

735 and 743 Renforth Drive – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Final Report

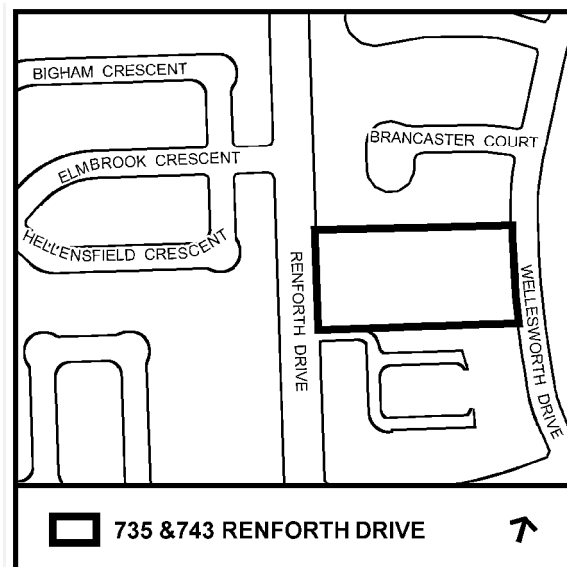
Date:	August 19, 2013
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 3 – Etobicoke Centre
Reference Number:	12 268621 WET 03 OZ and 12 268636 WET 03 SB

SUMMARY

These applications propose to redevelop the existing commercial plaza at 735 and 743 Renforth Drive for residential uses. The Zoning By-law Amendment application proposes to amend the former City of Etobicoke Zoning Code to permit the construction of 38 single detached dwellings on a new public road. The application for a Draft Plan of Subdivision proposes the creation of the 38 residential lots and a 16.5 m public street connecting to Renforth Drive and Wellesworth Drive.

The proposal provides an opportunity to redevelop an underutilized commercial site and integrate it into the surrounding residential neighbourhood. The proposed built form is compatible with the existing residential built form in the neighbourhood and the proposed public street complements the existing local street network. As such, the development is considered appropriate for the area.

This report reviews and recommends approval of the application to amend the Zoning By-law and advises that the Chief Planner and Executive Director, City Planning may approve the proposed Draft Plan of Subdivision application.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the former City of Etobicoke Zoning Code for the lands at 735 and 743 Renforth Drive substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. In accordance with the delegated approval under By-law 229-2000, as amended, City Council be advised that the Chief Planner and Executive Director, City Planning intends to approve the Draft Plan of Subdivision as generally illustrated on Attachment 2, subject to:
 - a. The conditions as generally listed in Attachment 7, which except as otherwise noted must be fulfilled prior to 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.
4. Before introducing the necessary Bills to City Council for enactment, require the owner to:
 - a. Revise and resubmit, to the satisfaction of the Executive Director, Engineering and Construction Services, a Functional Engineering Report; and
 - b. Enter into a financially secured Development Agreement for the construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the Functional Engineering Report accepted by the Executive Director, Engineering and Construction Services.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Pre-application meetings were held with the applicant to discuss the proposal and complete application submission requirements.

A Preliminary Report on the applications was presented to Etobicoke York Community Council on January 22, 2013 and can be found at the following link:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.EY21.5>

ISSUE BACKGROUND

Proposal

These applications propose to redevelop the site at 735 and 743 Renforth Drive with 38 single detached dwellings fronting onto a new 16.5 m wide public street that would connect Renforth Drive and Wellesworth Drive.

The proposed dwellings would be 2 storeys and have a maximum building height of 10 m. The 34 proposed interior lots would each have frontages of 8 m on the new public street and lot areas ranging from 250 m² to 264 m². The four corner lots would have frontages ranging from 12.5 m to 13 m on the new public street and lot areas ranging from 390 m² to 445 m². The proposed dwellings on the corner lots would be designed to have front entrances facing Renforth Drive or Wellesworth Drive. All of the proposed dwellings would have vehicular access from the new public street (see Attachment1).

All three existing commercial buildings on the site would be demolished.

Site and Surrounding Area

The site is located on the east side of Renforth Drive, north of Eringate Drive. It is approximately 1.33 ha in size, rectangular in shape and generally slopes to the east. The site has a frontage of approximately 82 m on Renforth Drive and 80.5 m on Wellesworth Drive. Currently, the site is occupied by three commercial buildings and surface parking. There are three existing vehicular accesses onto Renforth Drive and two onto Wellesworth Drive. The commercial buildings are largely vacant.

Surrounding uses are as follows:

North: single detached dwellings.

South: townhouses, semi-detached and single detached dwellings.

East: Eringate Public Park.

West: Elmbrook Public Park and single detached dwellings north of the park.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

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

City Council's planning decisions are required by the *Planning Act*, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated *Mixed Use Areas* on Map 14 – Land Use Plan, in the Official Plan. *Mixed Use Areas* are intended to accommodate some of the expected growth in Toronto's population and employment. The *Mixed Use Areas* designation permits a range of residential, commercial and institutional uses in single use or mixed use buildings.

The Official Plan sets out development criteria in *Mixed Use Areas*. Generally, it is the intent that development will:

- provide for new jobs and homes for Toronto's growing population on underutilized lands;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locate and mass buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- have access to schools, parks, community centres, libraries and childcare;
- provide good site access and circulation and an adequate supply of parking for residents and visitors; and
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences.

Zoning

The site is zoned Local Planned Commercial (CPL) in the former City of Etobicoke Zoning Code. Residential uses are not permitted under this zoning. Uses permitted under this zoning include but are not limited to professional offices, health centres, service stations, day nurseries, bowling alleys and banks.

At its meeting of May 8, 2013 City Council adopted a new, harmonized Zoning By-law for the City of Toronto. By-law 569-2013 has been appealed and is now before the Ontario Municipal Board. No hearing dates have been set. This property is not subject to the new Zoning By-law as a complete application had been submitted prior to the enactment of the new Zoning By-law.

Site Plan Control

The site and the existing commercial uses are subject to Site Plan Control, however the proposed development of single detached dwellings is not subject to Site Plan Control.

