

**4208, 4210 and 4214 Dundas Street West – Plan of Subdivision Application – Final Report**

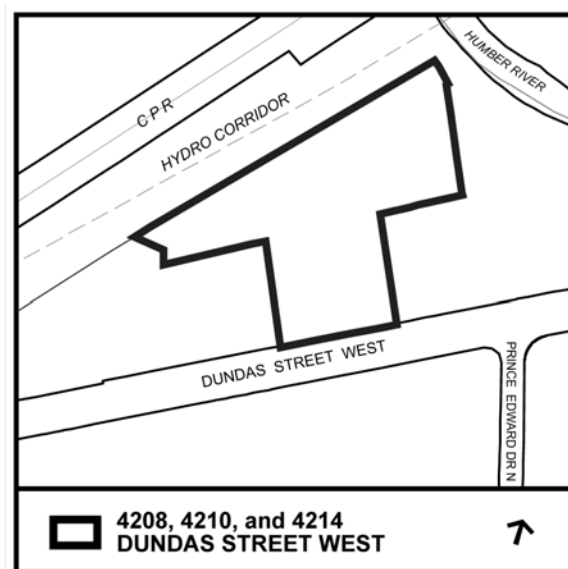
<b>Date:</b>	September 26, 2017
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 4 – Etobicoke Centre
<b>Reference Number:</b>	16 250552 WET 04 SB

**SUMMARY**

This application proposes to create the blocks and public road network that would facilitate the redevelopment of 4208, 4210 and 4214 Dundas Street West. The Plan of Subdivision would facilitate the development of a 21-storey residential building, stacked townhouses in two blocks and an 8-storey mixed use building to be the subject of future condominium applications. The plan includes a public park to be conveyed to the City, a ravine parcel to be conveyed to the Toronto Region Conservation Authority, a north-south public road and a block to be conveyed to the City for a portion of a proposed future east-west connecting public road.

The proposed Plan of Subdivision reflects the recently approved site specific Official Plan and Zoning By-law Amendments.

This report reviews the Plan of Subdivision application and 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 4.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. 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 the report from the Director, Community Planning, Etobicoke York District, dated September 26, 2017 subject to:
  - a. The conditions as generally listed in Attachment 4 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.

## DECISION HISTORY

On December 13, 2016, City Council approved an application to amend the Official Plan and former City of Etobicoke Zoning Code to permit a mixed-use development at 4208, 4210 and 4214 Dundas Street West. The development would include an 8-storey (35 metre) mixed-use building fronting Dundas Street West, 3-storey (13 metre) stacked townhouses, a 21-storey (72 metre) residential apartment building at the rear of the site, a public road and a public park (see Attachment 1: Site Plan). The proposed development would contain a total of approximately 399 residential units and 36,840 m<sup>2</sup> of gross floor area, of which 3,035 m<sup>2</sup> would be comprised of retail uses on the lower floors of the 8-storey building fronting Dundas Street West. A total of 522 vehicular parking spaces are proposed. Vehicular access would be provided by a new public road which would extend northward from Dundas Street West toward the rear of the site. A private driveway would provide access to the rear residential buildings. A westward continuation of the public road would be provided on the south side of a new public park, to be located at the northwest portion of the site.

City Council's decision, the Final Report and a Supplementary Report can be viewed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY18.5>

The Bills implementing the Official Plan Amendment (By-law No. 462-2017) and Zoning By-law Amendment (By-law No. 463-2017) were enacted by City Council on April 28, 2017.

## **ISSUE BACKGROUND**

### **Proposal**

This application proposes to create the necessary blocks and public road network to facilitate the redevelopment of the site with a 21-storey residential building, two blocks of stacked townhouses and an 8-storey mixed use building. The plan contemplates a new north-south public street, a block to be conveyed to the City for a future connecting east-west public street, a 1,580 m<sup>2</sup> new public park, a ravine lot to be conveyed to the Toronto Region Conservation Authority, a road widening along the Dundas Street West frontage and a daylight triangle. The proposal includes public and municipal easements through a private driveway system joining the public road. The proposed conditions of draft plan approval carry forward the subdivision concepts created through the Section 37 provisions in the site specific Zoning By-law Amendment.

### **Site and Surrounding Area**

The site is located on the north side of Dundas Street West, just west of Prince Edward Drive North and is comprised of three properties municipally known as 4208, 4210 and 4214 Dundas Street West.

The site is 1.91 hectares in size, roughly "T-shaped" and has a frontage of 80.5 metres on Dundas Street West. The site is configured with a rectangular portion fronting Dundas Street West, and a wider, triangular-shaped portion comprising the rear of the site, bounded by a rail and hydro corridor to the north and the Humber River Valley to the northeast. The northeast portion of the site consists of a steep vegetated valley that slopes down approximately 28 metres to the Humber River.

The site is currently occupied by two low-rise (2-storey) office buildings fronting Dundas Street West (4210 and 4214 Dundas Street West), and a RONA retail store in the northeast corner of the site (4208 Dundas Street West). A number of storage buildings associated with the RONA operation are also located on the site. In total, there was approximately 6,200 m<sup>2</sup> of non-residential space on the lands (2,560 m<sup>2</sup> retail space, 2,120 m<sup>2</sup> of office and 1,600 m<sup>2</sup> of warehouse and covered outdoor storage), as of 2016, but a portion of this space has been demolished. The remainder of the site is an asphalted parking area that extends into the hydro corridor to the north.

The immediate area is characterized by a mix of low-rise commercial uses and residential apartment buildings along Dundas Street West. Surrounding uses include:

North: Hydro One corridor, Canadian Pacific Railway corridor, Lambton Woods Park, Humber River Valley, as well as the outdoor amenity space of a residential apartment building.

East: Along the north side of Dundas Street West, a 2-storey commercial building, a 3-storey mixed use building, and residential buildings ranging between 3 and 8 storeys. East of the rear of the site is the Humber River Valley and Lambton Park.

South: On the south side of Dundas Street West, 1- to 3-storey commercial and mixed use buildings, a vacant site with approval for an 8-storey residential building and townhouses.

