

**49 Hendon Avenue, 26 and 28 Greenview Avenue and
9 – 25 Eldora Avenue – Zoning By-law Amendment and
Site Plan Control Applications – Final Report**

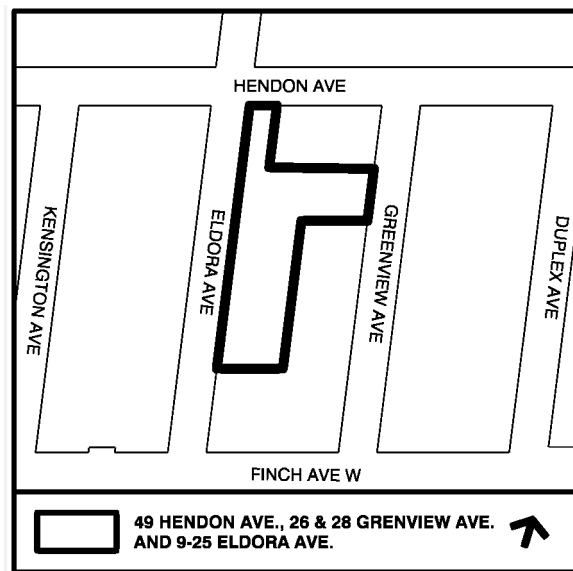
Date:	April 24, 2013
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	12 114998 NNY 23 OZ and 12 115003 NNY 23 SA

SUMMARY

These applications propose 10 stacked townhouse units and 103 stacked, back-to-back townhouse units (for a total of 113 units) in 5 blocks, with 124 underground parking spaces at 49 Hendon Avenue, 26 and 28 Greenview Avenue and 9 – 25 Eldora Avenue.

The proposal would result in a compact, low-rise residential development located on the edge of the North York Centre Secondary Plan, in close proximity to Finch subway station, making efficient use of land and existing infrastructure, including public services and facilities, parks and open spaces and recreation facilities.

This report reviews and recommends approval of the application to amend Zoning By-law No. 7625 of the former City of North York and recommends approval in principle of the Site Plan and Draft Conditions of Site Plan Approval.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 7625 of the former City of North York, for the lands at 49 Hendon Avenue, 26 and 28 Greenview Avenue and 9 – 25 Eldora Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to this report.
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. Before introducing the necessary Bills to City Council for enactment:
 - A) Require the Owner to enter into an Agreement pursuant to Section 37 of the *Planning Act* as follows:
 - a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
 - i) A monetary contribution in the form of a certified cheque and satisfactory to the City in the amount of \$1,130.22 per square metre, to fund 1,180.4m² of proposed gross floor area, toward the provision of public recreation centres and/or toward the cost of the City acquiring lands necessary for the completion of planned service roads and associated road network and buffer areas in the North York Centre, and which shall be indexed upwardly to the Toronto Real Estate Board Market Watch Index from the date of the Section 37 Agreement. The amount of the monetary contribution is equal to the market value, based on land value, of 1,180.4m² of proposed gross floor area, as determined by the Director of Real Estate Services (as stated in Attachment 7) and provided to the City prior to issuance of any building permit; and
 - ii) The dedication of the eastern portions of 26 and 28 Greenview Avenue to the City of Toronto, necessary for the future service road, to the satisfaction of the Director of Transportation Services.
 - b. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
 - i) The Owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009 through the adoption of Item PG32.3 of the Planning and Growth Committee.