Reasons for Applications

The site is zoned Local Planned Commercial (CPL) in the former City of Etobicoke Zoning Code and this zoning does not permit the proposed residential uses. A Zoning By-law Amendment is required to permit the single detached dwelling uses and to establish appropriate development standards. A Draft Plan of Subdivision is required to establish the residential lots and the new public street.

Draft Plan of Subdivision

An application for Draft Plan of Subdivision has been submitted to establish the proposed residential lots and secure the proposed public street (see Attachment 2). The owner will be required, as part of the Draft Plan of Subdivision process, to address and resolve any outstanding servicing and technical matters related to the proposal. Draft Plan of Subdivision Conditions are included as Attachment 7 to this report.

Community Consultation

A community consultation meeting was held on March 5, 2013 attended by the Ward Councillor, City staff, the applicant and their consultant team and 30 members of the public. Staff also received a number of phone call and email inquiries about the development.

The major concern expressed by the residents in attendance at the meeting related to on-street parking. Residents noted that the baseball diamond at Eringate Public Park attracts users from beyond the immediate area and most of them park in the parking lot on the subject site at 735 and 743 Renforth Drive. Residents were concerned that the redevelopment of the site and elimination of the existing parking lot would result in users of Eringate Public Park parking on local streets.

Other concerns and comments expressed by the public are summarized as follows:

- desire for the new public street to be designed to accommodate on street parking;
- concern that the new public street would encourage vehicles on Renforth Drive to use Wellesworth Drive and local streets in the neighbourhood;
- concern with the number of dwellings, dwelling heights and how they would fit in with the surrounding area;
- concern regarding the loss of privacy in the rear yards abutting the subject site to the north and south - some residents suggested installation of 2.4 m fences along the north and south property lines to address privacy concerns;
- potential decline in the value of properties adjacent to the development site;
- the quality of the proposed development and the reputation of the developer;
- the loss of existing commercial uses being used by immediate residents; and

- potential for noise, dust and traffic arising from the construction of the proposed development.

Agency Circulation

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

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement (PPS). The proposed development represents *intensification* within a *settlement area*. It promotes efficient land use by utilizing existing services and infrastructure.

The proposed development form helps to optimize the utilization of existing services and infrastructure. The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Use

Residential uses are provided for by the *Mixed Use Areas* designation of the Official Plan and the proposed development meets the development criteria for *Mixed Use Areas* set out in the Plan. The application would result in the redevelopment of an underutilized commercial plaza for residential uses in a manner that is compatible with the surrounding residential neighbourhood. The proposed development with a new public street would fit in with the surrounding neighbourhood as the subject site is located in an established residential community.

Historically, the site functioned as a local neighbourhood plaza. A more recent development directly south of the site included a small commercial plaza at the corner of Renforth Drive and Eringate Drive. This plaza is currently occupied by a drive-through coffee store, a pizza store, a convenience store, a restaurant, a beauty shop, pharmacy and a bank. It appears this new commercial plaza is meeting local commercial retail needs while the existing plaza on the subject site is largely vacant.

Density, Height and Massing

The proposed development would result in individual lots having a density ranging between 0.64 and 0.77 times the area of each lot. Lot coverage is proposed to range from 36% for the corner lots to 37% for the interior lots.

All of the dwellings are proposed to be 2-storeys, with building heights proposed to be a maximum of 10 m to the highest point of the roof.

North of the site are a mix of bungalows and 2-storey dwellings and south of the site is a more recent development consisting of 3-storey single, semi-detached and townhouse dwellings. The new City of Toronto Zoning By-law 569-2013 renames the zone categories for these surrounding lands from R2 (Second Density Residential Zone) to RD (Residential Detached Zone) and from R4G (Fourth Density Residential) to RT (Residential Townhouses) for the north and south sites respectively, however the development standards from the former Etobicoke Zoning Code remain unchanged. The zoning for the north lands permits a maximum building height 9.5 m, a minimum lot frontage of 13.5 m and lot coverage of 33%. The Zoning for the south lands permits buildings on the block up to 14.5 m in height, and an overall site coverage of 40%.

The proposed development would be comprised entirely of single detached dwellings with development standards that are appropriate given the location of the site between the established single detached dwelling residential neighbourhood to the north and the mixed dwelling residential block to the south. Overall, the proposed density, massing and height would fit with the existing context thereby achieving the objectives of the Built Form Policies of the Official Plan. Development standards to implement the proposal are set out in the Draft Zoning By-law included as Attachment 6 to this report.

Residents expressed concern with the number of dwellings, dwelling heights and the fit of the development with the surrounding area, as well as the loss of privacy in their backyards. The proposed lot frontages provide an appropriate transition in the scale and intensity of development from the residential block to the south and the larger lot residential development to the north. The proposed dwelling heights of 10 m are less than the permissions for the surrounding residential neighbourhood. All of the proposed dwellings would have a peaked roof design, however four different elevations are proposed with differences in architectural detailing to provide variety on the street. Rear yards are proposed to range from approximately 7.5 m to 10 m in depth with the majority of the lots having a rear yard depth of more than 8 m which is in excess of the minimum rear yard depth requirement of 7.5 m in the surrounding area. The development is considered to be compatible with the surrounding area.

Traffic Impact and Access

A Traffic Impact Study (TIS) submitted in support of the applications concludes that there would be minimal impact on local traffic resulting from this development. The TIS has been reviewed by Transportation Services staff and found acceptable.

Access to the site would be provided from full turn movements onto both Renforth Drive and Wellesworth Drive. The provision of a new public street conforms to the Official Plan objective of integrating new developments into the existing fabric and designing new buildings to frame street edges. The new street would allow the future residents from the proposed development to benefit from City services including snow removal and garbage collection.

The proposed new street has been designed to comply with the Development Infrastructure Policy Standards (DIPS) for a 'Minor Local Residential Street'. It would be

a 16.5 m right-of-way with 8 m pavement width, and a 2 m wide curbside sidewalk on both sides of the street. Requirements related to the development and conveyance of the street are included in the Draft Plan of Subdivision Conditions in Attachment 7 to this report.

Streetscape

Twenty-eight new trees are proposed to be planted within the public boulevards: 18 along the future public street, 5 along the Renforth Drive frontage and 5 along the Wellesworth Drive frontage. Details and requirements regarding the tree planting are included in the Draft Plan of Subdivision Conditions.

