

Attachment 10: Conditions of Site Plan Approval

2787-2791 Eglinton Avenue East Site Plan Control Application No. 18 148155 ESC 35 SA

The proposed development is for 5 blocks of 4-storey stacked townhouses containing 182 residential units at 2787-2791 Eglinton Avenue East. The proposed development would have a total gross floor area of 15,750 square metres and a Floor Space Index of 1.85 times the lot area. A total of 218 vehicular and 137 bicycle parking spaces; and 1 Type-G loading space would be provided. Plans and Drawings for the above noted development proposal are as follows:

Drawing No.:	Drawing Name:	Prepared By:	Date
A101	Site Plan & Site Statistics	Kohn Partnership Architects Inc.	July 22, 2019
A200	Underground Garage Plan	Kohn Partnership Architects Inc.	July 22, 2019
A300	Site Sections/Angular Planes	Kohn Partnership Architects Inc.	July 22, 2019
A401	Elevations (Block A)	Kohn Partnership Architects Inc.	July 22, 2019
A402	Elevations (Block B)	Kohn Partnership Architects Inc.	July 22, 2019
A403	Elevations (Block C)	Kohn Partnership Architects Inc.	July 22, 2019
A404	Elevations (Block D)	Kohn Partnership Architects Inc.	July 22, 2019
A405	Elevations (Block E)	Kohn Partnership Architects Inc.	July 22, 2019
L1, L2 & L3	Landscape Layout Plan/Planting Plan	NAK Design Strategies	July 22, 2019
D1 & D2	Planting Details/Drawings and Landscape Notes	NAK Design Strategies	July 22, 2019
D2 & D3	Paving, Wall and Guard Details & Fencing and Furnishing Details, Drawings	NAK Design Strategies	July 22, 2019

SECTION A. REQUIREMENTS PRIOR TO THE ISSUANCE OF THE NOTICE OF APPROVAL CONDITIONS

ENGINEERING & CONSTRUCTION SERVICES – (Matthew Mannella, Engineer, 416-396-7800)

Transportation Services

1. The Site Plan and associated drawings should be revised to address the following:

- a) Provide tactile walking surface indicators at the southeast corner of Danforth Road and Eglinton Avenue East;
- b) Proposed driveways are to reference appropriate City standard drawings and specifications for pavement design (T-310.050-8);
- c) Curb cutting is not permitted to expand or create a driveway entrance as the concrete curb and gutter shall be fully reconstructed as per City Standards. Include a note on the drawings for proposed driveway entrances;
- d) Revised site plan shall illustrate how the proposed 2.1m sidewalk on Eglinton Avenue East transitions to the existing sidewalk on the east of the site. The 2.1m wide municipal sidewalk is required across the entire frontage of the property, therefore the transition shall begin beyond the frontage of the property;
- e) The Owner shall provide a minimum of 9 accessible parking spaces; and
- f) Based on the current parking supply and proposal, a minimum of 8 parking spaces shall be provided with roughed-in conduits for future electrical charging.

Fire Services

2. The Site Plan and associated drawings should be revised to address the following regarding Fire Access route requirements of the Ontario Building Code:
 - a) Provide the location of the principal entrance (within 3 to 15 meters) for firefighting to the underground parking structure on relevant plans;
 - b) The fire hydrant should be located no more than 45 metres from a fire department siamese connection and should be shown on relevant plans;
 - c) For buildings without interior access between separate units, the distance from the fire vehicle to one entrance of each unit of the building should be no more than 45 metres;
 - d) The maximum distance from Danforth Road or Eglinton Avenue East to the furthest townhouse, without interior access between the townhouses, should be 45 metres if the building is classified under Part 9 of the Ontario Building Code;
 - e) The distance from the principal entrance to Danforth Road or Eglinton Avenue East should be within 3 to 15 metres if the building is classified under Part 3 of the Ontario Building Code; and
 - f) The maximum distance from Danforth Road or Eglinton Avenue East to the furthest townhouse should be 45 metres if there is no interior access between townhouses.

Engineering

3. The Site Plan and associated drawings should be revised to address the following
 - a) Show new property line location and corner roundings (and label the radii);
 - b) The Owner shall provide a cost estimate and quantity breakdown for all required works within the municipal right of way. The estimate will include costs for utility relocations, but exclude service connections; and
 - c) All comments and revisions identified above are required to be updated and reflected on the engineering drawings for consistency.

4. Revise the Grading Plan (drawing 201), prepared by Urbantech West, revision 4 dated April 2, 2019, to address the issues identified in the memorandum from the Manager, Engineering and Construction Services dated July 23, 2019 & August 1, 2019.
5. Revise the Functional Servicing Report prepared by Urbantech West, A Division of Leighton-Zec West Ltd, dated April 2019 to address the issues identified in the memorandum from the Manager, Engineering and Construction Services dated July 23, 2019 & August 1, 2019.
6. Revise the Servicing Plan (drawing 101), prepared by Urbantech West, revision 4 dated April 2, 2019, to address the issues identified in the memorandum from the Manager, Engineering and Construction Services dated July 23, 2019 & August 1, 2019.
7. Revise the Stormwater Management Report prepared by Urbantech West, 4th submission dated April 2019, to address the issues identified in the memorandum from the Manager, Engineering and Construction Services dated July 23, 2019 & August 1, 2019.
8. Revise the Landscape Concept Plan Drawing No. L-1, dated April 1, 2019 prepared by NAK Design Strategies to address the issues identified in the memorandum from the Manager, Engineering and Construction Services dated July 23, 2019.
9. The following Toronto Green Standards Tier 1 Performance Measures -Version 2 should be complied with in the next submission:

SW 1.1 – Waste Collection and Sorting	not applicable
SW 1.2 – Waste Storage Space	has been satisfied
SW 1.3 – Bulky Waste	has been satisfied
AQ 1.1 – Low-Emitting Vehicle Spaces	has been satisfied
AQ 3.2 – Sidewalk Space	has been satisfied
WQ1.1 – Erosion & Sediment Control	need to be complied with (provide an erosion & sediment control plan)
WQ2.1 – Stormwater Balance	need to be complied with
WQ3.1 – Total Suspended Solids (TSS)	need to be complied with
WQ4.1 – Drought-tolerant landscapes	need to be complied with

CITY PLANNING DIVISION (including Urban Design, Transportation Planning, Heritage Preservation Services) - Francis Kwashie, Senior Planner, 416-396-7040

10. The Owner shall provide a cost estimate to the satisfaction of the Director, Community Planning, Scarborough District for the proposed landscaping as outlined in the following drawings:
 - Landscape Layout Plan, Drawing no. L1, prepared by NAK design strategies, revision no. 8, dated July 22, 2019;
 - Landscape Planting Plan, Drawing no. L2, prepared by NAK design strategies, revision no. 8, dated July 22, 2019;
 - Planting Details and Landscape Notes, Drawing nos. D1 and D2, prepared by NAK design strategies, revision no. 4, dated July 22, 2019; and

- Paving, Wall and Guard Details & Fencing and Furnishing Details, Drawing nos. D3 and D4, prepared by NAK design strategies, revision no. 4, dated July 22, 2019.

URBAN FORESTRY – TREE PROTECTION & PLAN REVIEW (Jetmir Balashi, Planner, 416-396-5114)

11. The privately owned trees inventoried as tree nos. 1, 2, 3, 5, 19 to 31, 80, 81, 84, 94, 95 and 96, indicated in the Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc., revision no. 2, dated February 28, 2018 and revised July 16, 2019 and Existing Conditions, Proposed Site Plan Tree Inventory & Preservation Plan, Drawing no. 1, prepared by Kuntz Forestry Consulting Inc., revision no. 5, dated July 16, 2019, meet the criteria for an exemption/do not qualify for protection under the City of Toronto's Private Tree By-law. A permit to remove/injure the subject trees is not required.
12. The privately owned trees inventoried as tree nos. 4, 6, 82 to 93 and 97, indicated in the Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc., revision no.2, dated February 28, 2018 and revised July 16, 2019 and Existing Conditions, Proposed Site Plan Tree Inventory & Preservation Plan, Drawing no. 1, prepared by Kuntz Forestry Consulting Inc., revision no. 5, dated July 16, 2019, meet the criteria for protection under the City of Toronto's Private Tree By-law. The development proposes the removal of tree nos. 4, 6 and 97 and the retention of tree nos. 82 to 93.
13. For privately owned trees to be retained and protected, appropriate tree protection zones must be provided and implemented. Additionally, tree protection notes and graphics to the satisfaction of Urban Forestry must be incorporated on the architectural Site Plan, Site Servicing Plan and Site Grading Plan, as well as all other relevant plans for the subject development to indicate appropriate protection for the privately owned trees.
 - An exploratory excavation has been proposed to assess the encroachment into the minimum Tree Protection Zones of trees 84-92 and the level of injury they may incur. Upon receiving the application to injure, Urban Forestry requires that this exploratory excavation occur within 10 business days.
 - Tree no. 93 should also be included in the application to injure, due to the removal of asphalt within its minimum Tree Protection Zone. The process of asphalt removal and conversion to soft surface should be described fully in the Tree Protection Plan, including how the tree in question is to be protected throughout all phases of demolition and construction (eg. phases of hoarding to be implemented).
14. The Owner is advised that the determination of Ownership of any subject tree(s) is the responsibility of the Owner and any civil or common-law issues which may exist between property owners with respect to trees must be resolved by the Owner.
15. Should authorization for the removal of the trees be granted, the property Owner will be responsible for removing the trees at their expense. This work must be done by a qualified arborist that has provided a completed 'Agreement for Contractors to Perform Arboricultural Services on City Owned Street Trees' form to Urban Forestry.

16. It is essential to plan the locations of utilities early in the development process to ensure that sufficient tree planting can be accommodated and that the installation of any proposed utilities will be done in a way to avoid conflict with any tree plantings. For example, utility boxes or poles should be grouped together and all underground utilities proposed should be constructed in a common trench (a cross section is required). It is not acceptable to eliminate tree planting locations for the installation of utilities. Final adjustments to tree planting locations must be decided in conjunction with a complete Composite Utility Plan (CUP) that shows all existing and proposed above ground and below ground utilities along with the proposed tree plantings. Urban Forestry requires a CUP accompanying the Landscape Plans and Landscape Details showing the locations for proposed street trees and all utilities to be installed on the City road allowance.

