject to the Conditions outlined in Attachment 9.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Landscape Plan

Attachment 3: Draft Plan of Subdivision

Attachment 4: Elevations (Typical)

Attachment 5: Elevations (Typical)

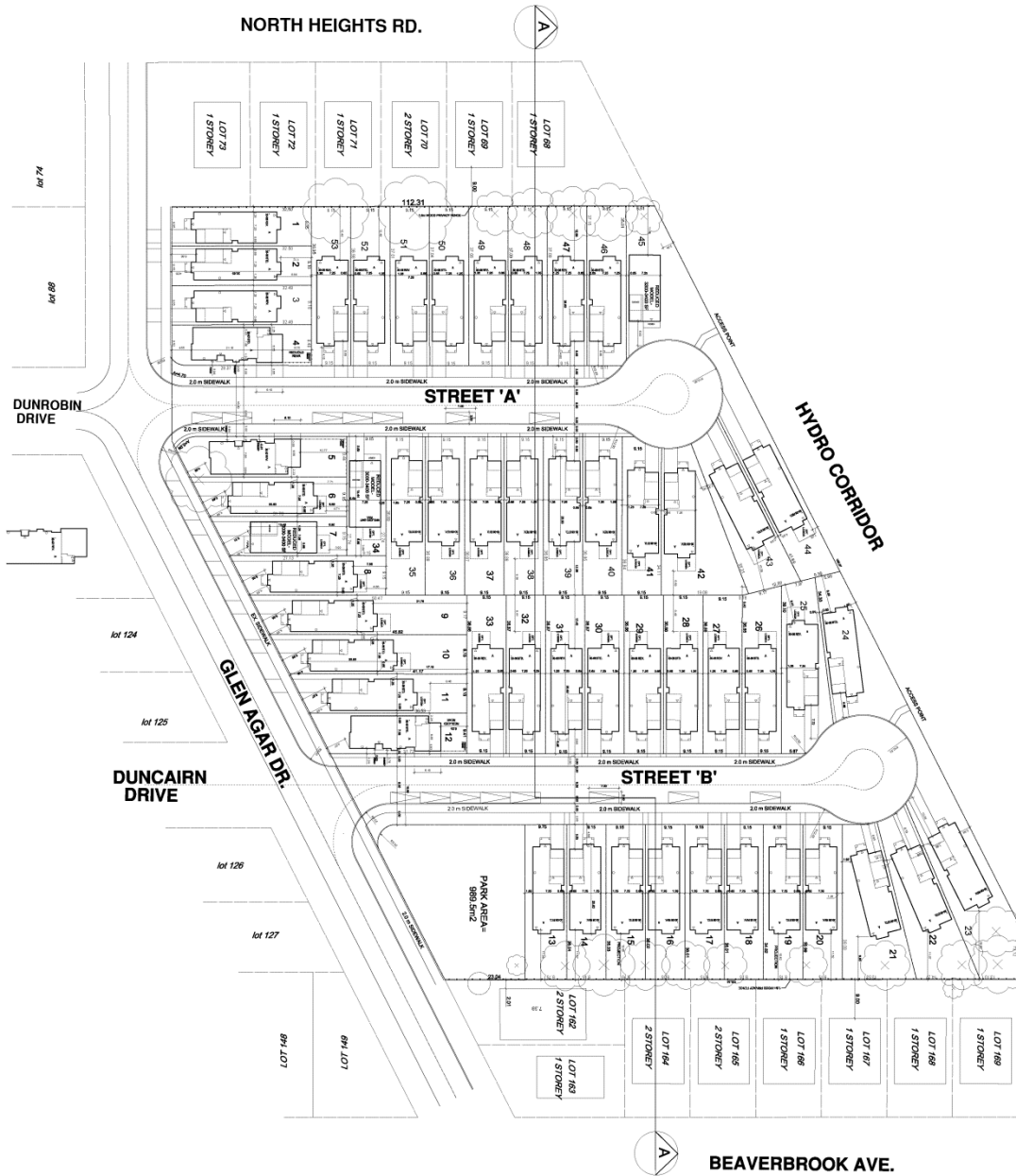
Attachment 6: Zoning

Attachment 7: Application Data Sheet

Attachment 8: Draft Zoning By-law Amendment Draft

Attachment 9: Plan of Subdivision Conditions

Attachment 1: Site Plan



Site Plan

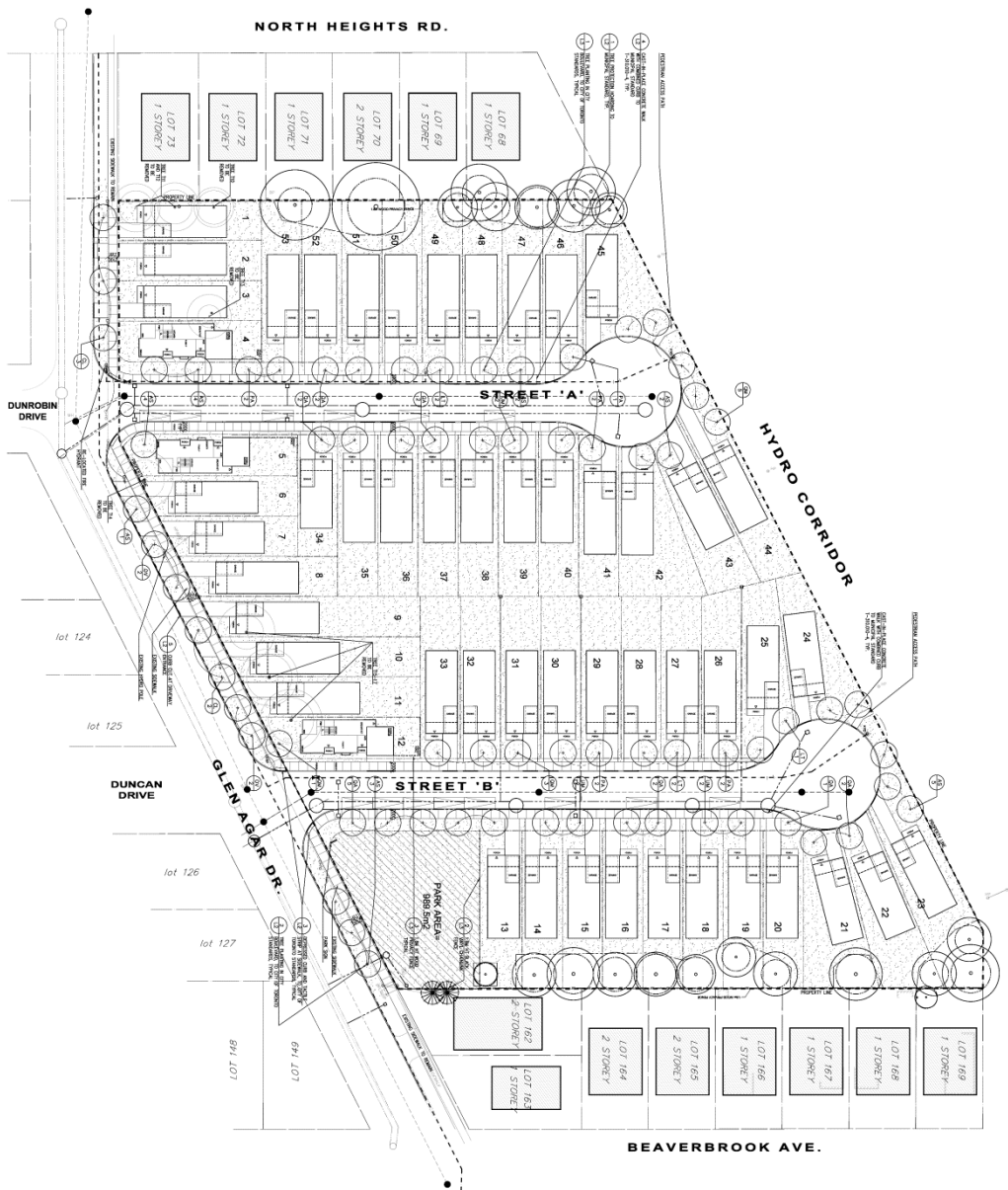
Applicant's Submitted Drawing
 Not to Scale
 01/19/2017



19 Glen Agar Drive

File # 15 177458 WET 03 OZ