Parking

Two parking spaces would be provided for each of the proposed dwellings, one in the integral garage and the other in the driveway in front of each dwelling. This requirement is included in the Draft Zoning By-law included as Attachment 6 to this report.

At the community meeting, residents expressed an interest in ensuring that there would be opportunity for on-street parking on the new proposed street. The proposed driveway locations would accommodate on-street parking between driveway entrances for visitor parking.

Servicing

The applicant has submitted a Functional Engineering Report. Engineering and Construction Services staff have reviewed the report and requested further revisions and calculations. The applicant is undertaking revisions to the report. This report recommends that the Bills not be enacted until a revised Functional Engineering Report has been submitted to the satisfaction of the Executive Director, Engineering and Construction Services and any improvements that may be required be financially secured. Municipal servicing requirements are also contained in the Draft Plan of Subdivision Conditions.

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 subject lands are in an area with +3.00 hectares of parkland per 1,000 people. This is in the highest quintile of current provision of parkland. The site is subject to City of Toronto By-law 1020-2010 regarding parkland.

The applications propose 38 residential units on a site having an area of 1.3 ha. At the alternative rate of 0.4 ha per 300 units, parkland levies would equal 0.05 ha or 4.8% of the residential site area. Sites with an area greater than 1 ha and less than 5 ha are subject

to a minimum parkland dedication of 5% to a maximum cap of 15% of the total land area. This development would therefore be subject to 5% parkland dedication.

The applicant proposes to satisfy the parkland dedication requirement by cash-in-lieu. Parks, Forestry and Recreation staff have advised that this is appropriate as the site is in the highest quintile of current provision of parkland and the amount of parkland dedication would be too small to provide a serviceable park. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit by the Facilities and Real Estate Division.

Environment

There is an automotive related use on the site. Therefore, the applicant will be required to submit a Record of Site Condition to the Ministry of the Environment (MOE) and in accordance with MOE standards at the building permit stage.

The applicant will also be required to submit an environmental site assessment which will be subject to peer review for the lands to be conveyed to the City for the proposed public street. This requirement is included in the Draft Plan of Subdivision Conditions.

Toronto Green Standard

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

The applicant is required to meet Tier 1 of the TGS. This requirement is included in the Draft Plan of Subdivision Conditions.

Performance measures for the Tier 1 development features will be secured through the Draft Plan of Subdivision approval process such as construction activity and on-site stormwater retention. The TGS requires the owner to install 1 tree per lot resulting in 38 trees in total. The applicant will be required to plant an additional 10 trees above the 28 already proposed, to meet TGS Tier 1 requirement. Staff will negotiate the planting of these additional trees within the boulevards of the new public street and the rear yards of the new lots.

Conclusion

The proposed infill development is compatible with and integrates well with the existing neighbourhood. It represents an appropriate and orderly development of the lands, conforms to the Official Plan and meets City policies and requirements related to the provision of new public streets. The Zoning By-law and Draft Plan of Subdivision applications are recommended for approval.

CONTACT

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E-mail: cowusug@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Draft Plan of Subdivision

Attachment 3a: Elevations

Attachment 3b: Elevations

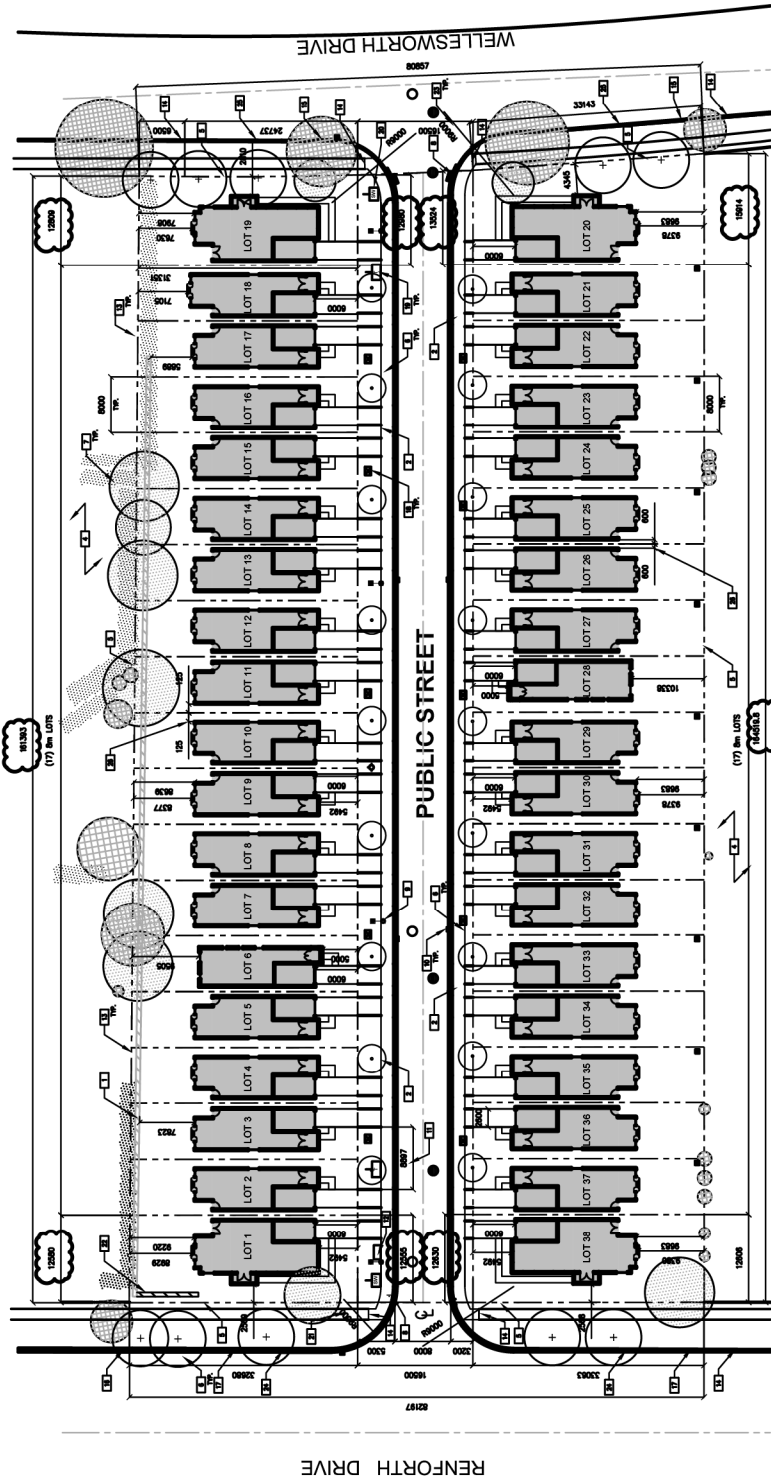
Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 6: Draft Zoning By-law Amendment