17. Urban Forestry TPRR administers two tree planting requirements: the planting of trees as required under the Toronto Green Standard (TGS), and the planting of trees required under the city's tree bylaws as a result of the removal of protected trees (private and/or city-owned). For trees to be deemed **satisfactory** under either requirement, they must be:
 - i. Large growing long lived species (preferably native shade trees),
 - ii. Have access to the required soil volumes, and
 - iii. Be spaced appropriately.
 - TGS-required tree planting: Under this application, the TGS (EC 2.1) requires the planting of 52 trees on the site (including the ROW). Unsatisfactory trees (see above) will not be counted towards compliance with this requirement. All proposed cultivars of columnar trees, upright canopy form and small trees, will not count towards Toronto Green Standard planting. 57 trees have been proposed to be planted, however, a Plant List is required for Urban Forestry to fully determine compliance with TGS planting requirements.
 - Planting on the road allowance is required, adjacent to both Eglinton Avenue East and Danforth Road. Please be advised, several of the existing plans (including Landscape Plans L1-L3, prepared by NAK design strategies, revision no. 8, dated July 22, 2019 and Civil Plans, prepared by Urbantech West Consulting, revision no. 5, dated July 18, 2019), indicate that the area between curb/edge of road and the sidewalk along Danforth Road is asphalt. This is incorrect, as the area is currently soft surface/grass, and City trees should be planted here (particularly south of the driveway entrance as there is a bus shelter north of the entrance which limits planting opportunities). Soil volumes for proposed road allowance trees should also be included on the Soil Volume Plan.
 - Bylaw-required tree planting: There are three trees located within the proposed construction area that will require removal (Tree nos. 4, 6 and 97). As a result nine (9) trees are required to be planted (3:1 ratio) as per the By-law.

18. Include the following notes in the landscape plans, preferably on the same page as the tree planting details:
 - *"All new trees must arrive on site in balled-and-burlapped condition, with a minimum caliper of 70mm (or as specified if larger). Each tree shall have the burlap and wire cage opened and soil brushed away from the top of the root ball, until the first proper root is*

found, indicating the top of the real root crown. The tree is then to be planted with this level to be considered the top of root ball for any/all other instructions. Any tree found planted with the first proper root and/or the real root crown buried more than 2.5cm deep will be rejected and require replacement or replanting at the City's discretion."

- *"The Owner shall de-compact the planting areas of the site and the street allowance as preparation for planting by excavating 100-120cm (or the depth of the proposed soil volume calculation) of the existing soil, scarify the open faces and bottom, and replace with new top soil, (City standard soil requirements) prior to tree planting. The Owner shall further provide proof (photos) of the planting preparation process indicating all stages in accordance with the approved Site Plan, Landscape Plan, Planting Details and Toronto Standard Details, and any other plans which are connected with the tree planting process."*

19. For landscaped open space areas over any underground structure, including parking structures, where tree planting is proposed, the applicant must provide a Landscape Detail Plan indicating the tree detail on slab to the satisfaction of the General Manager of Parks, Forestry & Recreation and in accordance with the following specifications:

- A minimum of 1200 mm between the top of the structure and the final grade at the base of the tree is required;
- The 1200 mm noted above includes any protective board over waterproofing membranes, any insulation that would be required in the case of a heated structure below, an engineered drainage layer and the specified soil;
- The soil specifications are: a minimum of 600 mm of sandy loam soil, comprising of 50 to 60% sand, 20 to 40% silt, 6 to 10% clay, 2 to 5% organic with pH of 7.5 or less;
- The sandy loam soil must be topped with a minimum 300 mm of minimum 2 year old woodchip mulch. The first lift of mulch must be dug-in with the sandy loam soil;
- Each tree requires a minimum of 30 m³ of soil/tree, or 20m³/tree if planted collectively. It is recommended that the 30 m³ of soil for each tree is continuous in order for the trees to share the soil volume for their mutual benefit.

20. The Owner shall provide a Cross Section, within the Landscape Detail Plans, for all trees proposed to be planted above the underground structure. The applicant is required to indicate the top elevation of the underground structure, the depth of the soil and the finished grade.

21. The Owner shall provide a Plant List indicating species to be planted, including their proposed size, quantity and species code which corresponds to Landscape Planting Plan, drawing no. L2, prepared by NAK design strategies, revision no. 8, dated July 22, 2019. Proposed trees need to be a minimum of 70 mm caliper in size. Deciduous and Conifers trees proposed to be planted can be accepted as long as they are given adequate room (i.e. minimum spacing requirement of 7-8 m between trees) to become large trees and are not planted in a hedge like formation.

22. Prior to Site Plan Approval, a Tree Planting Security Deposit in the amount of \$583/tree will be required for all trees proposed on the City road allowance (future city owned street trees). If necessary, 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. This deposit will be refunded to the applicant two years

following the date that the trees are planted upon Urban Forestry confirming that the trees are in good condition.

SECTION B. DRAFT PRE-APPROVAL CONDITIONS

LEGAL SERVICES – (Stephanie Morrow, Supervisor Law Clerks, 416-397-5379)

1. The Owner shall enter into the City’s standard site plan agreement to and including registration of the site plan agreement on title to the subject lands by the City at the Owner’s expense.

CITY PLANNING DIVISION (including Urban Design, Transportation Planning, Heritage Preservation Services) - Francis Kwashie, Senior Planner, 416-396-7040

2. The Owner shall provide financial security in accordance with the approved landscape cost estimate to the satisfaction of the Director, Community Planning, Scarborough District, in the form of a Letter of Credit to guarantee the provision of landscape development works as detailed in the following drawings:
 - Landscape Layout Plan, Drawing no. L1, prepared by NAK design strategies, revision no. 8, dated July 22, 2019.
 - Landscape Planting Plan, Drawing no. L2, prepared by NAK design strategies, revision no. 8, dated July 22, 2019.
 - Planting Details and Landscape Notes, Drawing nos. D1 and D2, prepared by NAK design strategies, revision no. 4, dated July 22, 2019.
 - Paving, Wall and Guard Details & Fencing and Furnishing Details, Drawing nos. D3 and D4, prepared by NAK design strategies, revision no. 4, dated July 22, 2019.