- B) Require the owner to submit to Development Engineering, Engineering and Construction Services a certified cheque in the amount of \$60,000.00, representing the pro-rated portion of the costs of the required sanitary downstream improvements to the existing sanitary sewer as a result of this development. A second certified cheque shall be submitted to Development Engineering, Engineering and Construction Services in the amount of \$3,390.00, representing the 5% engineering fee of the above construction works. These works will be completed by the City as part of the overall sanitary improvements in the area up to the sanitary trunk connection point.
4. City Council approve, in principle, the Draft Site Plan Approval Conditions set out in Attachment 6.
 5. City Council delegate back to the Chief Planner or his designate, the ability to issue final Site Plan Approval.
 6. City Council approve, in principle, the Conditions of Parkland Conveyance, to the satisfaction of the General Manager, Parks, Forestry & Recreation, set out in Attachment 8.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The applicant is proposing to redevelop a portion of the block bounded by Eldora Avenue, Hendon Avenue, Greenview Avenue and Finch Avenue West. The proposal consists of 1 block of stacked townhouses (10 units) and 4 blocks of stacked, back-to-back townhouses (103 units) for a total of 113 units in 5 blocks. All units would be 3 storeys and 10.7 metres tall. Some of the units would face existing public streets and some would face private, internal, landscaped walkways. All units are grade-related. The proposal has a density of 1.74 times the area of the lot. There are 124 parking spaces proposed underground, including 11 visitor parking spaces. There are also 37 bicycle parking spaces in the proposed underground garage. Access to the underground parking garage would be provided by a ramp from Greenview Avenue. A surface driveway and turn around area for garbage trucks to access a garbage structure is proposed from Eldora Avenue. Additional site statistics are presented in the Application Data Sheet (Attachment 4).

Site and Surrounding Area

The site consists of 11 single detached dwellings, on the block bounded by Eldora Avenue, Hendon Avenue, Greenview Avenue and Finch Avenue West. The assembly of the 11 lots creates an irregularly shaped site within this rectangular block. The site has approximately 139 metres of frontage on Eldora Avenue, 14 metres of frontage on Staff report for action – Final Report – 49 Hendon Avenue, 26 and 28 Greenview Avenue and 9 – 25 Eldora Avenue.

Hendon Avenue and 28 metres on Greenview Avenue. The site has an area of approximately 0.5ha and a maximum depth of approximately 65 metres. The land slopes downward from Hendon Avenue to Finch Avenue West by approximately 2 metres. The 11 existing single detached dwellings are to be demolished.

The properties that make up the remainder of the block, not included in this application are single detached dwellings. Abutting uses are as follows:

North: single detached dwellings and Hendon Park on the north side of Hendon Avenue;
South: single detached dwellings on both sides of Finch Avenue West;
East: 26-storey and 31-storey residential apartment buildings (condominiums) with 3-storey townhouses at the base on the east side of Greenview Avenue; and
West: single detached dwellings on the west side of Eldora Avenue.

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 subject lands are located within the North York Centre as identified on Map 2 of the Official Plan. The City's four Centres, along with Avenues, Employment Districts and the Downtown, are key components in the Official Plan's growth management strategy. The Official Plan provides for growth to be directed to Centres in order to: use municipal land, infrastructure and services more efficiently; concentrate jobs and people in areas well served by surface transit and rapid transit stations.; promote mixed use development to increase opportunities for living close to work and to encourage walking and cycling for local trips; and facilitate social interaction, public safety and cultural and economic activity.

Section 2.2.2 of the Official Plan states that the North York Centre should continue to grow as an important commercial office location and should also continue to be a vibrant residential and cultural centre. The Plan provides that a priority for managing growth in the City is the establishment of vibrant and transit supportive mixed-use Centres with the use of Secondary Plans. Each Centre will have a Secondary Plan that will support the

Staff report for action – Final Report – 49 Hendon Avenue, 26 and 28 Greenview Avenue and 9 – 25 Eldora Avenue.

potential for growth within the Centre while protecting adjacent Neighbourhoods from encroachment of larger scale development by establishing firm boundaries for the development area, ensuring an appropriate transition in scale and intensity of activity from within the Centre to surrounding Neighbourhoods and connecting the Centre with the surrounding City fabric.

Other relevant policies which will be used to review this development proposal include those in “The Public Realm” and “Built Form” sections of the Plan.