Attachment 7: Conditions of Draft Plan of Subdivision

Attachment 1: Site Plan



735 & 743 Renforth Drive

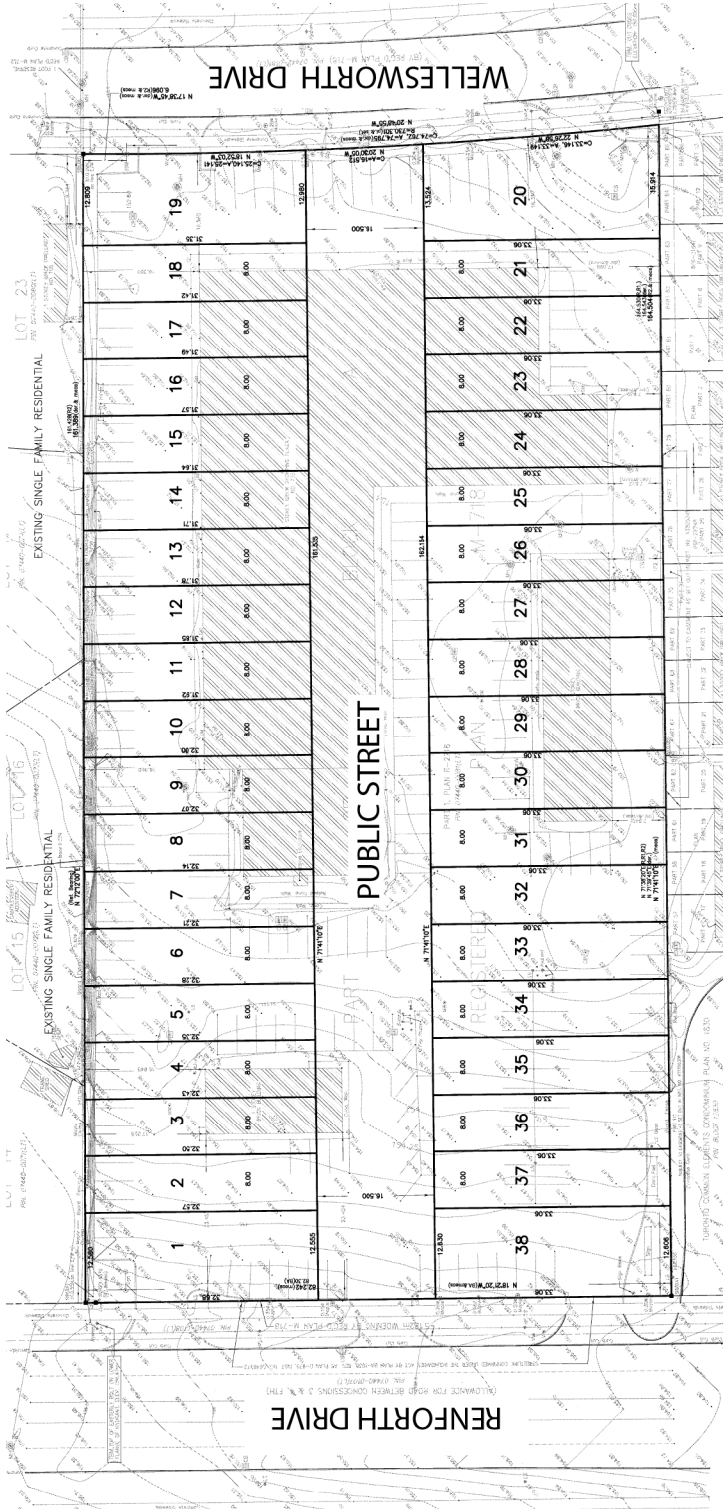
Site Plan
 Applicant's Submitted Drawing

File # 12 268621 WET 03 0Z
 File # 12 268636 WET 03 SB

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Attachment 2: Draft Plan of Subdivision



735 & 743 Renforth Drive

Plan of Subdivision
Applicant's Submitted Drawing

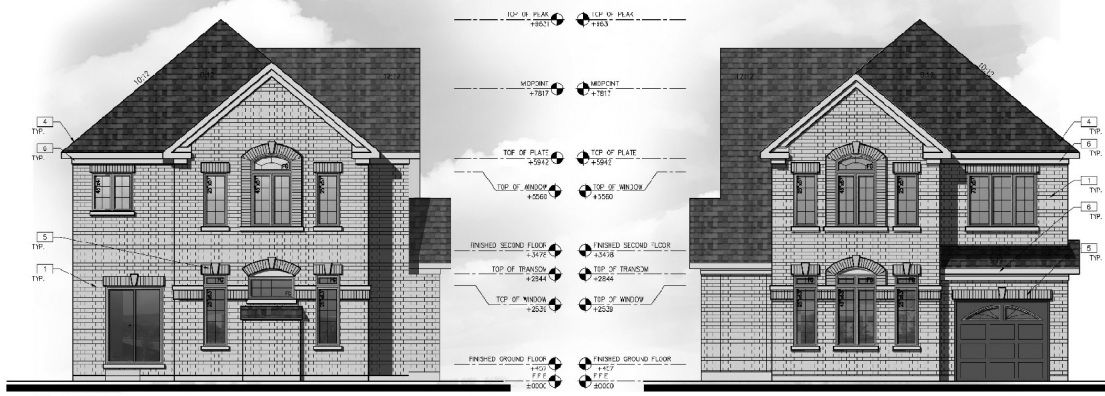
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File # 12 268636 WET 03 SB