URBAN FORESTRY – TREE PROTECTION & PLAN REVIEW (Jetmir Balashi, Planner, 416-396-5114)

3. Pre-approval conditions pertaining to Urban Forestry to be issued once the Owner undertakes the revisions noted in this document.

ENGINEERING & CONSTRUCTION SERVICES – (Matthew Mannella, Engineer, 416-396-7800)

4. The Owner is required to undertake the following regarding the Official Plan requirement of achieving a 27 metre right-of-way width on Danforth Road:
 - a) The Owner shall submit a payment (amount to be determined) for the installation of the proposed pavement marking modifications on Danforth Road by City staff;
 - b) The Owner shall prepare all documents and convey to the City, at nominal cost, (a 0.40m widening along the Danforth Road frontage of this property to satisfy the requirement of the Official Plan and a 6.0 metre corner rounding at the southwest corner of the site, as measured from the widened Danforth Road, right-of-way and Horton Boulevard; and a 6.0 metre corner rounding at the northwest corner of the site abutting Danforth Road and

Eglinton Avenue East) in fee simple, such lands to be free and clear of all physical and title encumbrances, and subject to a right-of-way for access in favour of the Grantor until such time as said lands have dedicated as a public highway, all to the satisfaction of the Chief Engineer & Executive Director of Engineering and Construction Services and the City Solicitor;

- c) The Owner shall submit a draft Reference Plan of Survey to the Chief Engineer & Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office. The plan should:
 - i. Be in metric units and integrated to the 1983 North American Datum (Canadian Spatial Reference System) and the 3 degree Modified Transverse Mercator projection;
 - ii. Delineate by separate PARTS the lands to be conveyed to the City, the remainder of the site and any appurtenant rights-of-way and easements; and
 - iii. Show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan;
- d) The Owner shall pay all costs for registration and preparation of reference plan(s);
- e) The Owner shall submit revised documentation if the average width of corner rounding is more than or equal to 1.0m, the following conditions (f-k) will apply;
- f) The Owner shall retain a Qualified Person to conduct environmental site assessments for the lands to be conveyed to the City;
- g) The Owner shall submit a Qualified Person Preliminary Statement Letter (Attachment 4 template), that is stamped, dated and signed by the Owner's Qualified Person (the "QP"), 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 shall be submitted without any limitation regarding liability, indemnity or reliance;
- h) The Owner shall pay all costs associated with the City retaining a third-party Peer Reviewer including a 7% administrative cost to the City, and submit a certified cheque payable to the City of Toronto in the amount of \$5,000.00, as an initial deposit towards the cost of the peer review to the Chief Engineer & Executive Director, Engineering and 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);
- i) The Owner shall 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 (O. Reg. 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 Chief Engineer & Executive Director, Engineering and Construction Services;
- j) At the completion of the site assessment/remediation process, the Owner shall submit a Statement from the Qualified Person, to the Chief Engineer & Executive Director, Engineering and Construction Services, for peer review and concurrence that based on all necessary supporting environmental documents:
 - i. it is unlikely that there is any off-site contamination resulting from past land uses on the development site that has migrated on to adjacent City lands that would exceed the applicable Site Condition Standards;

- ii. the land to be conveyed to the City meets either the applicable MOE Generic Site Condition Standards (Tables 1, 2,3, 6,7,8 and 9) for the most environmentally sensitive adjacent land use; or
 - iii. the Property Specific Standards (PSSs) as approved by the MOE for a Risk Assessment/Risk Management Plan which was conducted in accordance with the City Policies and Conditions for the Acceptance of Risk Assessed Lands (Clause 18, of Works Committee Report 2, April 25, 26 and 27, 2006); and
- k) The QP's statement, referenced above, will include a Reliance Letter (Attachment 5 template), that is stamped, dated and signed by the Owner's Qualified Person (the "QP"), 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 and the QP's opinion as to the condition of the site.

TORONTO DISTRICT SCHOOL BOARD – (Mary Muccilli, Land Use Planning Technician, 416- 394-3935)

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

"The Toronto District School Board makes every effort to accommodate students at local schools. However, due to residential growth, sufficient accommodation may not be available for all students. Students may be accommodated in schools outside this area until space in local schools becomes available.

For information regarding designated school(s), please call (416) 394-7526."

These signs shall be to the Board's specifications and erected prior to registration or the issuance of any building permit.

6. The Owner shall agree in the Site Plan Agreement or in a separate agreement between the School Board and the Developer, 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 ten years following registration), 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 bussing 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 designated locations in or outside the area."

TORONTO CATHOLIC DISTRICT SCHOOL BOARD – (Tomasz Oltarzewski, 416- 222-8282. Ext. 2278)

7. As part of the site plan approvals process, that the developer/applicant erect and maintain a sign on site advising the following:

“The Toronto Catholic District School Board has plans to accommodate students from this development. If the elementary and secondary schools which serve this area are oversubscribed, students from this development may need to be accommodated in portable classrooms or may have to be redirected to a school located outside the area.”

8. That the applicant provide the TCDSB with an on-site photograph of the aforementioned sign as an assurance of its proper display.
9. That the following clause is included in agreements of purchase and sale for the units proposed in this plan:

“Whereas, despite the best efforts of the Toronto Catholic District School Board, sufficient accommodation may not be available for all anticipated students at local schools, you are hereby notified that it may be necessary for Elementary and/or Secondary students from this development to be accommodated in facilities outside of the community depending on availability of space.”