The subject property is located within a Mixed Use Areas designation within the Official Plan. Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

North York Centre Secondary Plan

Located at the western edge of the northern portion of the North York Centre Secondary Plan, the lands are designated '*Mixed Use Area H*' which provides for residential uses, institutional uses that are not predominantly offices, public parks and recreational uses. The lands are within a buffer area on Map 8-5 of the Secondary Plan, where commercial uses are not permitted. A density of 1.5 times the area of the lot is permitted plus any available density incentives up to an additional 33% of the total gross floor area. The Secondary Plan permits density incentives for monetary contributions toward the cost public recreation centres and social facilities or the cost of acquiring land for completion of the service roads. The permitted height is generally the lesser of 11m or 3 storeys. A small portion of the eastern area of the lots on Greenview Avenue has a maximum height of 70% of the horizontal distance from the relevant residential property line (RRPL). Map 8-11 of the Secondary Plan indicates the North York Centre Service Road (Beecroft Road) is proposed to ultimately extend down Greenview Avenue, which impacts 26 and 28 Greenview Avenue, which are subject to this application.

Infill Townhouse Guidelines

The Infill Townhouse Guidelines, adopted by Council in 2003, include criteria to ensure that low-rise infill townhouse developments are accessible from the public street and are designed to provide a suitable transition in scale, mass and setbacks to adjacent lower scale buildings.

Yonge Street North Planning Study

On June 22, 2011 North York Community Council, in response to increasing development pressures in the area, adopted a report recommending initiation of a 'Yonge Street North Planning Study'. The Study is a comprehensive area study including land use, built form, the suitable location and design for tall buildings and transition to adjacent lower-scale neighbourhoods; the level of development that could be supported by existing and future higher order transit; necessary road, sewer and water system infrastructure improvements; the pedestrian environment and connections to parks, open space and transit stations; the provision of community services and facilities; and, strategies to implement the planned vision for the area. The subject lands are located in Staff report for action – Final Report – 49 Hendon Avenue, 26 and 28 Greenview Avenue and 9 – 25 Eldora Avenue.

the Yonge Street corridor north of Finch Avenue, and are within the study area for the 'Yonge Street North Planning Study.'

Zoning

The subject lands are zoned One Family Detached Dwelling Sixth Density Zone (R6), as indicated in Attachment 5. The R6 zoning permits detached dwellings, accessory uses and day nurseries, clubs, community centres and parks that are publicly owned and operated.

Site Plan Control

A Site Plan Control application was submitted concurrently.

Reasons for Application

An amendment to the former City of North York Zoning By-law No. 7625 is required to permit the proposed development and to establish appropriate performance standards as the existing R6 zoning does not permit townhouses.

Community Consultation

A Community Consultation meeting was held on May 24, 2012 in the Edithvale Community Centre. The meeting attracted approximately 25 residents from the community.

The following issues were raised:

- The volume of existing traffic in the area, on nearby arterial roads as well as on the local street network;
- The anticipated increase in traffic in the area generated by the new development;
- The accommodation of waste;
- Concern of the irregularity of the shape of lot and a desire for a development that includes the entire block;
- Timing of the service road; and
- Concern of the impact on parkland.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2005)(PPS) includes policies to manage and direct land use to achieve efficient development and land use patterns. Municipal planning decisions are required to be “consistent with” the PPS. The PPS requires that a range of land uses be provided and that intensification and redevelopment opportunities are identified and promoted.

The PPS promotes intensification and redevelopment opportunities through a more compact building form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The proposal is consistent with the PPS in this regard. The proposed land use and density provides a compact built form that supports an efficient use of land and existing transit infrastructure.

The proposal also conforms to the Growth Plan for the Greater Golden Horseshoe which states that population growth will be accommodated by directing new growth to the built up areas of the community through intensification. As this site is located in a built up area designated for growth in the City’s Official Plan, and the proposal is intensifying the use of land for housing, the proposal conforms to the Growth Plan.

Land Use

The proposed residential uses are provided for by the North York Centre Secondary Plan *Mixed Use Area ‘H’* designation. The proposed development reflects the Plan’s objective to provide residential development that is compatible with adjacent uses while maximizing existing infrastructure, providing for an attractive, comfortable and safe pedestrian environment, and taking advantage of nearby transit and other public services.

The applicant was unable to assemble the additional lots on this block to create a comprehensive development scheme. Although the site is irregular in form, the proposed townhouse use and performance standards are appropriate.