Not to Scale
07/27/13

Attachment 3a: Elevations



CORNER LOT: OPTION 2
WELLESWORTH DRIVE/RENFORTH DRIVE ELEVATION SCALE: 1/32 ①



CORNER LOT: OPTION 2
TYPICAL PUBLIC ROAD ELEVATION SCALE: 1/32 ②

CORNER LOT: OPTION 2
TYPICAL REAR ELEVATION SCALE: 1/32 ③

Typical Corner Elevation

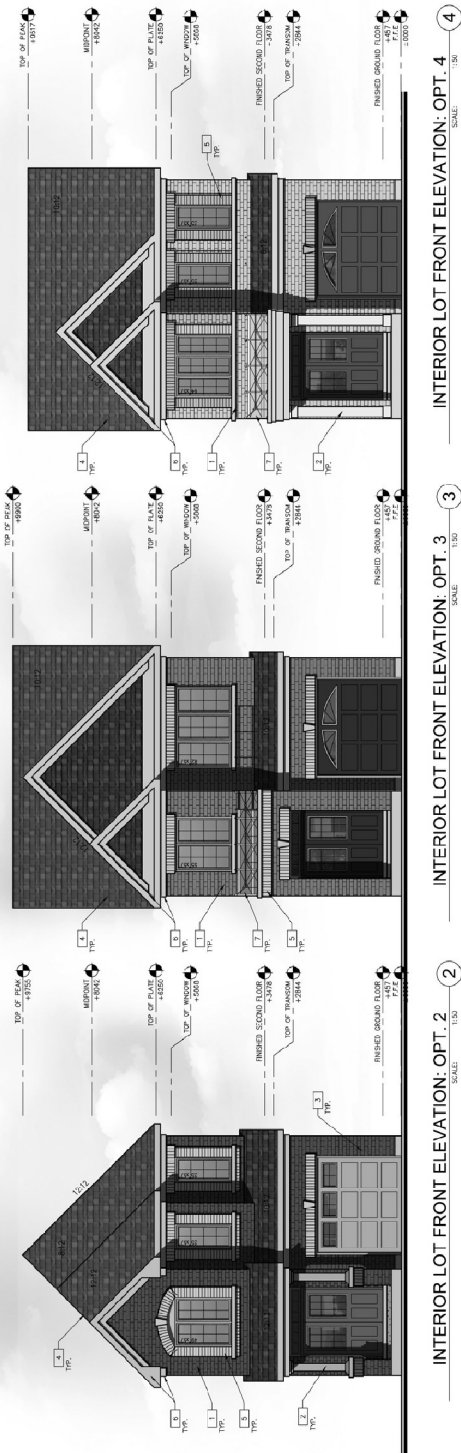
Elevations

Applicant's Submitted Drawing
Not to Scale
12/05/2012

735 & 743 Renforth Drive

File # 12 268621 WET 03 OZ
File # 12 268636 WET 03 SB

Attachment 3b: Elevations



Typical Interior Elevation

735 & 743 Renforth Drive

Elevations

Applicant's Submitted Drawing

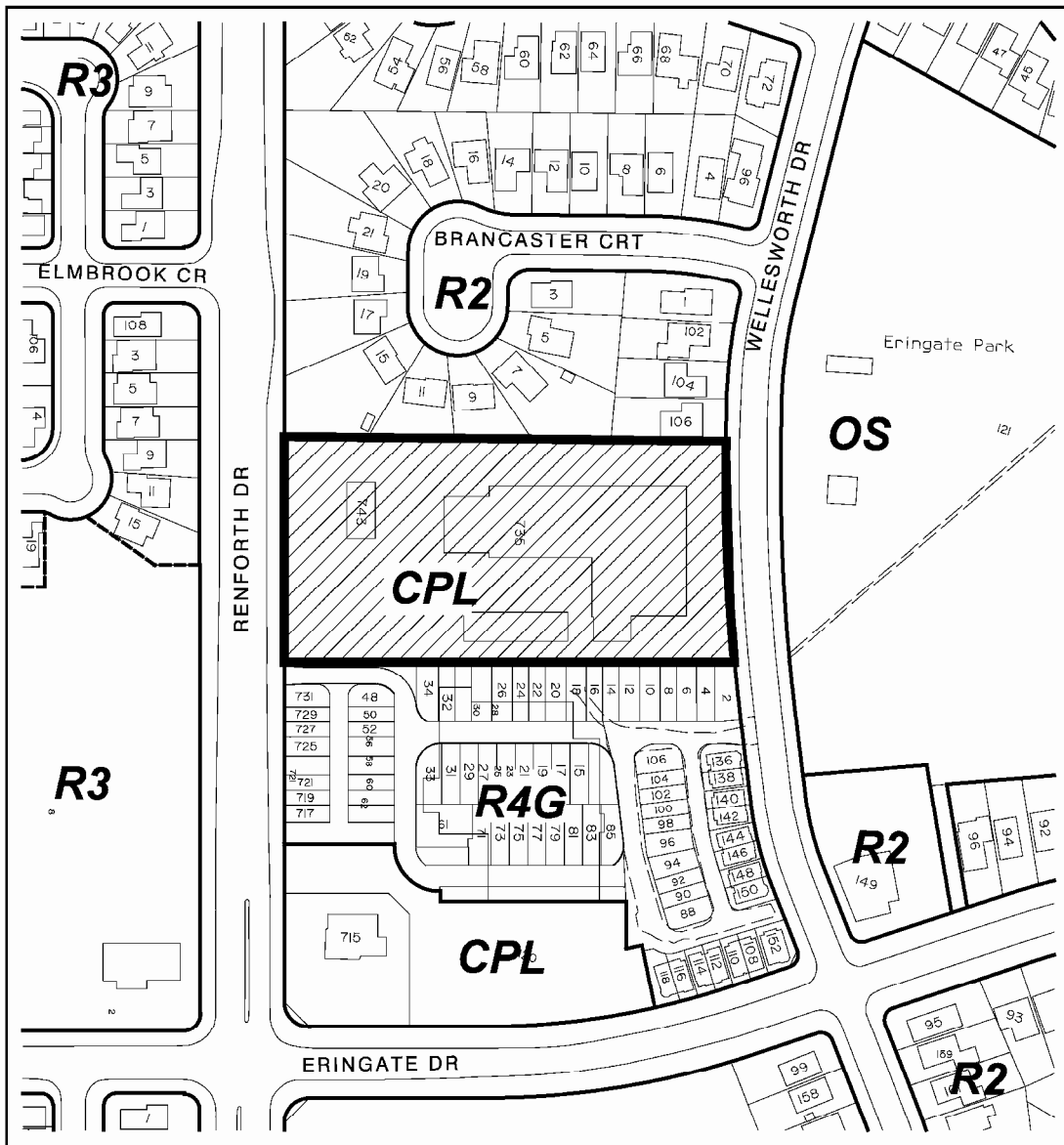
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File # 12 268636 WET 03 SB