West: Along the north side of Dundas Street West, a 1-storey veterinary clinic, a gas station with car wash, a 1-storey commercial plaza and a 6-storey condominium apartment building. West of the rear of the site, the Hydro One corridor, Canadian Pacific Railway corridor, and two residential buildings (14-storey and 11-storey).

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

The Provincial Policy Statement (2014) provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;

- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act* to conform, or not conflict, as the case may be, with the Growth Plan.

## **Official Plan**

The lands are designated *Mixed Use Areas*, *Parks and Open Space Areas* and *Natural Areas* on Land Use Map 14 of the Official Plan and subject to Site and Area Specific Policy No. 277 (SASP 277) which was adopted in 2006 to implement the Dundas Street West Avenue Study, as amended by the site-specific Official Plan Amendment (By-law No. 462-2017), approved in 2016 and enacted in 2017. The Dundas Street West portion of the site is also identified as an Avenue on Map 2 – Urban Structure of the Official Plan. The northeast section of the site is also shown as Natural Heritage System on Map 9.

Avenues are areas where growth and reurbanization are intended to occur. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Policy 4.5.2 of the Plan contains a number of criteria for development in *Mixed Use Areas* that refer to locating and massing new buildings to provide a transition between areas of different development intensity and scale while limiting impacts on neighbouring streets, parks, open spaces and properties. The development criteria contained in the *Mixed Use Areas* policies are also supplemented by development criteria outlined in the Built Form policies in Section 3.1.2 and 3.1.3 of the Official Plan.

*Parks and Open Space Areas* are the parks and open spaces, valleys, watercourses and ravines, portions of the waterfront, golf courses and cemeteries that comprise a green open space network in Toronto. The areas shown as *Natural Areas* will be maintained primarily in a natural state.

The lands at the northeast corner of the site are also shown as natural heritage system on Map 9 of the Official Plan, in Chapter 3, Section 3.4 The Natural Environment. Development is generally not permitted in the natural heritage system shown on Map 9. The natural heritage system is comprised of areas where protecting, restoring and enhancing the natural features and functions should be given high priority in city-building

decisions. Where the underlying land use designation provides for development, it will maximize opportunities to reduce negative impacts on, protect, restore, enhance and extend the system. Under Policy 3.4.8, development must be set back at least 10 metres from the top-of-bank of valleys, ravines, bluffs and other natural hazards. Where the underlying land use designation provides for development in or near the natural heritage system, development will recognize natural heritage values and potential impacts on the natural ecosystem as much as is reasonable in the context of other objectives for the area; and, minimize adverse impacts and when possible, restore and enhance the natural heritage system. Lands below the top of bank may not be used to calculate permissible density in the Zoning By-law.

SASP 277 retains the land use designations over the site, with the exception that it prohibits townhouse development on the north side of Dundas Street West but with an exception for stacked townhouses to be permitted on this site if located more than 60 metres from Dundas Street West. The SASP also specifically addresses the rear portion of the subject site, stating that the "lands between the railway corridor and beyond the 80-metre distance from the Dundas Street edge should be the subject of a separate review process because of its distance from the Dundas Street edge and the opportunities for greater building heights and densities." SASP 277 also includes a provision that requires development at 4208, 4210 and 4214 Dundas Street West to be set back an average of 10 metres from the long term stable top-of-bank of the valley, and in no case less than 6.5 metres.

SASP 277 incorporates Urban Design Guidelines to provide a framework to guide growth and development. New development is required to be consistent with these Guidelines that address built form and massing, site organization, vehicle parking, servicing, pedestrian linkages, landscaping, streetscape improvements and public open spaces. The Urban Design Guidelines recommend limiting the height of the buildings fronting Dundas Street West to 6 storeys (18.5m).

The Official Plan also contains a number of policies related to the Public Realm (Section 3.1.1), Housing (Section 3.2.1) and Community Services and Facilities (3.2.2) that were considered in the review of the previous Official Plan and Zoning By-law Amendment applications.

## **Zoning**

The site is subject to site-specific By-law No. 463-2017 which amends By-law No. 717-2006, the implementing Zoning By-law for SASP 277 in the City of Etobicoke Zoning Code. The zoning at 4208, 4210 and 4214 Dundas Street West is Commercial General (Avenues) (CG-AV) in the first approximately 70 metres north of Dundas Street West; Commercial General (CG) in the rear of the site in the middle; and Open Space (OS) in the rear of the site at both the west and east sides of the property. This site specific Zoning By-law permits a 21-storey residential building (72 metres), 80 stacked townhouses (13.5 metres) and an 8-storey (36.0 metres) mixed-use building, as well as a public park and ravine conservation lands. The bylaw includes specific regulations

regarding other matters, such as amenity space, building envelope dimensions, vehicular parking, etc.

City-wide Zoning By-law No. 569-2013 does not apply to this site because it had a site specific zoning that had been implemented through an Avenue Study.

### **Site Plan Control**

On December 23, 2016, an application for Site Plan Control was submitted for the first phase of construction on this site. The first phase consists of the roads, park, ravine lot, the 21-storey building and the stacked townhouses located at the rear of the site.

On June 28, 2017, an application for Site Plan Control was submitted for the second phase of construction on this site. The second phase consists of the 8-storey mixed-use building fronting Dundas Street West.

Both of these Site Plan Control applications are currently under review.

### **Reasons for Application**

A Draft Plan of Subdivision is required to create the public road network and blocks to facilitate the redevelopment of the site with a 21-storey residential building, stacked townhouses, an 8-storey mixed-use building, a public park and the ravine conservation lot.

### **Community Consultation**

Under the *Planning Act*, for Subdivision applications, a Community Consultation Meeting is not required. Deputations, however, may be made at the Etobicoke York Community Council Meeting.