 File # 15 177470 WET 03 SB

Attachment 2: Landscape Plan



Landscape Plan

Applicant's Submitted Drawing

Not to Scale

01/19/2017

19 Glen Agar Drive

File # 15 177458 WET 03 OZ

File # 15 177470 WET 03 SB

Attachment 3: Draft Plan of Subdivision



Draft Plan of Subdivision

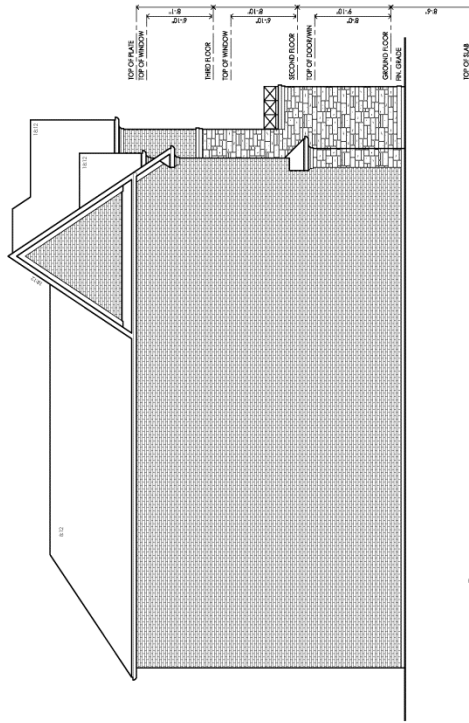
Applicant's Submitted Drawing
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 02/01/2017



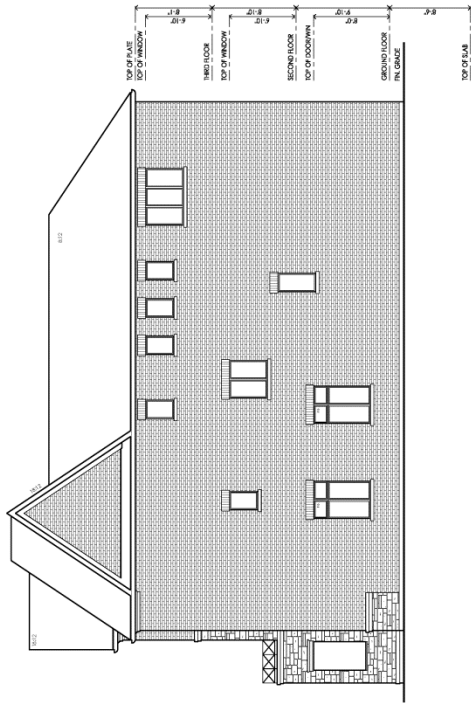
19 Glen Agar Drive

File # 15 177458 WET 03 OZ
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Attachment 5: Elevations (Typical)