Density, Height and Built Form

The North York Centre Secondary Plan provides for a base density of 1.5 FSI which for the subject lands, equals a permitted gross floor area of 7,610.3m². This density is based on a site area that includes all of the eleven individual parcels of land forming the subject site. The Secondary Plan provides density incentives to increase the permitted density by 33%. A total maximum density of 1.74 times the lot area is proposed (8,790.7m²). This number represents an additional 1,180.4m² of gross floor area when compared to the base density of 1.5 FSI. In this application, the applicant is providing land for the service road on Greenview Avenue and a monetary contribution for the provision of public recreation centres and social facilities or the costs of acquiring lands necessary for the completion of service roads. These incentives will be secured in a Section 37 Agreement. The proposal complies with the maximum density permission, including incentives.

The Secondary Plan's height limits are intended to protect stable residential neighbourhoods by providing appropriate transitions in height between the Centre and adjacent residential communities. The proposed height of all dwellings is 10.7 metres, which is within the height limit of the North York Centre Secondary Plan.

Due to the irregular shape of site, townhouse blocks have generally been oriented perpendicular to adjacent public streets. A series of accessible open spaces and connected pedestrian walkways have been provided between each townhouse block. This configuration has regard for the intent of the Infill Townhouse Guidelines, as these accessible open spaces and walkways are connected to the public sidewalk and extend the open space network through the block, providing access to the internal townhouse units. The townhouse blocks have been designed to define the edges of, and face onto, these accessible open spaces to provide overlook. In addition, where townhouses face onto the public street including end units of the perpendicular blocks, primary entrances are accessed from the public street. Individual townhouse units within the townhouse blocks have been designed to be approximately 6 metres in width. Garbage and recycling have been consolidated within a single building located towards the middle of the site to minimize the impact of these uses on the public streets and internal open spaces. Furthermore, the garbage and recycling building has been designed as a pavilion and the hard surfaces required for collection and truck turning movements has been designed to also serve as a central plaza with landscaped edges. The provision of an underground parking garage affords more site area to be dedicated to landscaping. The vehicle ramp to the underground parking garage has been provided within the building mass and access stairs to the underground garage have been located adjacent to the townhouse blocks and treated as part of the building, with appropriate materials and glazing. The development provides adequate light, views out and privacy conditions by achieving minimum separation distances between buildings.

Traffic Impact, Access, Parking

Vehicular access to the development is proposed via a two-way ramp accessed from Greenview Avenue that leads directly to the underground parking garage. The ramp will be incorporated into the building to minimize impact on adjacent properties. The proposed ramp provides access to 124 parking spaces in a one-level below grade parking garage, including 11 visitor parking spaces. There are also 37 bicycle parking spaces provided in the underground garage. A separate driveway accessed from Eldora Avenue will provide the loading area and access to the garbage structure. No parking spaces are provided on the surface.

A road widening will be taken on Greenview Avenue to accommodate the future service road. The timing of the completion of the service road is uncertain. However, as development occurs, the City has the opportunity to acquire additional land along Greenview Avenue to accommodate the future service road. When the service road is complete, Map 8-11 of the North York Centre Secondary Plan indicates that Hendon Avenue will become a cul-de-sac that will terminate west of the service road and will not provide vehicular access to the service road or to Yonge Street beyond.

The applicant has submitted a Transportation Impact Study prepared by Tedesco Engineering that assessed the parking and traffic generation expected from the development. The applicant has also provided a Traffic Certification Report as required by the Secondary Plan.

The Transportation Services Division has reviewed the Transportation Impact Study and Traffic Certification Report and concur that the proposed parking supply meets the minimum parking standards required by the North York Centre Parking Policy, and that the existing road network can accommodate the additional traffic generated by the proposed development.

Servicing

Development Engineering staff has reviewed the Functional Servicing Report and Stormwater Management Report submitted by the applicant. Development Engineering staff have accepted the reports.