### **Agency Circulation**

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

## **COMMENTS**

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

Staff are of the opinion that the proposed development application is consistent with the Provincial Policy Statement (2014) and conforms (and does not conflict) with the Growth Plan for the Greater Golden Horseshoe (2017). The Growth Plan requires building complete communities, including recreation and green space, and addressing stormwater management, watershed planning and developing a culture of conservation. The proposed development includes a new public park, conveyance of ravine lands adjacent to the Humber River to the Toronto Region Conservation Authority and will address the relocation of the nesting habitat of endangered barn swallows.

## **Land Use**

The proposed Plan of Subdivision application conforms with the Official Plan Site and Area Specific Policy No. 277 (SASP 277), as amended by By-law No. 462-2017 which contemplates a tall building and stacked townhouses at the rear of the site and a mid-rise building fronting Dundas Street West. SASP 277, as amended by By-law No. 462-2017, also allows for development to be located an average of 10 metres from the top-of-bank, and at no point less than 6.5 metres away.

## **Recommended Conditions of Draft Plan Subdivision Approval**

The proposed Conditions of Draft Plan of Subdivision Approval (see Attachment 4) would secure the public roads as well as the technical requirements of the development including among other matters, the construction of a new public road and infrastructure network, environmental remediation of proposed City owned lands, the development of a new public park and conveyance of ravine lands to the Toronto Region Conservation Authority. The proposed conditions carry forward the subdivision concepts created through the Section 37 provisions in the site specific Zoning By-law Amendment. Review of the proposed draft plan and preparation of associated conditions has included consideration of the matters set out in Section 51(24) of the *Planning Act*. The proposed draft plan conditions provide for the registration of the plan of subdivision prior to issuance of the first above grade building permit on the site.

## **Density, Height and Massing**

By-law 463-2017 permits the development of a 21-storey residential building, two blocks of stacked townhouses, an 8-storey mixed use building, a new street and lands for part of a future street, a 1,580 m<sup>2</sup> new public park, a ravine conservation lot and a road widening along the Dundas Street West frontage. The overall approved density is 2.13 times the area of the lot, with a maximum total gross floor area of 36,840 m<sup>2</sup>, consisting of 35,640 m<sup>2</sup> of gross floor area for residential uses and a minimum of 1,200 m<sup>2</sup> for non-residential uses.

## **Access and Parking**

Based on the figures provided with the rezoning application, the proposed development would include 522 vehicle parking spaces, including shared visitor and commercial parking spaces. The proposed development would also include 343 bicycle parking spaces, including 32 at-grade and 311 underground.

The Plan of Subdivision application includes lands for the north-south portion of a new loop road identified in SASP 277, and part of the lands required for the westward future road extension. The Draft Plan of Subdivision also includes a road widening along Dundas Street West.

The Draft Plan of Subdivision includes access to the proposed development by a new public street, extending northward from Dundas Street West along the western edge of the site. Access to the individual stacked townhouses and to the main entrance to the building at the rear of the site would be from a private driveway having a width of 8



metres, including provision for a 6 metre travelled portion, 2 metre parallel parking and drop-off area and sidewalks and trees on both sides of most of the private driveway. A portion of the private driveway along the east property line would provide a sidewalk and plantings on one side only. As the driveway turns westward and loops back to the new public road, it would be lined by trees and a loading area along the south side of the driveway and perpendicular parking and the rear yards of the stacked townhouses on the north side.

The Section 37 Agreement entered into in connection with the Zoning By-law Amendment requires the owner to convey a public access and municipal easement over the private driveway to facilitate, among other matters, forward continuous motion of City vehicles given constraints for provision of a turning circle on the proposed public street pending completion of the westward extension.

Provision has also been made on part of the lands for a future public road to extend westward, to the south of the new park. The proposal includes a 9.25 metre land conveyance to provide half the lands required for a future road with a right-of-way width of 18.5 metres.

Transportation Services staff require that this proposal provide the following at no cost to the City:

- Traffic control signal timing adjustments at the Prince Edward Drive North/ Dundas Street West intersection; and
- Removal of a portion of the existing centre left-turn lane pavement markings along Dundas Street West at the unsignalized intersection of Dundas Street West and the proposed new road.

As there is signage associated with the existing centre left-turn lane, removing a section of the lane will require a revision to the Municipal Code, Section 950 Traffic and Parking, regarding this section of Dundas Street West. The applicant would be required to make an application to revise the by-law.

The conveyance of a 0.4 m road widening along Dundas Street West, a daylight/sight triangle at the intersection of Dundas Street West, the new public road and portion of the westward expansion of a future public road are required.

### **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 1.57 to 2.99 hectares of local parkland per 1,000 people. The site is in the second highest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

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 5,532 m<sup>2</sup> or 53% of the site area. However, for sites that are 1 to 5 hectares in size, a cap of 15% of the development site is applied to the residential use while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 1,835 m<sup>2</sup> or 14.3% of the net site area.

The applicant proposes a public parkland dedication of 1,581 m<sup>2</sup> or 11.9% of the net site area, as opposed to the full 14.3% based on the alternative parkland dedication rate. The proposed park, on its own, is undersized in relation to City standards. However, there is also the opportunity to expand the park southward and westward in the future, should adjacent lands redevelop. The open spaces to the north of the site, including the hydro corridor, railway corridor, outdoor amenity space of the apartment site to the northwest and the natural areas beyond that visually expand the proposed undersized park. Parks, Forestry and Recreation staff supported the proposal for a land conveyance of 1,581 m<sup>2</sup> plus cash-in-lieu of parkland dedication payment, which was approved by City Council.

### **Ravine Control and Natural Heritage**

The northeast portion of the site is subject to the provisions of the City of Toronto Municipal Code Chapter 658 – Ravine Protection. Any development or removal of trees within the City's ravine and natural feature protection areas may require a permit from Urban Forestry, Ravine and Natural Protection staff. Specific requirements of Urban Forestry, Ravine and Natural Protection will be secured through the Site Plan approval process for development within or adjacent to the ravine lands. Block 3 which is 3,650 m<sup>2</sup> in size, is a ravine lot, to be conveyed to the Toronto Region Conservation Authority for conservation purposes. Specific restoration measures will be secured through the Site Plan approval process where appropriate.