Left Elevation - Building A



Right Elevation - Building A

19 Glen Agar Drive

File # 15 177458 WET 03 0Z

File # 15 177470 WET 03 SB

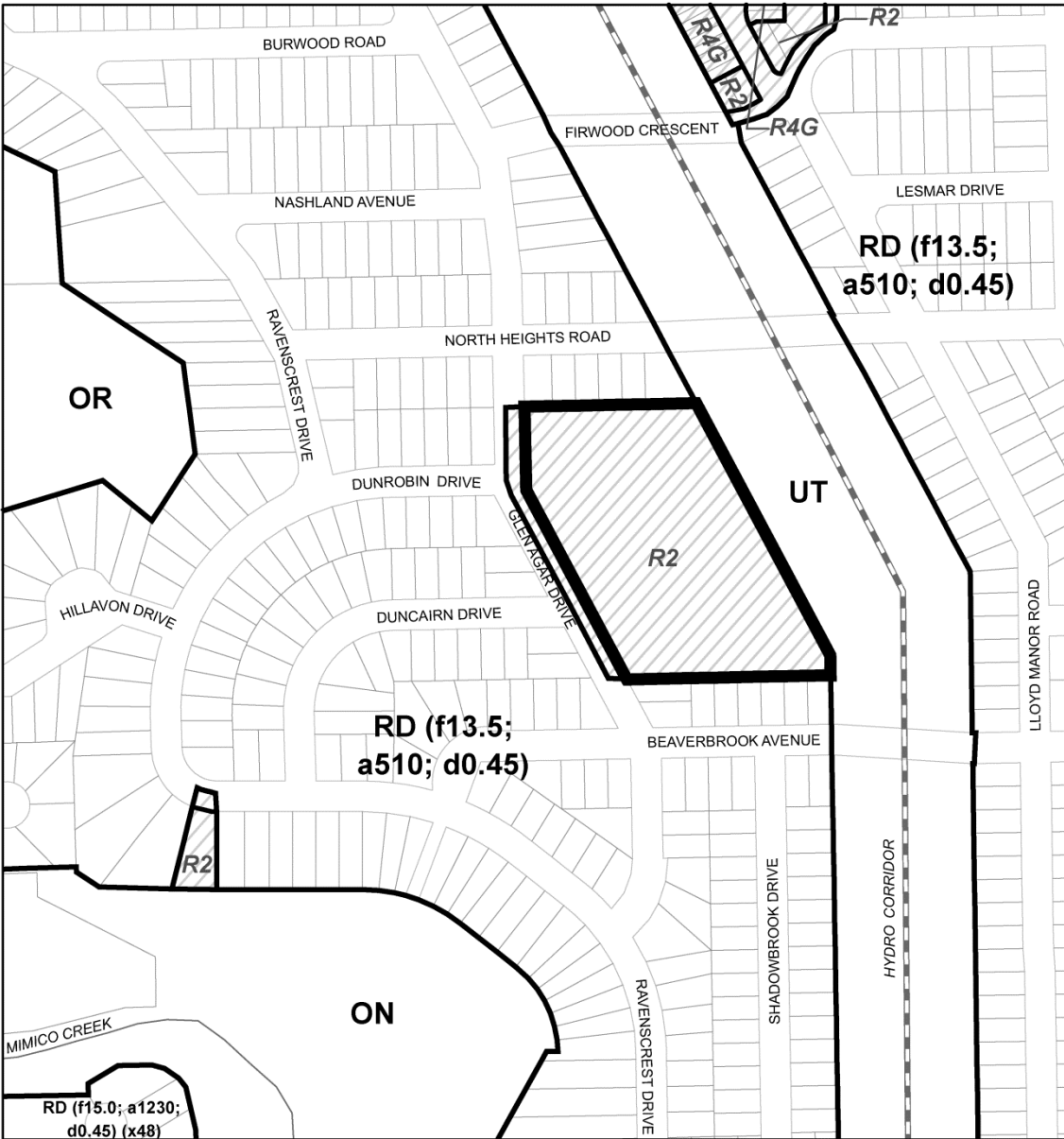
Typical Left and Right Elevations

Applicant's Submitted Drawing

Not to Scale

01/19/2017

Attachment 6: Zoning



Zoning

19 Glen Agar Drive
File # 15 177458 WET 03 0Z
File # 15 177470 WET 03 SB

Location of Application

RD Residential Detached **OR** Open Space Recreation
ON Open Space Natural **UT** Utility and Transportation

See Former City of Etobicoke By-Law No. 11,737

R2 Second Density Residential Zone
R4G Fourth Density Group Residential Zone



Not to Scale
 Extracted: 01/19/2017

Attachment 7: Application Data Sheet

APPLICATION DATA SHEET

Application Type Details	Rezoning Rezoning, Standard	Application Number:	15 177458 WET 03 OZ
		Application Date:	June 19, 2015

Municipal Address: 19 Glen Agar Drive
 Location Description: PLAN 4532 BLK F **GRID W0303
 Project Description: The application proposes amendments to the Etobicoke Zoning Code to permit the development of a residential project consisting of 53 single-detached dwellings.

Applicant:	Agent:	Architect:	Owner:
MINTO 19 GLEN AGAR INC			MINTO 19 GLEN AGAR INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	569-2013
Zoning:	R2	Historical Status:	
Height Limit (m):	11	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	24374	Height:	Storeys:	3	
Frontage (m):	195		Metres:	11.5	
Depth (m):	112				
Total Ground Floor Area (sq. m):	0				Total
Total Residential GFA (sq. m):	20164		Parking Spaces:	106	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	20164				
Lot Coverage Ratio (%):	31.4				
Floor Space Index:	0.83				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	20164	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	53	Institutional/Other GFA (sq. m):	0	0
Total Units:	53			

CONTACT: **PLANNER NAME:** **Travis Skelton, Assistant Planner**
TELEPHONE: **(416) 394-8245**

Attachment 8: Draft Zoning By-law Amendment

CITY OF TORONTO BY-LAW No. xxx-2017

To amend Chapters 320 and 324 of the former City of Etobicoke Zoning Code with respect to the lands municipally known as 19 Glen Agar Drive in the year 2017.