12/05/2012

Attachment 4: Zoning



TORONTO City Planning
Zoning

735 & 743 Renforth Drive

File # 12 268621 WET 03 0Z
File # 12 268636 WET 03 SB

R2 Residential Second Density
R3 Residential Third Density
R4G Residential Fourth Density Group

CPL Commercial Planned Local
OS Public Open Space



Not to Scale
Zoning By-law 11,737as amended
Extracted 12/05/2012

Attachment 5: Application Data Sheet

Application Type	Rezoning, Subdivision	Application Number:	12 268621 WET 03 OZ 12 268636 WET 03 OZ
Details	Rezoning, Standard	Application Date:	October 25, 2012

Municipal Address: 735 and 743 RENFORTH DRIVE
 Location Description: PLAN M718 PT BLK A
 Project Description: Proposed amendments to the Etobicoke Zoning Code to permit the development of 38 single detached dwellings with integral single car garages on a new public street. Existing commercial buildings and an auto repair garage are to be demolished.

Applicant:	Agent:	Architect:	Owner:
ACTION PLANNING CONSULTANTS			735 RENFORTH DEVELOPMENTS INC.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	CPL
Zoning:	CPL	Historical Status:	
Height Limit (m):	11	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	13275	Height:	Storeys:	2
Frontage (m):	82		Metres:	10
Depth (m):	161			
Total Ground Floor Area (sq. m):	4096			Total
Total Residential GFA (sq. m):	7316		Parking Spaces:	76
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	7316			
Lot Coverage Ratio (site) (%):	30.8			
Floor Space Index (site):	0.55			

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	38
Total Units:	38

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	7316	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Cynthia Owusu-Gyimah, Planner
	TELEPHONE:	(416) 394-2608

Attachment 6: Draft Zoning By-law

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~ - 20~

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to the lands municipally known in 2012 as 735 and 743 Renforth Drive

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

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

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

1. That the Zoning Map referred to in Section 320-5, Article II of the Zoning Code, is hereby amended by changing the classification of the lands located in the former City of Etobicoke and described in Schedule 'A' annexed hereto from Local Planned Commercial (CPL) to Third Density Residential (R3).
2. Notwithstanding Article XI, Sections 320-18, 320-24.9, 320-24.10, 320-40, 320-41, 320-42, 320-42.1, 320-44; and Article XIV, Sections 320-63 and 320-64, of the Zoning Code, the following definitions and development standards shall now be applicable to the lands described in Schedule 'A' attached hereto:
 - A. Definitions
 - a) Building Height: For the purposes of this By-law, "building height" shall mean the perpendicular distance measured from average finished grade at the main detached dwelling front wall to the highest point of the roof for a pitched roof.
 - b) Soft Landscaping: For the purposes of this By-law, "soft landscaping" shall mean trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as, but not limited to, driveways, parking area, decorative stonework, walkways, patios, screening or other landscape-architectural elements.

- c) Lands: For the purposes of this By-law, “Lands” shall mean the lands described in Schedule ‘A’ attached hereto

B. Permitted Uses

- a) The only permitted use shall be one family detached dwellings.
- b) A temporary sales trailer/office and/or construction trailer is permitted during the development of the lands.

C. Development Standards

- a) A maximum of 38 one family detached dwellings shall be permitted on the lands shown on Schedule 'A'.
- b) A maximum of 38 *lots* shall be permitted on the lands shown on Schedule 'A'.
- c) The maximum *floor space index* (FSI) shall be 0.66 for lots flanking Renforth Drive and Wellesworth Drive and 0.77 for all other lots.
- d) The maximum *building height* shall be 10 m.
- e) The minimum *lot frontage* shall be 8m, except that for dwellings flanking Renforth Drive and Wellesworth Drive, the minimum lot frontage shall be 12 m.
- f) The minimum *lot area* shall be 250 m², except that the minimum lot area for dwellings flanking Renforth Drive and Wellesworth Drive shall be 390 m².
- g) The minimum *front yard* building setback shall be 6 m from the *street line* to the garage door and 5 m to the front wall of the main building.
- h) The minimum *rear yard* building setback shall be 7.5 m.
- i) The minimum *side yard* building setback shall be 0.6 m on one side and 1.2 m on the other side, except that for dwellings flanking Renforth Drive and Wellesworth drive, the minimum side yard setback shall be 0.6 m on one side and 2.5 m on the other side.
- j) The following projections shall be permitted:
 - (i) Uncovered steps to grade;

(ii) An open terrace, an open and/or roofed porchway or veranda, and a deck, provided that the same does not encroach more than 1.6 m into the required rear yard setback.

(iii) Any chimney-breast may project a maximum of 0.5 m into the required yard setback.

- k) The maximum lot coverage shall be 40%.
- l) The maximum dwelling depth shall be 18.5 m.
- m) A minimum of 50% of the *front yard* shall be maintained as *soft landscaping*.
- n) A minimum of two *parking spaces* shall be provided for each dwelling unit. One space shall be located within an attached and enclosed garage and the other parking space shall be located on the driveway leading to the garage.
- o) Each dwelling shall have an attached and enclosed garage having a minimum interior dimension of 3.2 m by 6.5 m.
- p) The minimum driveway width shall be 2.6 m and the maximum driveway width shall be 3 m.