### **Servicing**

Appropriate infrastructure and servicing requirements will be secured in the Subdivision Agreement, as noted in the Conditions of Draft Plan of Subdivision Approval in Attachment 4.

### **Streetscape**

The proposed new public road will be designed in accordance with the Development Infrastructure Policy and Standards (DIPS) with a right-of-way width of 20 metres. The roadway pavement width will vary, widening at the intersection of Dundas Street West, and will be flanked on both sides by trees and sidewalks with a width of 2.1 metres.

The lands for the part of the future public road are 9.25 metres wide, equivalent to half the required width of a local residential road in accordance with DIPS for an 18.5 metre wide street. These lands will be planted in such a way as to enhance the new park and line the future street.

## **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. Applicable TGS performance measures will be secured through the Site Plan approval process, including ravine protection, ravine buffers, plant species selection, green roofs, sidewalk space and other measures.

## **Tenure**

While rental residential units for seniors were initially proposed at the rezoning stage for the 8-storey mixed use building, that is no longer the case. All of the units are proposed to be condominium in tenure, which would be established through one or more future applications for condominium approval.

## **CONTACT**

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## **SIGNATURE**

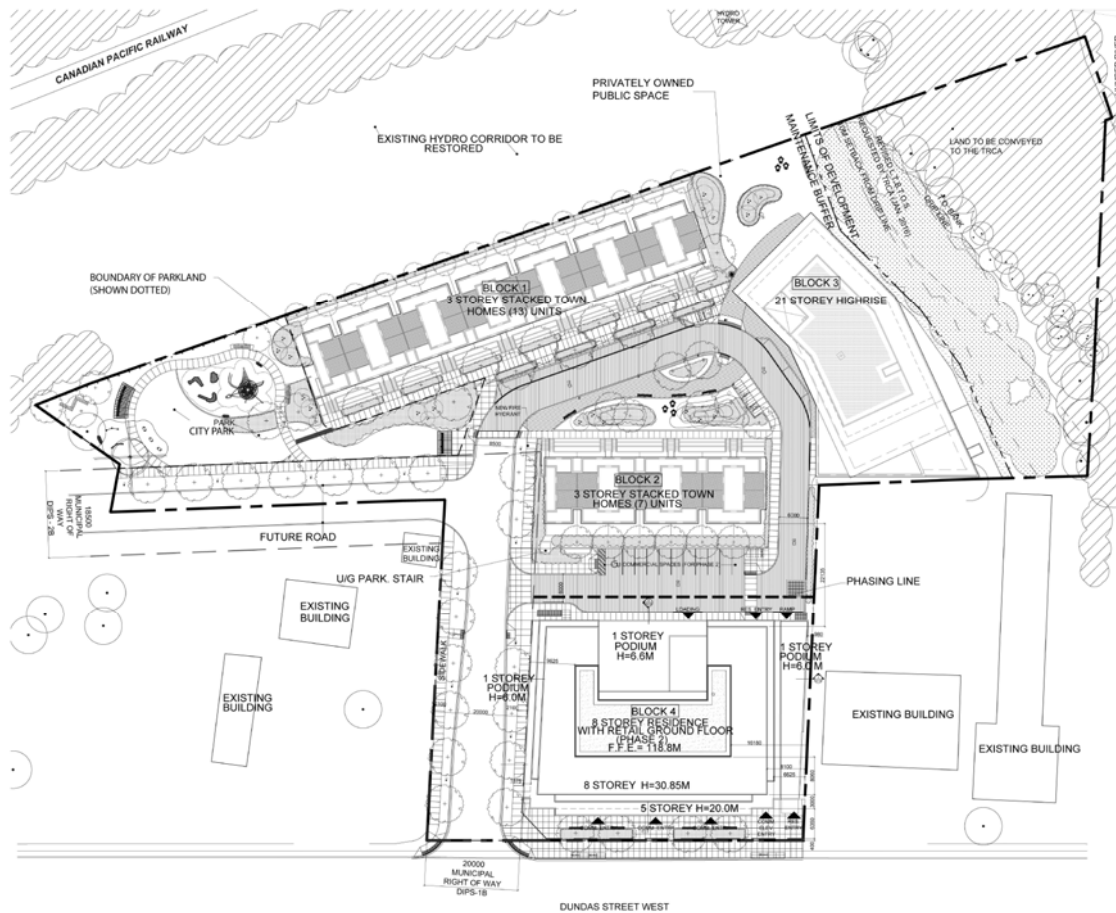
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Neil Cresswell, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Draft Plan of Subdivision  
Attachment 3: Zoning  
Attachment 4: Conditions of Draft Plan of Subdivision Approval