Whereas Council of the City of Toronto has the authority pursuant to 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 the Zoning Map referred to in Section 320-5, Article II of the Zoning Code, and originally attached to Township of Etobicoke By-law No. 11737, is hereby amended by changing the classification of the lands located in the former Township of Etobicoke as described in Schedule '1' attached hereto from Second Density Residential (R2) to Second Density Residential (R2) and Public Open Space Zone (OS), provided the following provisions shall apply to the development of the lands described in Schedule '1'.
2. Notwithstanding the corresponding provisions of the Etobicoke Zoning Code, the following development standards shall now be applicable to the lands identified on Schedule '1' attached hereto.
 - A. Definitions
 - (a) Coverage: The percentage of the lot area covered by the building. It shall include attached private garages, but shall exclude a building or part thereof which is completely below grade, and building projections into yards or courts such as open and unroofed porches, verandas and terraces, exterior steps, cornices, chimneys, fire-escapes, stairways, ramps and open loading platforms.
 - (b) Grade: The average finished grade level at the intersection of the side yard lot lines and the front yard lot line
 - (c) Gross Floor Area: The total area of all floors in a building between the outside faces of the exterior walls, except for storage rooms where the floor area level is at least 0.6m below grade, or parking areas for motor vehicles and mechanical rooms. Laundry and recreation rooms located in cellars shall be excluded. Note: a floor area having a ceiling height greater than 4.6m shall be doubled for the purpose of calculating Gross floor Area.

- (d) Height: The perpendicular distance measured from the average finished grade level at the intersection of the side yard lot lines and the front yard lot line to the midpoint of the roof in the case of pitched roofs.
- (e) Juliette Balcony: A railing at the outer plane of a window-opening reaching the floor, and having, when the window is open, the appearance of a balcony.
- (f) Minor Projections: For the purposes of this By-law, "minor projections" mean building elements which may project from the main wall of the building and may include associated foundations where required, including chimney breasts, roof eaves, bay windows, window sills, railings, cornices, porches, balconies, canopies, exterior stairs and ramps, guard rails, and balustrades.
 - (i) Notwithstanding the above, raised decks, terraces and Juliette balconies are not permitted above the level of the finished first floor elevation of any single detached dwelling along the south side of Block C, D, H and the north side of Block A, as shown on Schedule "2" attached hereto.

B. Permitted Uses

- (a) No building or structures shall be erected or used on the lands with a Zone Symbol R2, except for the following uses:
 - (i) Single-detached dwellings.
- (b) No building or structures shall be erected or used on the lands with a Zone Symbol OS, except for the following uses:
 - (i) Public parks and their related recreation facilities, including arts and cultural facilities, swimming pools, skating rinks, curling rinks, tennis courts, bowling greens, stadia, field houses, playlots, playgrounds, playfields, bandstands, washrooms, greenhouses, garden allotments, plant nurseries, community recreation buildings, and any services associated with the uses listed herein, including roadways and parking areas required to support such uses.
- (c) A temporary sales office for the purpose of marketing and sales of units related to the development on the lands identified in Schedule '1' shall be permitted and shall be exempt from all development standards listed in this By-law or the Zoning Code.

C. Development Standards

For the purpose of this By-law, the development standards to be applied for each single detached dwelling in Zone Symbol R2, as shown on Schedule '2', attached hereto, shall be as follows:

Block Number	Block A	Block B	Block C	Block D	Blocks E, F, G
Maximum number of single-detached dwellings	12	27	8	3	3
Maximum height of peaked roof dwellings	11.65 metres	11.65 metres	11.65 metres	11.65 metres	11.65 metres
Maximum dwelling depth	20.0 metres	20.0 metres	20.0 metres	20.0 metres	22.0 metres
Minimum front yard landscaped area	50 percent	50 percent	50 percent	50 percent	50 percent
Minimum percentage of front yard landscaped area to be soft landscaping	70 percent	70 percent	70 percent	70 percent	70 percent
Maximum driveway width	3.5 metres	3.5 metres	3.5 metres	3.5 metres	6.0 metres
Minimum lot area	338 square metres	250 square metres	329 square metres	329 square metres	305 square metres
Maximum lot coverage	55 percent	55 percent	55 percent	55 percent	55 percent
Minimum lot frontage per dwelling unit (measured at 7.5 metres from front lot line)	9.15 metres	9.15 metres	9.15 metres	9.15 metres	9.41 metres
Minimum front yard setback	4.50 metres	4.50 metres	4.50 metres	4.50 metres	4.50 metres
Minimum front yard setback to garage	5.6 metres	5.6 metres	5.6 metres	5.6 metres	0.6 metres
Minimum rear yard setback	11.40 metres	6.30 metres	11.40 metres	9.80 metres	6.0 metres
Minimum side yard setback	One side 0.60 and one side 1.20 metres	One side 0.60 and one side 1.20 metres	One side 0.60 and one side 1.20 metres	One side 0.60 and one side 1.20 metres	One side 0.60 and one side 1.20 metres
Maximum distance a minor projection may extend into a setback, but in no case less than 0.6 metres to any lot line	Front: 1.5 metres Side: 1.5 metres Rear: 3.0 metres	Front: 1.5 metres Side: 1.5 metres Rear: 3.0 metres	Front: 1.5 metres Side: 1.5 metres Rear: 3.0 metres	Front: 1.5 metres Side: 1.5 metres Rear: 3.0 metres	Front: 1.5 metres Side: 1.5 metres Rear: 3.0 metres