PARKS, FORESTRY & RECREATION – (John Stuckless, Parks Planner, 416-396-44955)

10. As per [Toronto Municipal Code Chapter 415-28](#), 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 & Recreation (PF&R).
11. The Owner will be required to convey the 1,170.8m² 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, PF&R.
12. 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.
13. Prior to the transfer of fee simple of the Park Block to the City, the Park Block shall nonetheless be deemed to be parkland in respect of the limiting distance requirements of the Ontario Building Code Act, 1992. Parks, Forestry and Recreation staff advises that the applicant must design the building to achieve Ontario Building Code (OBC) setbacks related to fire separation on their own site on the portions of the building that abut the park. Appropriate setbacks will apply to any building located next to the Park or, the required setbacks which meet the Ontario Building Code for fire separation, whichever is greater. Prior to the issuance of any above grade building permit, the applicant will be required to demonstrate adequately that the OBC requirements have been achieved to the satisfaction of the General Manager, PF&R.

Environmental Assessment

14. Prior to conveying the parkland to the City, the Owner must submit a Qualified Person Preliminary Statement Letter, that is dated and signed by the applicant's Qualified Person, as

defined in O. Reg. 153/04, as amended, describing the lands to be conveyed to the City, and identifying what environmental documentation will be provided to the City's peer reviewer to support this conveyance; all environmental documentation consistent with O. Reg. 153/04 requirements shall be submitted with reliance extended to the City and its peer reviewer and any limitation on liability and indemnification is to be consistent with Ontario Regulation 153/04, as amended, insurance requirements or such greater amount specified by the Executive Director, Engineering & Construction Services and copy to the General Manager, PF&R. (see the [Policy for Accepting Potentially Contaminated Lands to be Conveyed to the City](#) under the *Planning Act* adopted by City Council on February 10 and 11, 2015);

15. The Owner shall pay all costs associated with the City retaining a third-party peer reviewer including all administrative costs to the City (7%), and submit an initial deposit of \$8,000.00 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);
16. The Owner shall 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 & Construction Services;
17. At the completion of the site assessment/remediation process, the Owner shall 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, In the opinion of the Qualified Person:
 - a) It is either likely or unlikely that there is off-site contamination resulting from past land uses on the development site that has migrated onto adjacent City lands that would exceed the applicable Site Condition Standards; and
 - b) To the extent that the opinion in 5.4.1.1 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.
18. Lands to be conveyed to the City should meet either:
 - a) the applicable Ministry Generic Site Condition Standards (Tables 1, 2, 3, 6, 7, 8 and 9; subject to applicable exemptions as stated in O. Reg 153/04) for the most environmentally sensitive adjacent land use; or
 - b) the Property Specific Standards as approved by the Ministry for a Risk Assessment/Risk Management Plan which was conducted in accordance with the conditions set out herein.
19. The Qualified Person's statement, referenced in condition 5.1 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.

20. For conveyance of lands requiring a Record of Site Condition (RSC):

- a) The Owner shall file the Record of Site Condition (RSC) on the Ontario Environmental Site Registry; and
- b) The Owner shall 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, PF&R.

Park Construction - Base Park Improvements

21. 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) Demolition, removal and disposal of all existing materials, buildings, foundations and associated servicing;
- b) Grading inclusive of 300mm depth topsoil supply and placement. Where lands have been environmentally risk assessed in accordance with MECP regulations, the required depth profile of the environmental soil / soft cap will be 1.5 m of engineered fill compacted to 95% SPD and certified by the consulting engineer;
 - i. In the case of a risk-assessed site, all materials brought on site shall comply with the site-specific standards outlined in the Certificate of Property Use. In the case where no risk assessment of the site was required, all materials brought on site shall comply with the Ontario Reg. 153/04 Table 3 RPI standards;
- c) Sodding #1 nursery grade or equivalent value of other approved park development;
- d) Fencing, where deemed necessary to the satisfaction of PF&R;
- e) Sanitary and storm service connections with manholes at streetline
- f) Water and electrical service connections; (minimum water: 50mm to the street line including backflow preventers, shut off valves, water metre and chamber; electrical connection to the street line and electrical panel in a lockable cabinet (100 Amp service));
- g) Street trees along all public road allowances which abut future City-owned parkland;
- h) Standard park sign (separate certified cheque required); and

22. All work is to be completed to the satisfaction of the General Manager, PF&R.

23. 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, PF&R.

24. 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, PF&R. No credit shall be given towards the Parks and Recreation component of the Development Charges for costs associated with Base Park Improvements.
25. The construction of Above Park Improvements to the park block shall be completed prior to the condominium registration of the first building to the satisfaction of the General Manager, PF&R. 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, PF&R when determining a revised delivery date for the park block.
26. 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 PF&R'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, PF&R. 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

27. 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

28. 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, PF&R.
29. 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 Development Charges for Above Base Park Improvements

30. 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:

The Owner agrees to design and construct the Above Base Park Improvements to the new park for a development charge credit against Parks and Recreation component of the Development Charges to the satisfaction of the General Manager, PF&R. 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, PF&R, 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, PF&R, 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

31. The Owner will be responsible to design and construct the Above Base Park Improvements to the satisfaction of the General Manager, PF&R. 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, PF&R.
32. 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, PF&R.
33. The construction of Above Park Improvements to the park block shall be completed prior to the condominium registration of the first building to the satisfaction of the General Manager, PF&R. 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, PF&R when determining a revised delivery date for the park block.
34. 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 PF&R's Park Supervisor for that Ward. 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, PF&R. 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

35. The Owner, upon satisfactory completion of the construction and installation of the 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, PF&R 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.
36. 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 & Recreation (PF&R).