Staff are recommending that prior to introducing the Bills to Council, the owner is required to submit a certified cheque in the amount of \$60,000.00, representing the pro-rated portion of the costs of the required sanitary downstream improvements to the existing sanitary sewer as a result of this development. A second certified cheque shall be submitted in the amount of \$3,390.00, representing the 5% engineering fee of the above construction works. These works will be completed by the City as part of the overall sanitary improvements in the area up to the sanitary trunk connection point.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.43 – 0.79 hectares of parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland priority area, as per the Harmonized Parkland Dedication By-law 1020-2010.

The applicant has submitted an application to construct 30 stacked townhouse units and 88 townhouse units within a site area of 0.4971 hectares (4,971m²). At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication would be 0.1506 hectares (1,506m²) which equates to 30% of the site. However a cap of 10% applies hence the parkland dedication would be 0.04971 hectares (497m²).

Parks, Forestry and Recreation staff have advised that the parkland dedication for the subject site is too small to be functional and would greatly affect the applicant's ability to conform to Secondary Plan's design and density principles. The applicant is therefore required to satisfy the parkland dedication through off site parkland dedication. The size

and location of the parkland will be subject to the approval of the General Manager, Parks, Forestry and Recreation. The appropriate off site parkland dedication will be required prior to the issuance of the first above grade building permit. Parks, Forestry and Recreation staff have provided the Conditions of Parkland Conveyance (Attachment 8).

Site Plan

Staff have reviewed the site plan control drawings and require some modifications to the plans prior to final site plan approval that include, but are not limited to: further articulation of the elevations; a detailed garage door; weather-protected community mailboxes; details of the gates behind the garbage structure and in front of the truck turn-around area; and amended landscaping plans to show high quality planting, lighting and utilities. This report recommends approval in principle of the draft Site Plan Approval Conditions as set out in Attachment 6.

Streetscape

Townhouse units that are adjacent to a public street (the westerly end units of Blocks A, B and C, all units of Block D and all end units of Block E) will have their front doors facing those streets to provide overlook and animation. Other units will have entrances that face internal, landscaped walkways. The setbacks allow the buildings to frame the public streets and provide space for landscaping.

New sidewalks with a width of 1.7 metres are proposed along the Hendon Avenue and Eldora Avenue frontages. Since there is currently no sidewalk on the west side of Greenview Avenue (abutting the site) and the Greenview frontage is only approximately 28 metres, a sidewalk on that frontage would not connect to a larger sidewalk network at this time. Payment is being secured for a temporary sidewalk on Greenview Avenue through the Site Plan Agreement.

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 green house gas emissions and enhance the natural environment. The applicant is required to meet Tier 1 of the TGS.

The site specific zoning by-law will secure performance measures for the following Tier 1 development features: provision of the minimum number of parking spaces and securing weather protected bicycle parking spaces on site.

Other applicable TGS performance measures will be secured through the Site Plan Approval process including green roofing techniques to reduce the urban heat island effect; the provision of high-albedo surface material at-grade; and, the incorporation of landscaped areas planted with native plants and/or water-efficient plants.

Tenure

The applicant advises that all units would ultimately become part of one or more condominium corporations. A Draft Plan of Condominium Application would be required in the future.

Section 37

Community benefits are typically acquired through the application of Section 37 policies which have been incorporated into the Official Plan. The city's opportunity to utilize Section 37 is through an implementing Zoning By-law permitting a height and/or density increase for a specific development. Furthermore, the North York Centre Secondary Plan permits additional density in exchange for a monetary contribution toward the provision of public recreation centres and/or toward the cost of the City acquiring land necessary for the completion of planned service roads and road network and buffer areas in the North York Centre.

It is staff's opinion the proposed development constitutes good planning. It is consistent with the objectives and policies of the Official Plan and addresses the built form policies of the Plan. The applicant has agreed to a Section 37 contribution of \$1,130.22 per square metre to fund 1,180.4m² of proposed gross floor area, to be paid prior to the issuance of any building permit.

The following matter is also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

The owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009 through the adoption of item PG32.3 of the Planning and Growth Committee.