Minimum number of parking spaces in an attached private garage	1 (one) per dwelling unit having internal dimensions of at least 2.7 metres wide by 6.0 metres long	1 (one) per dwelling unit having internal dimensions of at least 2.7 metres wide by 6.0 metres long	1 (one) per dwelling unit having internal dimensions of at least 2.7 metres wide by 6.0 metres long	1 (one) per dwelling unit having internal dimensions of at least 2.7 metres wide by 6.0 metres long	2 (two) per dwelling unit having internal dimensions of at least 2.7 metres wide by 6.0 metres long
Minimum number of private parking spaces within a driveway in front of the garage	1 (one) per dwelling unit	1 (one) per dwelling unit	1 (one) per dwelling unit	1 (one) per dwelling unit	Nil
Minimum number of visitor parking spaces	Nil	Nil	Nil	Nil	Nil

- a) Notwithstanding Section C above:
 - (i) Internal stairs providing access to the dwelling unit are permitted to project into the minimum required internal parking space dimensions by 0.60 metres in length and 0.30 metres in width.
 - (ii) Stairs may project an additional 1.0 metres into a front or rear setback
3. Within the lands shown on Schedule '1' attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - a) All new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - b) All water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
4. Where the provisions of this By-law conflict with the provisions of the former City of Etobicoke Zoning Code, the provisions of this By-law shall take precedence.
5. Unless otherwise noted, this By-law shall apply collectively to the lands described in Schedule '1' annexed hereto, notwithstanding their future division into parcels and shall be deemed to have an area of 24,374 square metres.
6. Despite any existing or future severance, partition, or division of the Lands, the provisions of this By-law shall apply to the whole of the Lands as if no severance,

partition or division occurred.

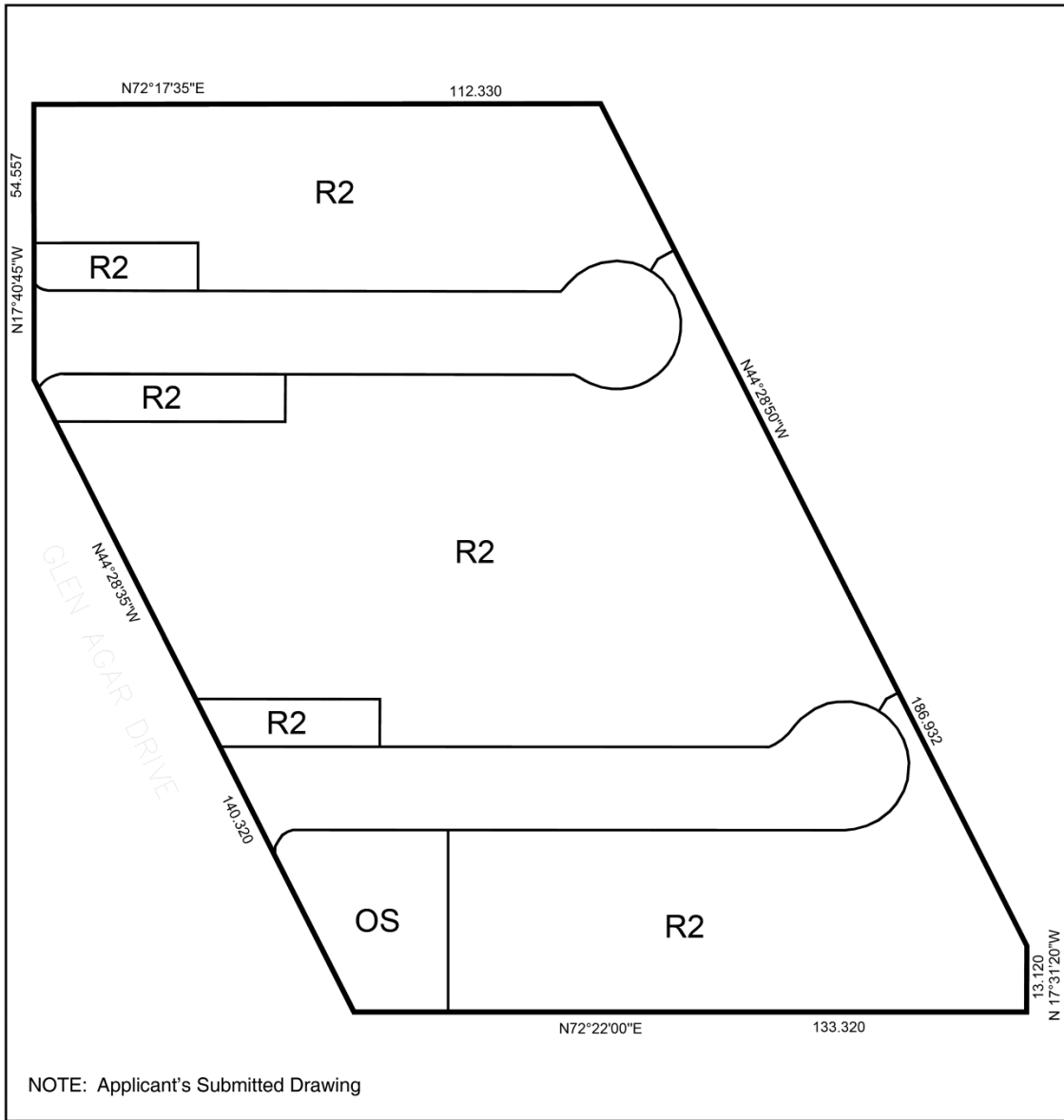
7. Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this By-law by adding the following to Section 324-1, Table of Site Specific By-law:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
xxx-2017 xxx xx, 2017	Lands located east of Glen Agar Drive between North Heights Road and Beaverbrook Avenue, municipally known as 19 Glen Agar Drive.	To rezone the lands from Second Density Residential (R2) to Second Density Residential (R2) and Public Open Space Zone (OS) to permit up to 53 single-detached dwellings, subject to site specific development standards.