# Attachment 1: Site Plan



## Site Plan

4208, 4210 & 4214 Dundas Street West

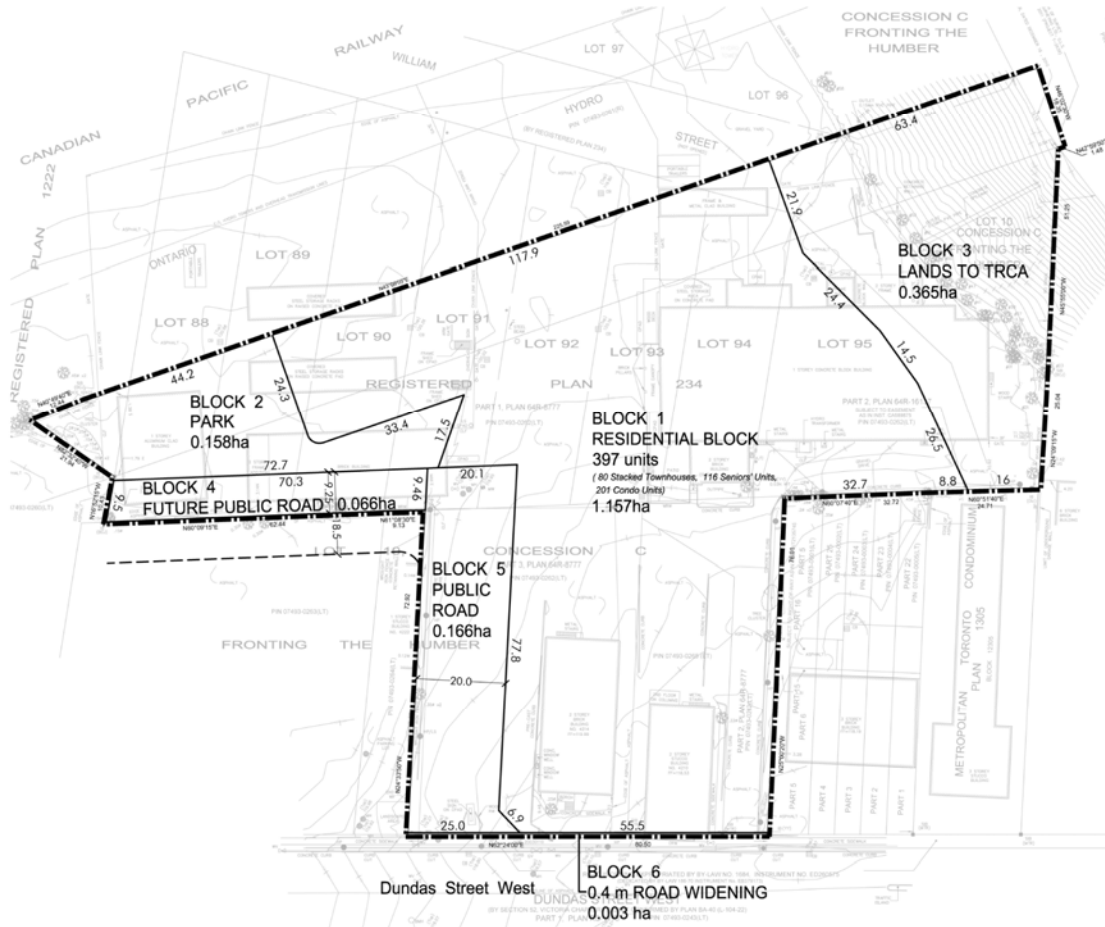
Applicant's Submitted Drawing

Not to Scale  
08/29/2017



File # 16 250552 WET 04 SB

## Attachment 2: Draft Plan of Subdivision



**Subdivision Plan**

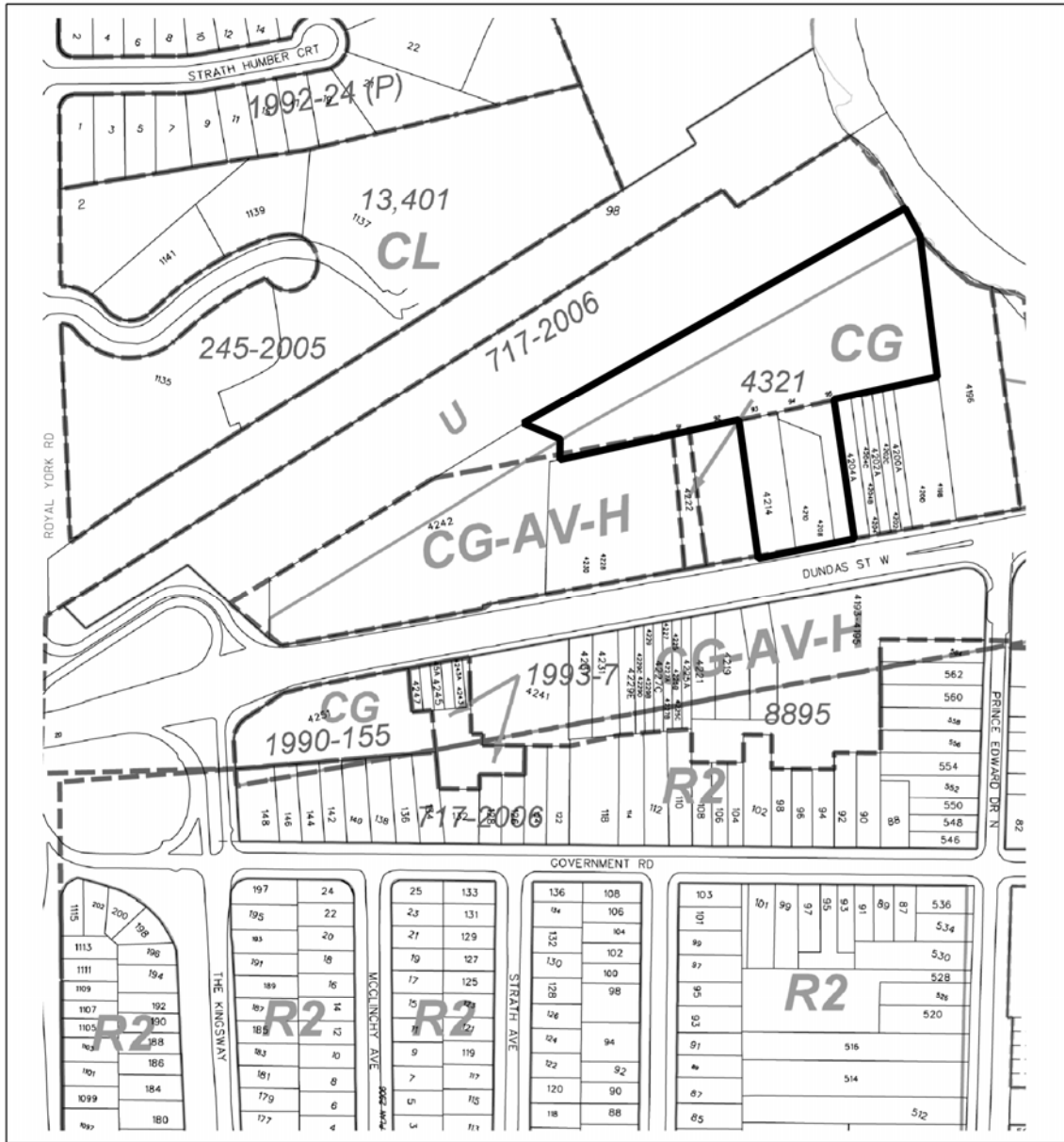
**4208, 4210 & 4214 Dundas Street West**