3. Within the lands identified as R3 on Schedule 'A' attached hereto, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the *lot* line and the following provisions are complied with:

- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

4. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall take precedence.

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

Table of Site Specific By-laws:

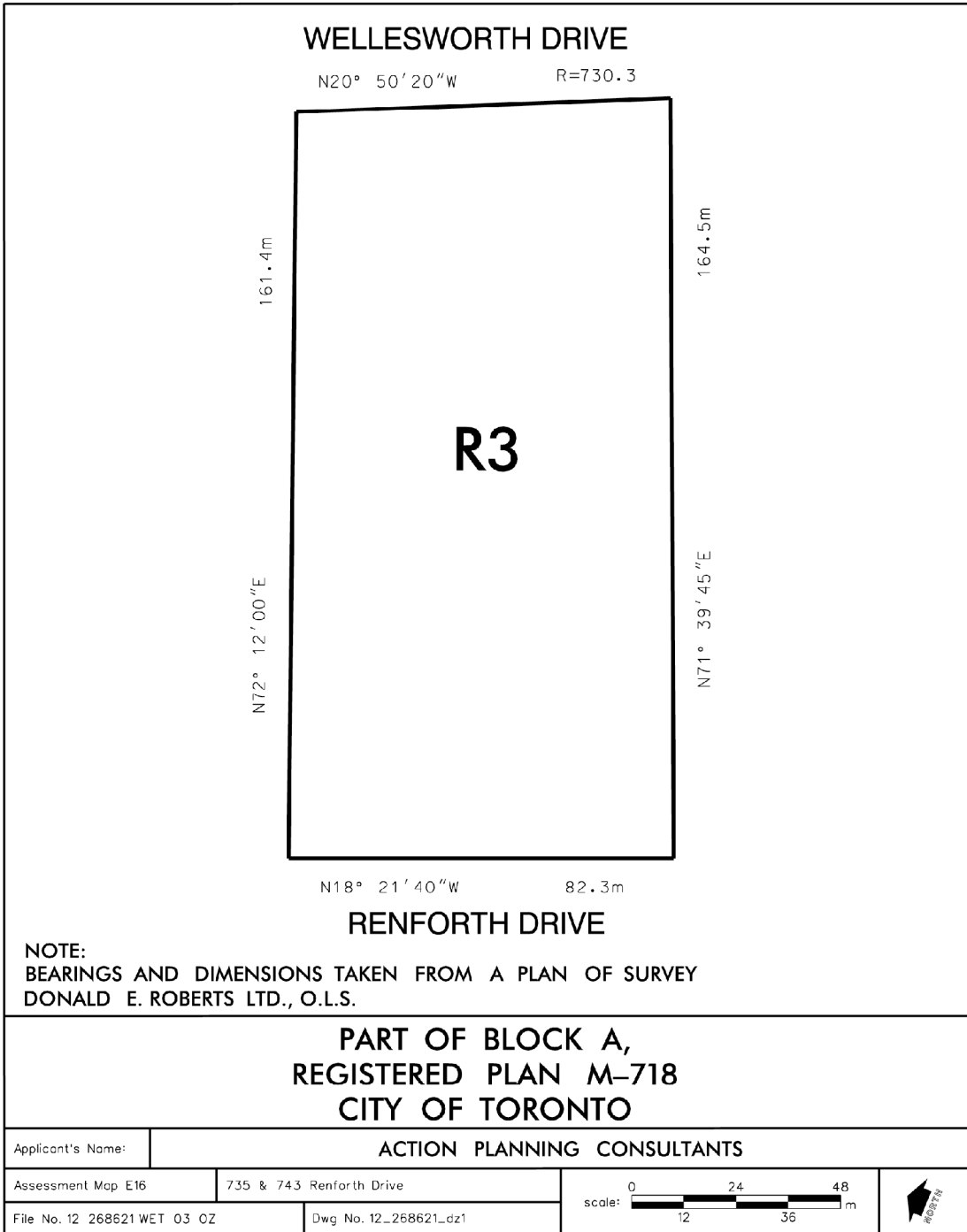
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF B-LAW
	Lands located on the east side of Renforth Drive, north of Eringate Drive, municipally known as 735 and 743 Renforth Drive.	To rezone the lands from Local Planned Commercial (CPL) to Third Density Residential (R3) to permit the 38 single detached dwelling units subject to site specific development standards.

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

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



Attachment 7: Conditions of Draft Plan of Subdivision

Draft Plan of Subdivision Application No. 12 268636 WET 03 SB

PART OF BLOCK A, REGISTERED PLAN M-718, CITY OF TORONTO
(Formerly the City of Etobicoke), municipally known as 735 and 743 Renforth Drive

STANDARD CONDITIONS

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 that the taxes have been paid in full by way of a Statement of account or Tax Clearance Certificate.
3. If the subdivision is not registered within 5 years of the date of draft plan approval, then this approval shall be null and void and the plans and drawings must be resubmitted to the City of Toronto for approval.
4. The owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009 through the adoption of PG32.3 of the Planning and Growth Committee.
5. The Official Plan land use designations and zoning implementing the Official Plan are in full force and effect.
6. The owner shall submit detailed engineering design drawings and detailed cost estimates for the proposed road and services.
7. The owner shall pay engineering and inspection fees in accordance with the terms and conditions of the standard subdivision agreement.
8. The owner is required to submit financial security in accordance with the terms of the standard Subdivision Agreement.

ROADWAYS

9. The owner is required to prepare all documents and to convey to the City, at nominal cost, the proposed 16.50 metres public road in fee simple, such lands to be free and clear of all physical and title encumbrances, to the satisfaction of the Engineering and Construction Services and Transportation Services Divisions in consultation with the City Solicitor.

10. The owner is required to submit a draft Reference Plan of Survey to the Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office. The reference plan should:
 - a. be in metric units and integrated to the 1983 North American Datum (Canadian Spatial Reference System and the 3 degree Modified Transverse Mercator Projection);
 - b. delineate by separate PARTS the lands to be conveyed to the City, the remainder of the site and any appurtenant rights-of-way and easements; and
 - c. show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan.
11. The owner is required to pay all costs for preparation and registration of reference plan(s).
12. The owner shall submit a detailed pavement marking and signage plan for the new public road to the satisfaction of Transportation Services.
13. The owner shall submit a detailed pavement marking and signage plan to accommodate southbound to eastbound left turn traffic along Renforth Drive at the new public street intersection to the satisfaction of Transportation Services.
14. The owner shall initiate the street naming process so that all public streets, private access roads and private walkways shall be named to facilitate access to the units fronting these streets, roads and walkways.