ENACTED AND PASSED this xx day of xxx, A.D. 2017.

FRANCES NUNZIATA, ULLI S. WATKISS
Speaker City Clerk

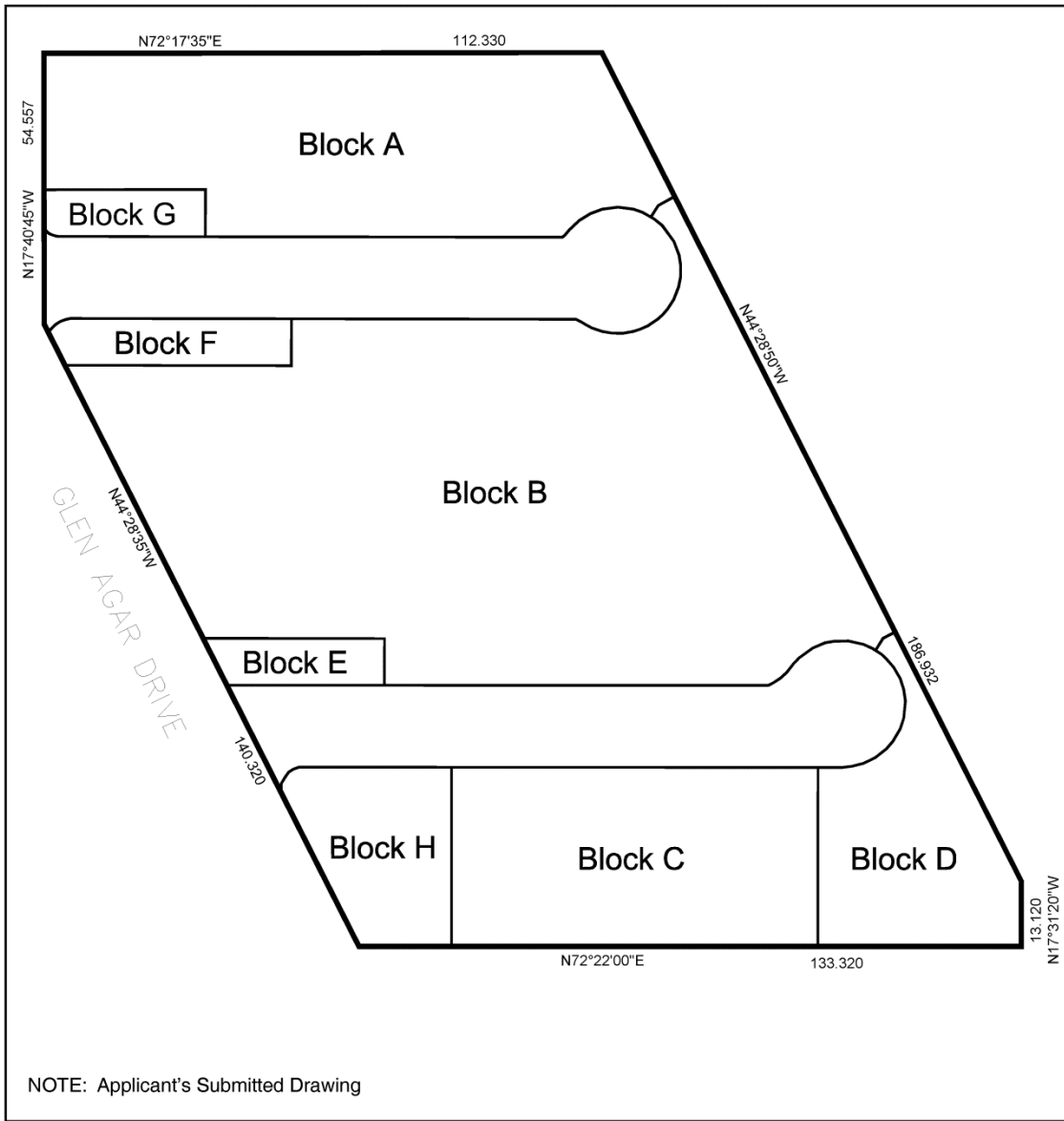
(Corporate Seal)



Toronto City Planning
Schedule A

19 Glen Agar Drive
 File # 15 177458 WET 03 0Z
 File # 15 177470 WET 03 SB

↑
 Not to Scale
 02/02/2017



TORONTO City Planning
 Schedule B

19 Glen Agar Drive
 File # 15 177458 WET 03 0Z
 File # 15 177470 WET 03 SB

↑
 Not to Scale
 01/19/2017

Attachment 9: Draft Plan of Subdivision Conditions

LEGAL SERVICES

1. The Owner shall enter into the City's standard Subdivision agreement and satisfy all of the pre-registration conditions contained therein;