Development Charges

It is estimated that the development charges for this project will be approximately \$1.27 million. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

Conclusion

The Draft Zoning By-law Amendment allows the proposed residential use and implements development standards, such as height, gross floor area and setbacks to regulate the proposed development. The Draft Site Plan Approval Conditions will ensure high quality design and landscaping of the site.

The proposal allows for the appropriate and desirable residential development of properties on an irregular block, bounded by three street frontages, and located within the North York City Centre.

CONTACT

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Fax No. 416-395-7155
E-mail: dstiles@toronto.ca

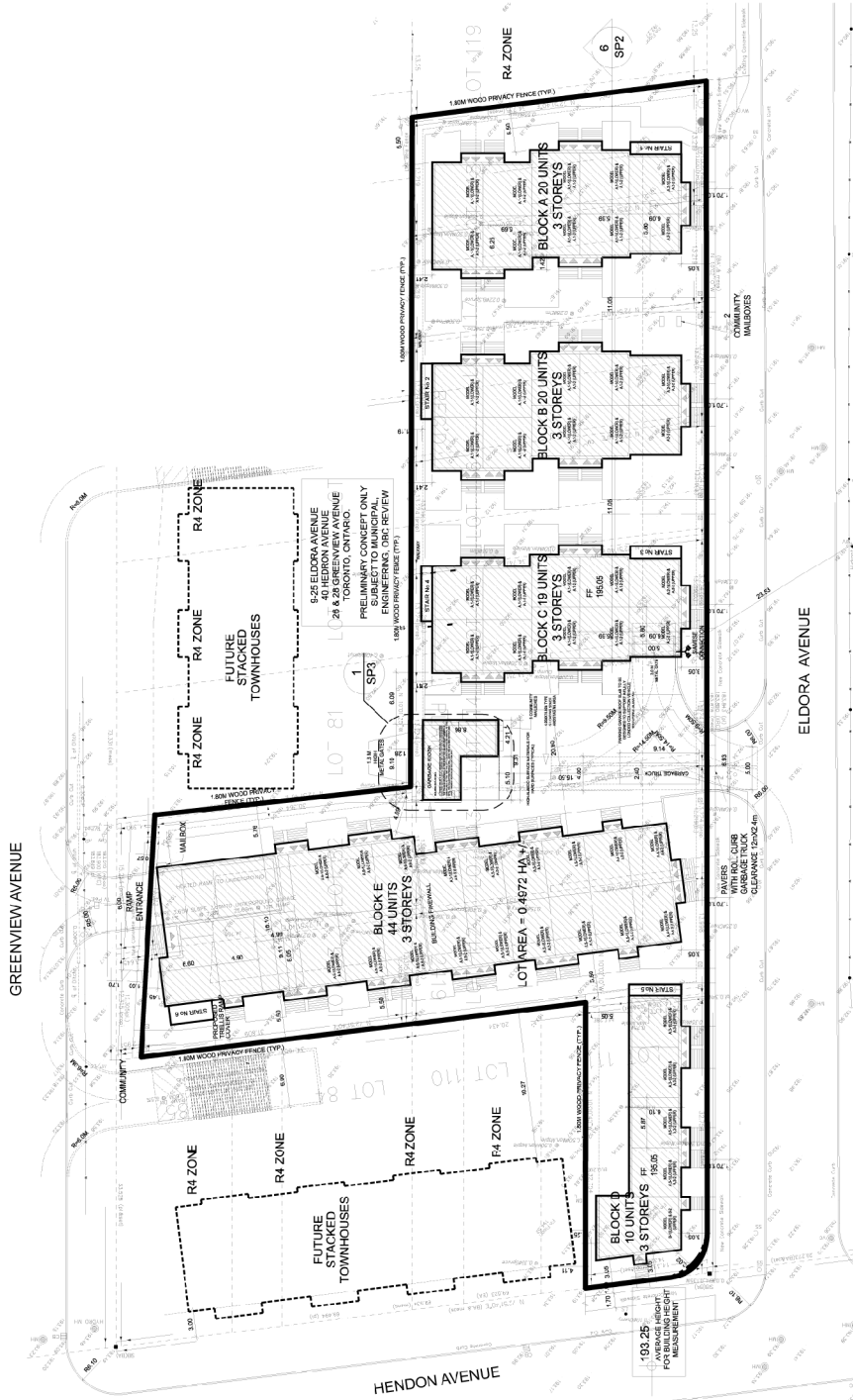
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: Elevations – Blocks A, B & C
Attachment 2b: Elevations – Block D
Attachment 2c: Elevations – Block E
Attachment 3: Zoning
Attachment 4: Application Data Sheet
Attachment 5: Draft Zoning By-law Amendment
Attachment 6: Draft Site Plan Approval Conditions
Attachment 7: Memorandum from Real Estate Services
Attachment 8: Conditions of Parkland Conveyance