Applicant's Submitted Drawing

Not to Scale 08/29/2017

File # 16 250552 WET 04 SB

**Attachment 3:  
Zoning**



**4208, 4210 & 4214 Dundas Street West**  
File # 16 250552 WET 04 SB

R2 Residential Second Density  
CL Commercial Limited  
CG Commercial General

CG-AV Commercial General - Avenue  
U Utilities  
(H) Holding District



Not to Scale  
Zoning By-law 11,737 as amended  
Extracted 08/29/2017

**Attachment 4:**  
**Conditions of Draft Plan of Subdivision Approval**

Draft Plan of Subdivision Application No. 16 250552 WET 04 SB

PLAN 234 LOTS 94 AND 95 PT LOTS 88 TO 93 96 PT WILLIAM ST PLAN 1222 PT LOT 1 RP 64R8777 PT PART 1, CITY OF TORONTO (Formerly City of Etobicoke), municipally known as 4208, 4210 and 4214 Dundas Street West

**THE FOLLOWING CONDITIONS MUST BE FULFILLED PRIOR TO THE REGISTRATION OF THE PLAN OF SUBDIVISION**

**CITY PLANNING**

1. The Owner shall enter into the City's standard Subdivision agreement and satisfy all of the pre-registration conditions contained therein (required in most cases to secure the construction of the provision of municipal services, parkland, planning issues related to warning clauses etc.);
2. The Owner shall provide to the Director of Community Planning, Etobicoke York District, confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department, City of Toronto (statement of account or Tax Clearance Certificate) and that there are no outstanding City initiated assessment or tax appeals made pursuant to section 40 of the assessment Act or the provisions of the City of Toronto Act, 2006. In the event that there is an outstanding City initiated assessment or tax appeal, the Owner shall enter into a financially secured agreement with the City satisfactory to the City Solicitor to secure payment of property taxes in the event the City is successful with the appeal.

**ENGINEERING AND CONSTRUCTION SERVICES**

3. The Owner shall enter into a Standard Subdivision Agreement with the City for the construction of all municipal services required to service this subdivision, both internal and external to the plan of subdivision, and post adequate securities for this servicing, all to the satisfaction of the Executive Director of Engineering and Construction Services. The Agreement may provide for registration of the lan of subdivision prior to issuance of above grade building permit on terms satisfactory to the Executive Director Engineering and Construction Services and will, among other things, address matters regarding engineering services, the assumption of services, soil and groundwater quality, conveyances to the City, fees, financial securities, requirements for building permits and grading and building siting control.
4. With respect to securing the lands required for the future westerly extension of the proposed future public road (Block 4), the Owner shall undertake to convey a

portion of the required right-of-way to the City, which shall be held by Real Estate Services, and shall make such improvements to the lands as the Chief Planner and Executive Director, City Planning and the General Manager, Transportation Services determine are appropriate for an interim condition. Upon conveyance of the balance of the lands required for the future right-of-way of this westerly public road extension by the property owner(s) abutting the subject site, these lands may collectively be dedicated for public highway purposes in the future. The Owner's portion of the future westerly extension's right-of-way shall be conveyed to the satisfaction of the City of Toronto.

5. The Owner shall convey the property required for the 0.4-metre widening along the Dundas Street West frontage of the subject site (Block 6), and the 5.0-metre by 5.0-metre triangular-shaped conveyance, as measured from the widened Dundas Street West right-of-way, at the northeast corner of the future public road/Dundas Street West intersection.
6. The Owner shall, as required, submit a draft Reference Plan of Survey to the Executive Director, Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office. The reference plan should:
  - Be in metric units and integrated to the 1983 North American Datum (Canadian Spatial Reference System and the 3 degree Modified Transverse Mercator Projections);
  - Delineate by separate PARTS the lands to be conveyed to the City (fee simple and easement interests), the remainder of the site and any appurtenant rights-of-way and easements; and
  - Show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan.
7. The Owner shall pay all costs for preparation and registration of reference plan(s).
8. The Owner shall conduct an environmental site assessment for lands to be conveyed to the City in accordance with the terms and conditions of the standard subdivision agreement, including providing payment for a peer reviewer and submission of an RSC.
9. The Owner shall submit financial securities in accordance with the terms of the standard subdivision agreement for required works both internal and external to the plan of subdivision.
10. The Owner shall pay engineering and inspection fees in accordance with the terms and conditions of the standard subdivision agreement.
11. The Owner shall provide a detailed Stormwater Management Report and apply storm water management techniques for this development to the satisfaction of the Executive Director of Engineering and Construction Services.



12. The Owner to provide written confirmation from THESL and THESI that said arrangements have been made with respect to the installation of the electrical distribution system and street lighting, respectively, for the Plan of Subdivision, including the provision of any financial requirements set out in any agreement with THESL and THESI.
13. Prior to registration of the Plan of Subdivision, the Owner shall submit to the Executive Director, Engineering & Construction Services for review and acceptance, a detailed infrastructure phasing plan outlining the necessary infrastructure required to service all phases of the lands.
14. Prior to the registration of the Plan of Subdivision, the Owner shall make satisfactory arrangements with THESL and THESI for the provision of the electrical distribution system and street lighting, respectively, to service the Plan of Subdivision.
15. The Owner shall also submit a detailed pavement marking and signage plan for all applicable proposed and existing streets and pay all costs related to the installation of pavement markings and signage and modifications to the existing pavement markings and signage, prior to the registration and execution of the Subdivision Agreement

## **URBAN FORESTRY**

16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
  21. 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.