CITY PLANNING

2. The Owner shall provide to the Director of Community Planning, North York District, confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department, City of Toronto (statement of account or Tax Clearance Certificate) and that there are no outstanding City initiated assessment or tax appeals made pursuant to Section 40 of the assessment Act or the provisions of the City of Toronto Act, 2006. In the event that there is an outstanding City initiated assessment or tax appeal, the Owner shall enter into a financially secured agreement with the City satisfactory to the City Solicitor to secure payment of property taxes in the event the City is successful with the appeal;
3. 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;

ENGINEERING AND CONSTRUCTION SERVICES

4. Enter into the City's standard subdivision agreement for the design and construction of all municipal roads and services as well as any upgrades that may be required to the existing municipal infrastructure and satisfy all pre-registration conditions.
5. Dedicate all roads, corner roundings, and road widenings shown on the plan for this development to the satisfaction of the Executive Director of Engineering and Construction Services.
6. Convey all necessary easements to the City shown on the plan for this development to the satisfaction of the Executive Director of Engineering and Construction Services.
7. Convey lands required to the City for park purposes.

8. Prepare all documents to convey lands in fee simple and easement interests to the City for nominal consideration, such lands to be free and clear of all physical and title encumbrances to the satisfaction of the Executive Director of Engineering and Construction Services in consultation with the City Solicitor.
9. Submit a draft Reference Plan of Survey, in metric units and integrated to the 1983 North American Datum (Canadian Spatial Reference System) and the 3 degree Modified Transverse Mercator Projection), showing as separate PARTS thereof the lands to be conveyed to the City to the Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office.
10. Pay all costs for preparation and registration of reference plan(s).
11. Provide a detailed Stormwater Management Report, and apply stormwater management techniques in the development of this subdivision to the satisfaction of the Executive Director of Engineering and Construction Services.
12. Conduct an environmental site assessment for lands to be conveyed to the City in accordance with the terms and conditions of the standard subdivision agreement, including providing payment for a peer reviewer and submission of an RSC.
13. Pay engineering and inspection fees in accordance with the terms and conditions of the standard subdivision agreement.
14. Submit financial securities in accordance with the terms of the standard subdivision agreement.
15. Provide certification to the Executive Director of Engineering and Construction Services by the Professional Engineer who designed and supervised the construction, that the site servicing facilities have been constructed in accordance with the accepted drawings.
16. Provide a Composite Utility Plan (CUP) illustrating the locations and dimensions of all existing and proposed development related underground and above ground utility services and structures, and street trees within the City rights-of- way. The CUP must be signed off by all the utility companies and the City's Parks, Forestry & Recreation Division prior to acceptance of the Engineering plans by the Executive Director of Engineering and Construction Services.

17. 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.

18. Include the following warning clause in the subdivision agreement:

"The Purchaser/Tenant and/or Lessee specifically acknowledges and agrees that the residential unit is fitted with a sump pump for the purpose of draining stormwater from the foundation of the building and pumping it to the exterior of the building for disposal by permeation into the ground and by runoff. A stormwater connection to the City's storm service is prohibited by City By-law. It is the homeowner's/occupier's responsibility to maintain the sump pump and to ensure its proper operation at all times."

PARKS, FORESTRY AND RECREATION

19. 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).

20. The Owner will be required to convey the 0.09895 ha (989.5 m²) 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, PFR.

21. 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

22. Prior to conveying the parkland to the City, the Owner must:

22.1. 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, PFR;

- 22.2. 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);
- 22.3. 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;
- 22.4. 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.
- 22.4.1. In the opinion of the Qualified Person:
- 22.4.1.1. 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
 - 22.4.1.2. To the extent that the opinion in 22.4.1.1 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.
- 22.4.2. Land to be conveyed to the City meets either:
- 22.4.2.1. 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

22.4.2.2. 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.

22.5. The Qualified Person's statement, referenced in 4.4 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.

22.6. For conveyance of lands requiring a Record of Site Condition:

22.6.1. File the Record of Site Condition on the Ontario Environmental Site Registry; and

22.6.2. 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, PFR.

Park Construction

Base Park Improvements

23. 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 PFR;
 - 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.
24. All work is to be completed to the satisfaction of the General Manager, PFR.
 25. 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, PFR.
 26. 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.
 27. 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, PFR when determining a revised delivery date for the park block.
 28. 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 PFR'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, PFR. 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

29. 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

30. 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, PFR.
31. 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:

32. 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 (PFR). 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, PFR, 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, PFR, and a letter of credit equal to 120% of the Parks and Recreation Development Charges payable for the development. 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

33. 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, PFR.
34. 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, PFR.

35. 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, 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, PFR when determining a revised delivery date for the park block.
36. 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 PFR'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, PFR. 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

37. 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, PFR be less than the Parks and Recreation component of the Development Charges for the development, the difference shall be paid to the City by certified cheque prior to a reduction of the Above Base Park Improvement Letter of Credit. Upon the City's acceptance of the certificate, the Letter(s) of Credit will be released less 20% which will be retained for the 2 year guarantee known as the Parkland Warranty Period.
38. 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).
39. 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.

40. Spare or replacement parts, special tools, etc. as provided by manufacturers, if any, are to be provided to PFR.

TORONTO DISTRICT SCHOOL BOARD

41. The Owner shall erect and maintain signs, at points of egress and ingress of the development site, advising that:
 - i. 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;
42. The Owner shall agree, in the Subdivision Agreement, to include the following warning clauses in all offers of purchase and sale of residential units (prior to registration of the plan, and for a period of 10 years following registration of the agreement), that:

"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, in accordance with the Board's policy, that students will not be bussed home to school, but will meet the bus at a designated locations in or outside of the area."

HYDRO ONE

43. Prior to final approval, copies of the lot grading and drainage plan, showing existing and final grades, must be submitted to Hydro One Networks Inc.(HONI) in triplicate for review and approval. Drainage must be controlled and directed

away from Ontario Infrastructure & Lands Corp(OILC)/HONI transmission corridor.