37. As-built drawings in print/hardcopy and electronic format, as well as a georeferenced AutoCAD file, shall be submitted to PF&R. 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, PF&R. 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.
38. Spare or replacement parts, special tools, etc as provided by manufacturers, if any, are to be provided to PF&R.

SECTION C. POST APPROVAL CONDITIONS

In addition to the above pre-approval conditions, the following post approval conditions are to be fulfilled by the Owner following site plan approval and will be incorporated into a site plan agreement:

The proposed development shall be carried out and maintained in accordance with the plans and drawings referred to herein, to the satisfaction of the City of Toronto.

ENGINEERING & CONSTRUCTION SERVICES

1. Facilities to Provide Access to and from the Land

- a) The Owner shall provide and maintain traffic operations measures/facilities as recommended in the accepted Transportation, Parking and Loading Study entitled 2787 & 2791 Eglinton Avenue East, prepared by Crozier Consulting Engineers, dated (to be determined);
- b) The Owner shall construct and maintain all engineering works in accordance with the approved plans;
- c) The Owner shall provide remove all existing accesses, curb cuts, traffic control sign, etc. along the development site frontage that are no longer required and reinstate the boulevard within the right-of-way, in accordance with City standards and to the satisfaction of the Chief Engineer & Executive Director of Engineering and Construction Services.

2. Off-street Vehicular Loading and Parking Facilities and Access/Driveways

Site plan agreement requires the Owner to provide and maintain all that is shown on the plans and drawings.

3. Facilities for the Landscaping of the Lands or the Protection of Adjoining Lands

- a) The Owner shall provide construct and maintain the retaining walls as specified in the accepted engineering design and drawings;

- b) The Owner shall provide certification to the Chief Engineer

The Owner shall provide certification to the Chief Engineer & Executive Director, Engineering and Construction Services by the Professional Engineer who designed the retaining walls that the walls were constructed in accordance to the accepted drawings.

4. Facilities for the Storage of Garbage and Other Waste Material

- a) The Owner shall provide, construct and maintain all facilities necessary to permit *bulk lift* collection of solid waste and recyclable materials in accordance with Chapter 844 of the City of Toronto Municipal Code, Waste Collection, Residential Properties.

5. Stormwater Management, Grading and Site Servicing

- a) The Owner shall provide, construct and maintain stormwater management measures/facilities and site grading as recommended in the accepted Stormwater Management Report entitled Stormwater Management Report, prepared by Urbantech West, A Division of Leighton-Zec West Ltd, and Grading Plan, Drawing No. 201, prepared by Urbantech West, A Division of Leighton-Zec West Ltd, dated (to be determined);
- b) The Owner shall provide, construct and maintain site servicing indicated on the accepted Site Servicing Drawings No. 101, prepared by Urbantech West, A Division of Leighton-Zec West Ltd, dated (to be determined);
- c) The Owner shall provide certification to the Chief Engineer & Executive Director of Engineering and Construction Services from the Professional Engineer who designed and supervised the construction, confirming that the stormwater management facilities and site grading have been constructed in accordance with the accepted Stormwater Management Report and the accepted Grading Plans;
- d) The Owner shall provide certification to the Chief Engineer & Executive Director of Engineering and Construction Services from the Professional Engineer who designed and supervised the construction, confirming that the site servicing facilities have been constructed in accordance with the accepted drawings;
- e) Existing drainage patterns on adjacent properties shall not be altered and stormwater runoff from the subject development shall not be directed to drain onto adjacent properties.

6. Sunken Areas/Patios

The development includes proposed private sunken patios that under the major storm events (beyond the 100-year storm event) or clogging of the Area Drains, the drainage will be spilling from Area Drains in sunken patios and will pond without overland flow route. The above combination will result in spill over point at the sunken areas before it finds its way to a safe overland flow.

- a) The condominium does not have emergency overland flow route for the sunken patio areas, and the runoff from the major storm rainfall events or clogging of the storm system will cause ponding on patios. The Owner shall construct and maintain the storm drainage system and facilities to collect the drainage as set out in the Stormwater Management Report in a state of good repair at all times. No modifications are permitted that may alter the intent and/or function of the storm drainage system unless approval has been obtained from the General Manager of Toronto Water.

- b) The details of the stormwater contingency and monitoring measures, prepared by a qualified professional engineer (the "Monitoring/Contingency Plan") are to be referenced in the Declaration for the condominium corporation and the Owner's solicitor and the Owner's professional engineer shall provide written certifications that these details have been included in Declaration of the condominium corporation prior to registration of condominium.
- c) The Owner acknowledges and agrees that future purchasers will be made aware of the maintenance and monitoring plan as a result of its reference in the Declaration to be registered on title.
- d) The Declaration for the condominium corporation shall indicate that Professional engineer shall be hired to inspect the facilities on a regular basis to certify that the facilities function as intended.
- e) The Owner will be required to indemnify the City against any liability issue due to the failure of the private storm sewer management system and lack of overland flow for any and all damage to the land, tenants and the adjacent neighbours from flooding during storm event in excess of major storm event and a non-functioning stormwater management system

7. Groundwater

- a) Prior to the registration of the plan of condominium, the Owner shall submit an application to Toronto Water (Environmental Monitoring & Protection Unit) for any permanent dewatering system that is required for the building, and enter into an agreement and/or permit to discharge groundwater as required by the General Manager, Toronto Water;
- b) Prior to the registration of the plan of condominium, the Owner shall submit a copy of the relevant section(s) of the proposed Condominium Declaration that disclose(s) the obligations of the Owner in respect of the discharge of groundwater ("Private Water") to a City sewer pursuant to Toronto Municipal Code Chapter 681, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

8. Solid Waste Services

- a) Based upon the information available, Solid Waste Management will provide bulk lift uncompacted garbage, recycling and organic collection services to this component of the development. Collection of waste materials from this component will be in accordance with the "City of Toronto Requirements for Garbage, Recycling and Organics Collection Services for New Developments and Re-Developments" and Chapter 844, Solid Waste of the Municipal Code.