Attachment 1: Site Plan



**49 Hendon Ave., 26 & 28 Greenview Ave.
and 9 - 25 Eldora Ave.**
File # 12 114998 NNY 23

Site Plan
Applicant's Submitted Drawing
Not to Scale
04/22/2013

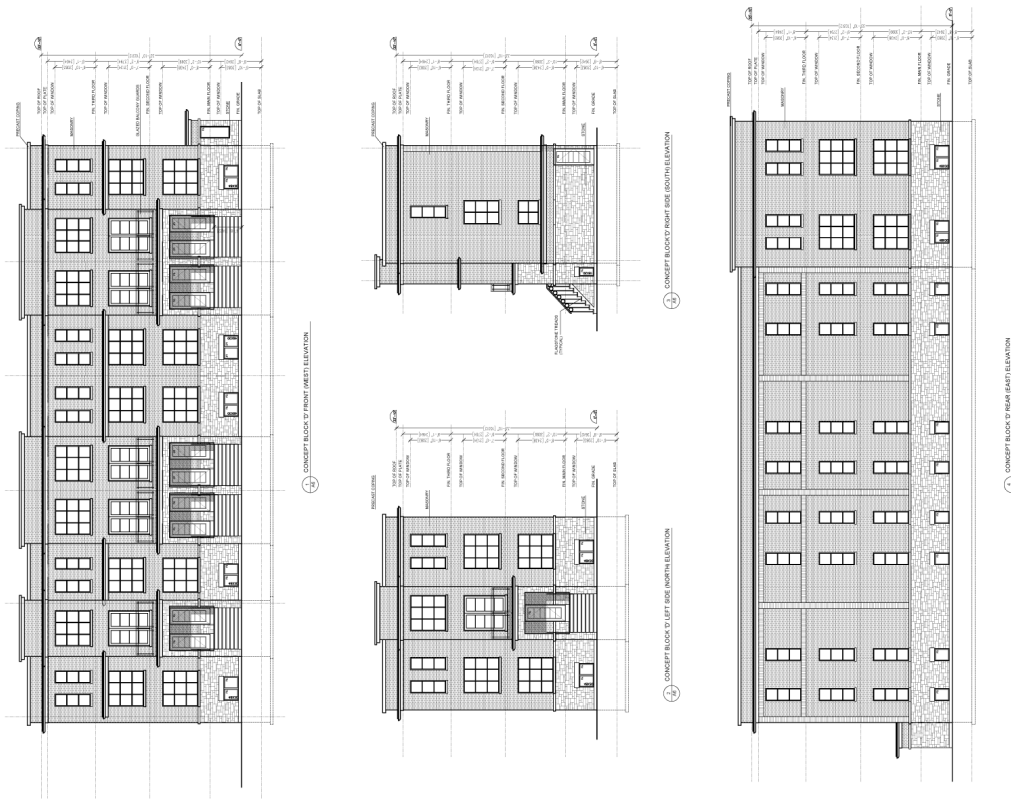
Attachment 2a: Elevations – Blocks A, B & C



49 Hendon Ave., 26 & 28 Greenview Ave.
and 9 - 25 Eldora Ave.
File # 12 114998 NNY 23 03 0Z

Elevations - Block A, B & C
Applicant's Submitted Drawing
Not to Scale
04/23/2013