44. Temporary fencing must be installed along the edge of the transmission corridor prior to the start of construction at the developer's expense.
45. Permanent 1.5 meter fencing must be installed along the mutual property line after construction is completed.
46. HONI transmission corridor is not to be used without the express written permission of HONI on behalf of OILC. During construction there will be no storage of materials or mounding of earth, snow or other debris on the transmission corridor. The proponent will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon resulting from construction of the subdivision.
47. The proponent must obtain approval from HONI on behalf of OILC for any uses (ie. Parking, landscaping, road crossings, etc.) as shown on the circulated plans. Proposals for any secondary land use on the corridor are processed through the Provincial Secondary Land Use Program (PSLUP). The Proponent must contact Jim Oriotis, Senior Real Estate Coordinator at (905) 946-6261 to begin this process.
48. Access to, and road construction on the OILC/HONI transmission corridor is not to occur until the legal transfer of lands or interests are completed.
49. The costs of any relocations or revisions to HONI facilities that are necessary to accommodate this subdivision will be borne by the developer.
50. If the proposed development is within close proximity to a Transmission or Distribution station the following applies:

The Developer hereby confirms and agrees that every agreement of purchase and sale heretofore and hereafter entered into by the Developer with any purchasers of any unit or proposed unit in the Development contains the following notice/warning provisions (or clauses substantially similar thereto in all respects), namely: "Each unit purchaser and/or Lessee specifically acknowledges and agrees that the development of the Lands upon which this Development is being (or has been) constructed, will be (or has been) undertaken and completed in accordance with any requirements that may be imposed from time to time by and Governmental Authorities.

Development to facilities, installations and/or equipment owned and/or operated by HONI may result in noise, vibration, electromagnetic interference and stray current transmissions (hereinafter collectively referred to as the "Interferences") to this Development, and despite the inclusion of control features within this Development, Interferences from the aforementioned sources may, occasionally interfere with some activities of the occupants in this Development. Notwithstanding the above, each unit purchaser and /or lessee agrees to indemnify and save HONI and harmless, from and against all claims, losses, judgments or actions arising or resulting from any and all of the Interferences. In addition, it is expressly acknowledged and agreed that HONI does not, and will not accept any responsibility or liability for any of the Interferences in respect of this Development and/or its occupants. Furthermore, there may be alterations and/or expansions by HONI to its facilities and/or transformer station which may temporarily affect the living environment of the residents notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the Development. HONI will not be responsible for any complaints or claims or any kind howsoever arising from use, expansion and/or alterations of such facilities and/or operations on, over or under its transformer station. Furthermore, each unit purchaser and/or lessee acknowledges and agrees that an electromagnetic, stray current and noise-warning/vibration clause similar to the foregoing shall be inserted into any succeeding or subsequent sales agreement, lease or sublease, and that this requirement shall be binding not only on the Purchaser hereunder but also upon the Purchaser's respective heirs, estate trustees, successors and permitted assigns, and shall not cease or terminate on the closing of this purchase and sale transaction with the Vendor/Declarant."

51. The transmission lines abutting this subdivision operate at 500,000, 230,000 or 115,000 volts. Section 188 – Proximity – of the Regulations for Construction Projects in the Occupational Health and Safety act, requires that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.

URBAN FORESTRY

52. 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.

53. 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.
54. 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.
55. 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.
56. Prior to the registration of the plan of subdivision, the Owner agrees to submit an application and pay the required application fees, tree value and contractor's service agreement for the removal of trees that are subject to the City's Street By-law and associated regulations in effect on the date of draft approval of the plan of subdivision, all 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 hereby 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 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 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 Manger 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).

CANADA POST

66. Canada Post Corporation appreciates the opportunity to comment on the above noted plan and it is requested that the developer be notified of the following:
67. In order to provide mail service to the development, Canada Post requests that the owner/developer comply with the following conditions:
68. The Owner shall consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
69. The Owner agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Toronto.
70. The Owner agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
71. The Owner shall be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.
72. The Owner agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:
 - (a) A Community Mailbox concrete base pad per Canada Post specifications;
 - (b) Any required walkway across the boulevard, as per municipal standards;
 - (c) Any required curb depressions for wheelchair access.
73. The Owner further agrees to determine, provide and fit up a suitable **gravel** area **30 to 60 days prior to the first occupancy** to act as a Temporary Community Mailbox location(s) which may be utilized by Canada Post until the permanent mailbox pads, curbs, sidewalks and final grading have been completed at the permanent CMB site locations. This will enable Canada Post to provide mail

service to new residences as soon as homes are occupied. Specifications for this gravel area will be provided at the time the Owner notifies Canada Post of the first occupancy date. (The Owner shall provide evidence of how they intend to coordinate this activity in a timely manner to a safe and clean usable area).

74. The Owner agrees to contact Canada Post directly as the project nears completion, to communicate the first occupancy date at which time Postal Coding will be provided. Existing postal coding will not apply and new postal codes will be issued for this development.
75. The Owner agrees to notify all new homebuyers of the process to initiate Mail Delivery with the following clause:

Once the homeowner has closed their home sale, the new homeowner can go to the local Post office and show their warranty documentation as well as a license for identification to begin the process of requesting mail delivery. Of note, any mail which has been sent to this homeowner in the interim – to this new address - will also be available for pickup at this local Post Office - this is where mail will be held until mail delivery begins. The location of the Local Post Office is 145 The West Mall, Etobicoke, ON, Phone number 647-321-0469.