CITY PLANNING DIVISION (including Urban Design, Transportation Planning, Heritage Preservation Services) - Francis Kwashie, Senior Planner, 416-396-7040

9. The Owner shall install and maintain lighting on the site/lands or on any building or structure thereon in accordance with the approved Site Plan to the satisfaction of Community Planning, Scarborough District.
10. The Owner shall install and maintain the landscaping for the lands in accordance with the approved landscape plans and related details to the satisfaction of Community Planning, Scarborough District in consultation with Parks.
11. All mechanical and other equipment located on the roof must be screened or integrated into the profile of the building, to the satisfaction of the Director of Community Planning, Scarborough District, and any changes to the rooflines as denoted on the drawings shall constitute a change to the site plan, which must have prior written approval of the Director of Community Planning, Scarborough District.

BELL CANADA – Rosita Giles (416) 296-6599

12. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

If there are any conflicts with existing Bell Canada facilities or easements, the Owner/Developer shall be responsible for re-arrangements or relocations.

HERITAGE PRESERVATION SERVICES

13. If deeply buried archaeological remains are encountered on the subdivision lands during construction activities, the Heritage Operations Unit of the Ministry of Culture is notified immediately at (416) 314-7149 as well as the City of Toronto, Heritage Preservation Services Unit (416) 338-1096.
14. In the event that human remains are encountered during construction, the proponent should immediately contact both the Ministry of Culture and the Registrar or Deputy Registrar of Cemeteries at the Cemeteries Regulation Unit, Ministry of Government Services, (416) 326-8404.

CANADA POST

15. 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.
16. The Owner will confirm to Canada Post that the final secured permanent locations for the community mailboxes will not be in conflict with any utility, including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
17. The owners 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.

18. The Owner agrees to prepare and maintain an area of compacted gravel to Canada Posts specifications to serve as a temporary community mailbox location. This location will be in a safe area away from construction activity so that the community mailboxes may be installed to service addresses that are occupied prior to the pouring of permanent concrete mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.

SITE PLAN ADVISORY COMMENTS

1. Toronto Building

The Owner is advised that the Green Roof By-law (By-law No. 583-2009) (Chapter 492 of the City of Toronto Municipal Code) including Article IV the Toronto Green Roof Construction Standard, may be applicable to the proposed development. For further information, please contact Paul Dhir, Toronto Building at 416-396-7326.

2. Eglinton East LRT

The Owner shall be advised that the proposed development is on a planned Eglinton East Light Rail Transit (EELRT) route which will be extended across the frontage of this property. The development of the LRT might limit and alter future traffic operations for the proposed development and may affect the existing lane configurations and the subject site access.

3. Right of Way Permits

The Owner shall obtain an access permit from Transportation Services prior to construction of this project. Other permits/licences associated with construction activities (such as hoarding, piling, shoring etc.) may also be required.

The Owner is also required to provide a fee of \$777.24 for the access permit. The Owner is responsible for obtaining the applicable permits/licences and providing securities and shall be advised to contact Right-of-Way Management Section at (416) 396-4850 or (416) 396-4502 regarding the site-specific permit/licence requirements and associated securities and obligations.

In conjunction with the right-of-way permits, the Owner shall provide an adequate financial guarantee to ensure the satisfactory completion of all required work in the City's rights-of-ways, excluding service connections, pay engineering and inspection fees (5% of the estimated construction cost of the work) and provide public liability insurance. The Owner is required to contact the City's inspector at least one week prior to commencing any work within the City's right of way.

In order to obtain approval for work in the City's right-of-way the Owner will be required to provide up to date stake out information for most construction related work. For further information, please contact Ontario One at 1-800-400-2255 to arrange for an appointment.

Make satisfactory arrangements with Engineering and Construction Services for Work on the City's ROW and provide financial security in the amount of \$ (to be determined), submit a 5% engineering and inspection fee in the amount of \$ (to be determined), and provide insurance as required.

The following is a breakdown of the financial security amount of \$ (to be determined) required for the work on the City's ROW:

- The amount (to be determined) for the installation of a 2.1 metre municipal sidewalk to City specifications along the entire frontage of this property on Eglinton Ave. E, Danforth Road and Horton Blvd.;
- The amount (to be determined) for the proposed accesses.

4. Site Servicing Connections

The Owner will be required to make an application to Toronto Water Division, North York Civic Centre, 5100 Yonge Street, 2nd Floor, for the installation of any proposed services within the City right-of-way after acceptance of the stormwater management report and site servicing plan.

For further information, please contact Toronto Water at 416-395-6082.

These shall include one water and one sanitary service connection for each freehold residential unit or each single entity development such as a condominium, co-operative or rental property to be held under separate Ownership, plus any necessary storm service connections. The Owner is responsible to provide for the installation of the water, sanitary and any necessary storm service connections from the building to the City services at the property line.

Servicing on private property requires plumbing approval under the Ontario Building Code, and accordingly, application for the necessary permits should be made to the Toronto Building Division.