## **PARKS AND TRCA**

22. The Owner will be required to convey:
  - 22.1 the 0.1581 ha (1581 m<sup>2</sup>) portion of the development site, as shown on the draft plan of subdivision (Block 2), for public parkland purposes to the satisfaction of the General Manager, Parks, Forestry and Recreation (PFR). 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; and
  - 22.2 the lands comprising Block 3 (0.365 ha) on the draft plan of subdivision to the Toronto and Region Conservation Authority (TRCA) on terms and conditions satisfactory to TRCA.
23. 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.
24. Prior to conveying the parkland to the City, the Owner must:
  - 24.1 Submit a Qualified Person Preliminary Statement Letter, that is dated and signed by the Owner'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;

- 24.2 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 Owner by the City);
- 24.3 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;
- 24.4 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:

24.4.1 In the opinion of the Qualified Person:

24.4.1.1 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

24.4.1.2 To the extent that the opinion in 24.4.1.1 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.

Land to be conveyed to the City meets either:

24.4.1.3.1 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

24.4.1.3.2 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.

- 24.5 The Qualified Person's statement, referenced in 24.4 above, will include a Reliance Letter that is dated and signed by the Owner'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.
- 24.6 For conveyance of lands requiring a Record of Site Condition:
- 24.6.1 File the Record of Site Condition on the Ontario Environmental Site Registry; and
- 24.6.2 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.
25. 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.

## **HYDRO ONE**

26. The developer must contact Jim Oriotis, HONI Senior Real Estate Coordinator at 905-946-6261 to discuss all aspects of the subdivision design, and ensure all of HONI's technical requirements are met to HONI's satisfaction.
27. Prior to HONI providing its final approval, the developer must make arrangements satisfactory to HONI for lot grading and drainage. Two copies of the lot grading and drainage plans (true scale), showing existing and proposed final grades, must be submitted to HONI for review and approval. The drawings must identify the transmission corridor, location of towers within the corridor and any proposed uses within the transmission corridor. Drainage must be controlled and directed away from the transmission corridor.

## **CONDITIONS TO BE INCLUDED IN THE SUBDIVISION AGREEMENT**

### **CITY PLANNING**

28. 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.
29. 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.

### **URBAN FORESTRY**

30. 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.
31. 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.
32. 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.
33. 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 Manger of Parks, Forestry and Recreation.
34. 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).

## ENGINEERING AND CONSTRUCTION SERVICES

35. Block 5 on the Draft Plan shall be dedicated to the City as public road and must be designed and constructed as a fully serviced 20 metre wide public road allowance conforming to City of Toronto Drawing No. UD-DIPS-1B (Sheet 1) with an 8.5-metre pavement width that widens to a 10.8-metre pavement width at the unsignalised intersection with Dundas Street West in order to accommodate a southbound-to-eastbound left-turn lane, and 2.1-metre wide concrete boulevard sidewalks along both sides of the street (to comply with the accessibility requirements of the Toronto Green Standard). For the north approach of the proposed public road unsignalised intersection with Dundas Street West, an 18-metre long left turn storage lane with a minimum 15-metre long left turn taper shall be provided. The lane widths for the south approach of the public road intersection with Dundas Street West shall be designed as follows: a 3.4-metre wide southbound right-turn lane; a 3.0-metre wide southbound left turn lane; and, a 4.4-metre wide northbound lane.
36. Surface and below-grade encroachments are not permitted within the right-of-way limits of the proposed public road, and the widened right-of-way limits of Dundas Street West, including the required 0.4-metre widening along the Dundas Street West frontage of the subject site and the 5.0-metre by 5.0-metre triangular-shaped conveyance, as measured from the widened Dundas Street West right-of-way, at the northeast corner of the future public road/Dundas Street West intersection.
37. The Owner is required to convey for nominal consideration to the City of Toronto a surface easement to accommodate public vehicular access and appropriate vehicle turnaround at the north terminus of the public road for City snow removal, maintenance and emergency vehicle purposes, the easement shall permit City vehicles to manoeuvre along a section of the proposed internal (private) driveway system and exit the site in a cab-forward manner. The surface easement is to be together with support rights and the easement document must be prepared to the satisfaction of the Executive Director of Technical Services, General Manager, Transportation Services and the City Solicitor
38. The Owner shall 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. Following registration of the plan of subdivision and conveyance of lands to the City of Toronto, the Owner will be required to obtain such permits and approvals as may be required for any proposed use of such City lands.
1. Boulevard sidewalk along both sides of the proposed public road shall be designed according to all applicable City of Toronto Design Standards. The sidewalk must provide a minimum clear sidewalk width of 2.1 metres in order to comply with the minimum accessibility requirements of the Toronto Green

Standard.

39. Pay for and construct all municipal infrastructure required to service the Plan of Subdivision, including municipal infrastructure external to the plan of subdivision.
40. The Owner's Consulting Engineer shall provide certification to the Executive Director of Engineering and Construction Services by the Professional Engineer who designed and supervised the construction, that the site servicing facilities have been constructed in accordance with the accepted drawings.
41. Curbside sidewalk and concrete curb along the north side of Dundas Street West abutting the subject development shall be designed according to all applicable City of Toronto Design Standards. The sidewalk must provide a minimum clear sidewalk width of 2.1 metres in order to comply with the minimum accessibility requirements of the Toronto Green Standard.
42. The proposed driveway entrance at the east side of the proposed public road north of Building 4 shall be designed according to City of Toronto Design Standard No. T-350.01 with a 6.0-metre driveway width and 5.0-metre entrance curb radii.
43. At the point at which the north end of the proposed public road transitions to the private driveway, depressed concrete curb and gutter designed according to all applicable City of Toronto Design Standard, shall be provided across the public road/private driveway transition; i.e., along the property line.
44. Pedestrian ramps for sidewalks at the proposed public road intersection with Dundas Street West shall be designed according to all applicable City of Toronto Design Standards that provide tactile surface walking indicators.
45. The Owner is required to provide certification from a Structural Engineer that the existing structure(s) on-site to be retained, including but not limited to, retaining walls, culverts, ditch inlet catch basins and headwalls, have been inspected and confirmed to be in good order with regards to drainage and structural stability.

## **PARKS**

46. 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).
47. 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.
- i. All work is to be completed to the satisfaction of the General Manager, PFR.
48. 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.
49. 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.
50. The construction of the Base Park Improvements to the park block shall be completed within 2 years 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.
51. 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 Owner on the park.
52. 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.