MUNICIPAL SERVICES

15. The owner shall submit a revised Functional Servicing Report to the satisfaction of the Executive Director of Engineering and Construction Services.
16. The owner shall design to the satisfaction of the Executive Director of Engineering and Construction Services, any improvements that may be required to the City's sanitary sewer, storm sewer and water supply systems to accommodate the proposed development and obtain the necessary approvals of the Ministry of the Environment for such infrastructure.
 - a. The owner shall make satisfactory arrangements with the Executive Director of Engineering and Construction Services respecting the provision of any improvements that may be required to the City's sanitary sewer, storm sewer and water supply systems to accommodate the proposal including the provision of adequate financial guarantees, including engineering and inspection fees.
17. The owner is required to apply storm water management techniques in the

development of this subdivision to the satisfaction of Engineering and Construction Services.

18. The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a manner satisfactory to the Executive Director of Engineering and Construction Services, and that existing drainage patterns on adjacent properties shall not be altered.
19. The owner shall obtain/verify the municipal addresses that will be required for the purpose of setting up the water account with Toronto Water when application is made for the proposed sewer and or/water service connections (as applicable).

ENVIRONMENTAL ASSESSEMENT

20. 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.
21. The owner agrees to pay all costs associated with the City retaining a third-party peer reviewer and submit a certified cheque payable to the City of Toronto in the amount of Five Thousand Dollars (\$5,000.00) as a deposit towards the cost of the peer review, and to make further deposits in the specified amount as required by the City from time to time, all to the satisfaction of the Executive Director of Engineering and Construction Services.
22. Prior to the registration of the Plan of Subdivision or Release for Construction of Services, the owner agrees to submit environmental assessment reports and a Remedial Action Plan (RAP) to the City; and further receive the City's peer review concurrence, pertaining to all lands conveyed to the City, in fee simple and as easements interests, both internal and external to the subdivision lands.

FENCES

23. The owner shall construct a wooden privacy fence to the City Standards on lots that have side yards that abut a City right-of-way.

UTILITY

24. Prior to the acceptance of engineering drawings, the owner shall provide a Composite Utility Plan illustrating the location and spacing of proposed utilities and street trees signed off by all the utility companies and the Urban Forestry – Tree Protection & Plan Review.
25. The owner shall provide to the City of Toronto copies of the approval on the street

lighting proposal and the financial security required from Toronto Hydro.

TREES AND LANDSCAPING

26. The owner shall submit revised landscape plan to the satisfaction of the Director of Community Planning, Etobicoke York District
27. The owner shall submit a Tree Inventory & Preservation Plan and a Tree Planting Plan to the satisfaction of Urban Forestry – Tree Protection & Plan Review.
28. The owner shall provide a security deposit of \$583 per City streetscape tree for all new plantings on proposed street and city road allowance. The deposit will cover the cost of the tree and its planting and maintenance for a period of two years. The deposit will be refunded after a period of two years upon Urban Forestry confirming that the trees have been planted and are in good condition. The total amount of the Tree Planting Security deposit will be determined once a final landscape plan has been agreed upon.
 - a. Funds provided for Tree Protection Guarantees can be provided in the form of: certified cheque or money order made payable to The Treasurer of the City of Toronto, debit, Visa, MasterCard, or through a secured investment. Payment must be made in person at 441 Kipling Avenue, Monday to Friday, between the hours of 8:00 a.m. to 3:00 p.m., to facilitate completion of the required documentation.

ENBRIDGE

29. The owner is responsible for preparing a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities.
30. Streets are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities.
31. The owner shall grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information required for the installation of the gas lines.
32. The owner shall provide current City approved road cross-sections showing all utilities in the configuration proposed for all of the street widths within the development. The gas location must be a minimum of 0.6 m from the street line.

BELL CANADA

33. The developer shall provide conduit(s) of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and conduit(s) from the room(s) in which the telecommunication facilities are located to the street line.

CANADA POST

34. The owner will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
35. The owner will provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:
 - a. An appropriately sized sidewalk section (concrete pad), as per municipal and Canada Post standards, to place the Community Mailboxes on (a copy of the Standards will be provided upon Request). The developer further agrees to provide these cement pads during sidewalk pouring and will notify Canada Post of the locations as they are completed.
 - b. Any required pathway across the boulevard, as required and as per municipal standards.
 - c. Any required curb depressions for wheelchair access.
36. The owner further agrees to determine and provide and fit up a suitable temporary Community Mailbox location(s) which may be utilized by Canada Post until the permanent mailbox pads, curbs, sidewalks and final grading have been completed at the permanent CMB site location(s) (a gravel area with a single row of patio stones – spec to be provided). This will enable Canada Post to provide mail service to new residences as soon as homes are occupied. The developer further agrees to fit up the temporary area 30 to 60 days prior to the first occupancy and notify Canada Post of the first occupancies at this time. (the developer should provide evidence of how they intend to coordinate this activity in a timely manner to a safe and clear usable area).
37. The owner agrees to include on all offers of purchase and sale a statement that advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
38. 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 does a sign-off.
39. The owner agrees to post in clear site a copy of the plan indicating the Community Mailbox sites at the sales office. This plan is requested to be completed and approved prior to the start of the house sales for the subdivision
40. The owner agrees to notify all new homebuyers of the process to initiate Mail Delivery: Once the homeowner has closed their home sale, the new homeowner can go to the local Post office and show their warranty documentation as well as a license for identification to begin the process of requesting mail delivery. Of note any mail which has been sent to this homeowner in the interim – to this new

address - will also be available for pickup at this local Post Office - this is where mail will be held until mail delivery begins.

41. The owner agrees to provide required documentation as per Canada Post Policy for any enhanced Community Mailbox Sites with roof structures.