The proposed stormwater management facility and all the sewage works on private property are regulated under Ontario Water Resources Act (OWRA) and therefore may or may not be subject to the approval requirements of section 53 of the Ontario Water Resources Act. It is the responsibility of the Owner(s) to contact the Ministry of Environment to determine if an Environmental Compliance Approval is required for their specific project. The Owner(s) shall obtain such approval as may be required from the Ministry of Environment.

Maintenance and operation of stormwater facilities is the responsibility of the property Owner and shall meet all the current requirements of governmental authorities having jurisdiction, including, but not limited to Ontario Ministry of the Environment, Ontario Ministry of Labour, and Ontario Ministry of Municipal Affairs and Housing.

5. Wet Tap Procedure

The Owner is advised that pursuant to an order issued by the Ontario Ministry of the Environment and Climate Change, all wet taps performed on City watermains shall be performed by, or under the supervision of, a Certified Operator in accordance with Ontario Regulation 128/04. The City of Toronto Protocol respecting the performance of and verification of wet taps is attached.

6. Fire Services

As established by Toronto By-Law, Chapter 880, it is required that an approved fire access route be provided. An application shall be submitted to Toronto Fire Services prior to occupancy.

7. Municipal Numbering

The Owner is advised to contact Mr. John House, Property Records Supervisor, at 416-392-8338 to obtain or verify new municipal addresses prior to submitting a building permit application. It should be noted that all addressed parcels and structures shall have the correct municipal addresses posted.

Please see <http://www.toronto.ca/mapping/numbers/index.htm> for details.

The municipal addresses will be required for the purpose of setting up the water account with the City of Toronto when application is made for the proposed sewer and or/water service connection (as applicable).

8. Construction Management Plan

A Construction Management Plan is to be received by the Chief Engineer & Executive Director of Engineering and Construction Services showing the following items:

- a) Dust/mud control on and offsite;
- b) Location of truck loading points, trailer parking;
- c) Location of temporary material storage areas;
- d) Access/truck routing;
- e) Provision of hoarding, temporary fencing & covered walkways;
- f) Location and extent of aerial crane operations;
- g) Parking for construction trades;
- h) to deal with vermin and rodents.

We advise the Owner that they cannot use the municipal right-of-way for construction-related purposes without first receiving written authorization from our Right-of-Way Management section, including payment of the necessary fees.

9. Encroachments

Any encroachments within Municipal Road Allowances will not be permitted unless they are explicitly approved by the Right-of-Way Management section of Transportation Services Division. The Owner is required to contact the section through the permit approval process to obtain the exact particulars of these requirements. For further information, please contact the Right-of-Way Management section, Scarborough District at (416) 396-4850 or (416) 396-4502.

10. Toronto Hydro Approval

The Owner shall obtain approval from Toronto Hydro Street Lighting Incorporated before removing and/or relocating any utility with attached municipal street lighting.

11. Street Furniture

That approval for all work that will be carried out within the abutting public rights-of-way, which may include but not be limited to financial responsibility for removal, installation or reinstallation of existing street furniture (bicycle locking rings, transit shelters, benches, litter bins, etc.). The property Owner shall contact Street Furniture Management to co-ordinate the removal, installation or reinstallation of bicycle locking rings or Astral street furniture. There are costs associated with the removal, installation and reinstallation of City of Toronto bicycle

locking rings and Third Party Costs for the removal and reinstallation of Astral street furniture. The City and Astral will not undertake any work associated with the removal, installation and reinstallation of existing street furniture until it receives payment. If clarification is required on how the above standards will apply to this site, the Owner can contact the Street Furniture Management Unit at streetfurniture@toronto.ca.

12. Superpave

The City of Toronto is implementing Superpave asphalt mixes and is mandatory for all projects in the city of Toronto.

- TS 1101 Material Specification for Performance Graded Asphalt Cement, dated September 2017
https://www.toronto.ca/wp-content/uploads/2017/11/995b-ecs-specs-roadspecs-TS_1101_Sep2017.pdf
- This is an update to the April 2014 specification and introduces stricter compliance requirements for asphalt cement binders. This update also includes the adoption of Warm Mix Asphalt (WMA) on City of Toronto roads, as specified.
- TS 1151 Material Specification for Superpave, Stone Mastic and Warm Mix Asphalt, dated September 2017
https://www.toronto.ca/wp-content/uploads/2017/11/98db-ecs-specs-roadspecs-TS_1151_Sep2017.pdf.

13. Enbridge

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea10@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving. If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant. In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

14. Parkland Occupation - Construction Staging

The stockpiling of any soils or materials or use as an interim construction staging area on the conveyed parkland is prohibited unless an agreement, other than a POP, has been obtained from the Manager of Business Services – Joanna Sweitlik, 416-392-8578. The agreement, 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, PF&R. The agreement must be secured prior to the issuance of any shoring and excavation permits. The Owner will indemnify the City against any claim during any interim use of or work carried out by the applicant on the park. Any compensation accrued shall be applied to park improvements within the ward in consultation with the Ward Councillor.

The Owner will be required to provide an environmental assessment report, prepared by a qualified engineer, at the end of the permitted occupation to verify that the parklands continue to meet the applicable laws, regulations and guidelines respecting sites to be used for public

park purposes. The Owner will be required to provide an RSC after the staging period, prior to conveyance. The construction of the park shall commence after the occupation to the satisfaction of the General Manager, PF&R. The Owner will be responsible for paying all costs associated with the City retaining a third-party peer reviewer for the environmental addendum. Given the current rise in dog-owning populations, especially within high-density developments, the applicant is expected to provide dog amenities on-site with proper disposal facilities such as dog relief stations. This will help alleviate pressure on neighbourhood parks.