53. 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.
54. 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.
55. 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.
56. 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.
57. The construction of Above Park Improvements to the park block shall be completed within two years 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.
58. 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 Owner on the park.

59. 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.
2. 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).
60. 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.
61. Spare or replacement parts, special tools, etc as provided by manufacturers, if any, are to be provided to PFR.
62. 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 Owner on the park. Any compensation accrued shall be applied to park improvements within the ward in consultation with the Ward Councilor.

63. 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. 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.
64. Parks, Forestry & Recreation (PF&R) advises that the Owner 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 Owner will be required to demonstrate adequately that the OBC requirements have been achieved to the satisfaction of the General Manager, PF&R.

### **BELL CANADA**

65. 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”.

### **CANADA POST**

66. The Owner/developer will provide each building with its own centralized mail receiving facility. This lock-box assembly must be provided and maintained by the Owner 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 mailroom must be provided.
67. The Owner 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.

### **HYDRO ONE**

68. Any development in conjunction with the subdivision must not block vehicular access to any HONI facilities located on the transmission corridor. During construction, there must be no storage of materials or mounding of earth, snow or other debris on the transmission corridor.

69. At the developer's expense, temporary fencing must be placed along the transmission corridor prior to construction, and permanent fencing must be erected along the common property line after construction is completed.
70. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this subdivision will be borne by the developer. The developer will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon resulting from construction of the subdivision.

## **ADVISORY CONDITIONS**

### **CANADA POST**

71. As per the 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 directly for a Postal Code as existing postal coding will not apply and new postal codes will be issued for this development. The Developer's agent should contact a Delivery Supervisor – ETOBICOKE STATION U at 647 321-2205 for mailroom/lock box inspection and mail delivery startup.

With Respect to the Townhomes:

- In order to provide mail service to the townhomes for this development, Canada Post requests that the Owner comply with the following conditions:
- The Owner will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- The Owner will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.

- The Owner will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- The Owner will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- 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.
- 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.
- The Owner will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

With Respect to the 8 storey mixed-use building and condo:

In order to provide mail service to the apartment buildings for this development, Canada Post requests that the Owner comply with the following conditions:

The Owner will provide each building with its own centralized mail receiving facility. This lock-box 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 one hundred or more units, a secure, rear-fed mailroom must be provided.

The Owner 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.

Canada Post further requests the Owner be notified of the following:

The Owner of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations

Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy

There will be no more than one mail delivery point to each unique address assigned by the Municipality

Any existing postal coding may not apply, the Owner should contact Canada Post to verify postal codes for the project

The complete guide to Canada Post's Delivery Standards can be found at:  
[https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual\\_en.pdf](https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf)

## **ENBRIDGE GAS**

72. The Owner 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 not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.
73. 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 costs are the responsibility of the Owner.
74. Easement(s) are required to service this development and any future adjacent developments. The Owner will provide all easement(s) to Enbridge Gas Distribution at no cost.
75. The Owner will contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea10@enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.
76. In the event a pressure reducing regulator station is required, the Owner 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 regulator station will

be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact SalesArea10@enbridge.com.

77. The Owner will grade all road allowances to as close to 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.

## **FORESTRY**

78. The Owner is advised that removal of or injury to protected private trees may occur only upon receipt of a "Tree Removal/Injury Permit" issued by the General Manager of Parks, Forestry and Recreation and provided that building and/or demolition permits have been obtained and the permitted construction and/or demolition related activities associated with this project warrant the removal of or injury to the trees involved.
79. For a total of 25 new trees proposed on the city road allowance and parkland, Urban Forestry will require a Tree Planting Security of \$14,575.00 to ensure the planting and maintenance for the trees at \$583 per tree. The deposit will be drawn upon to cover all costs incurred by the City of Toronto in enforcing and ensuring that the trees are planted and kept in a healthy and vigorous state during the two-year guarantee period. The General Manager of Parks, Forestry & Recreation shall hold the tree planting security deposit for the duration of the renewable guarantee period.
80. The Owner is advised that all payments must be submitted to the attention of the Supervisor of Tree Protection and Plan Review, Etobicoke York District at the Etobicoke Civic Centre, 399 The West Mall, Main Floor - North Block. Payments must be made payable to Treasurer, City of Toronto, in the form of a certified cheque, bank draft, money order, or in person by credit or debit cards.

## **HERITAGE PRESERVATION SERVICES (ARCHAEOLOGY)**

81. In the event that deeply buried archaeological remains are encountered on the property during construction activities, the Heritage Operations Unit of the Ministry of Tourism, Culture and Sport, be notified immediately at (416) 314-7146 as well as the City of Toronto, Heritage Preservation Services Unit (416) 338-1096.
82. In the event that human remains are encountered during construction, the proponent should immediately contact both the Ministry of Tourism, Culture and Sport, and the Registrar of Burial Sites, War Graves, Abandoned Cemeteries and Cemetery Closures, of the Ministry of Government and Consumer Services, (416) 212-7499.

83. If any expansions to the boundaries of the subject property are proposed, further archaeological assessment work may be required.

### **HYDRO ONE**

84. The transmission lines abutting the subject lands operate at either 500,000, 230,000 or 115,000 volts. Section 188 of Regulation 213/91 pursuant to the Occupational Health and Safety Act, require 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 developer'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.

### **TORONTO HYDRO**

85. In order to identify Toronto Hydro infrastructure in the drawing, locates must be completed in the field. All proposed work must maintain the minimum horizontal and vertical clearances as per Toronto Hydro Construction Standard 31-0100 & 31-0700. Clearance measurements are taken from the edge of the hydro plant to the edge of the proposed work.

86. Once the Applicant's planning is complete, the Applicant must submit its drawings to Toronto Hydro once again pursuant to the Circulation and Sign-Offs procedure under the City of Toronto's Municipal Consent Requirements in order to receive Toronto Hydro's sign-off for the purposes of a Full-Stream Application.