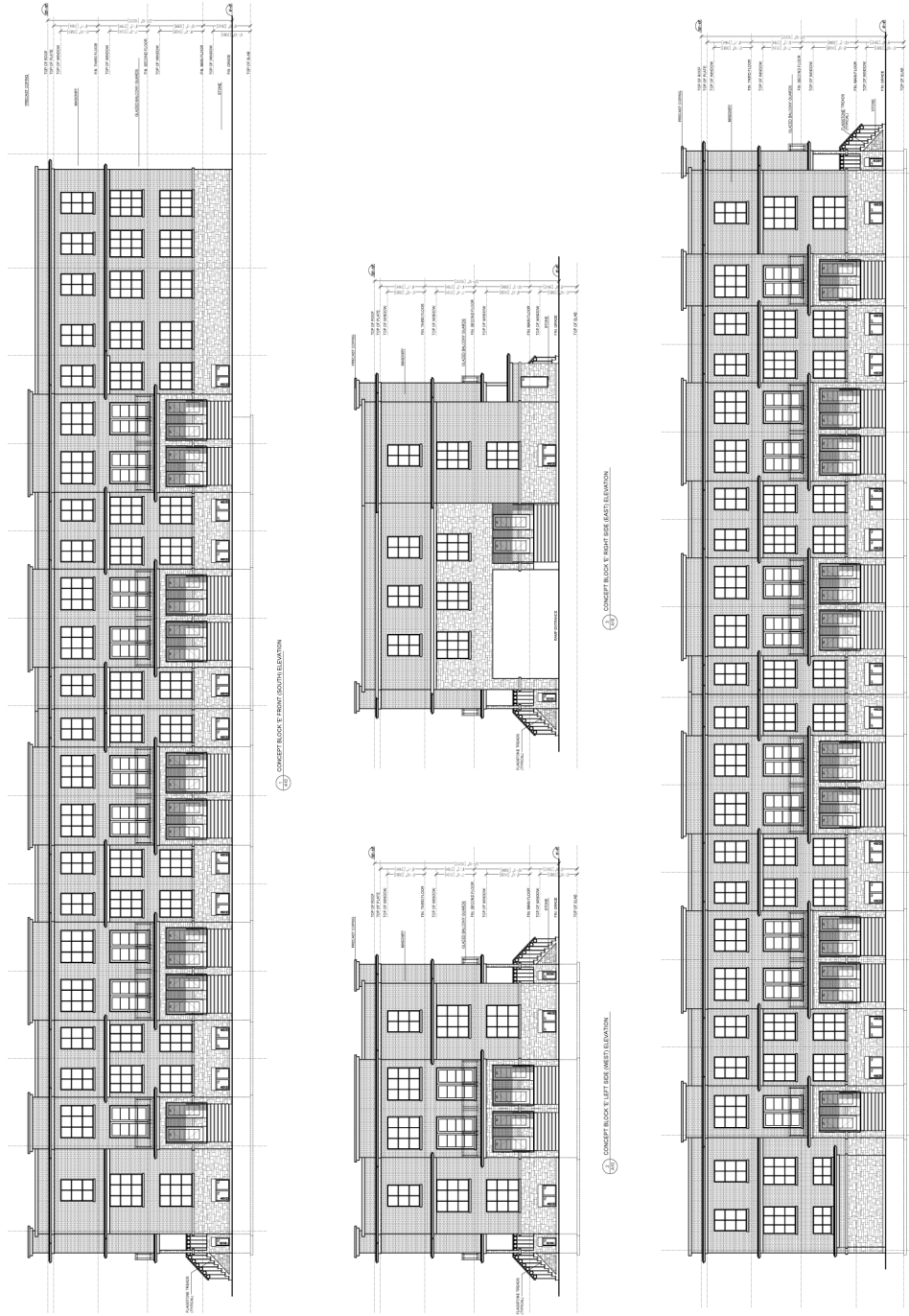
Attachment 2b: Elevations – Block D



49 Hendon Ave., 26 & 28 Greenview Ave.
 and 9 - 25 Eldora Ave.
 File # 12 114998 NNY 23 23 0Z

Elevations - Block D
 Applicant's Submitted Drawing
 Not to Scale
 04/23/2013

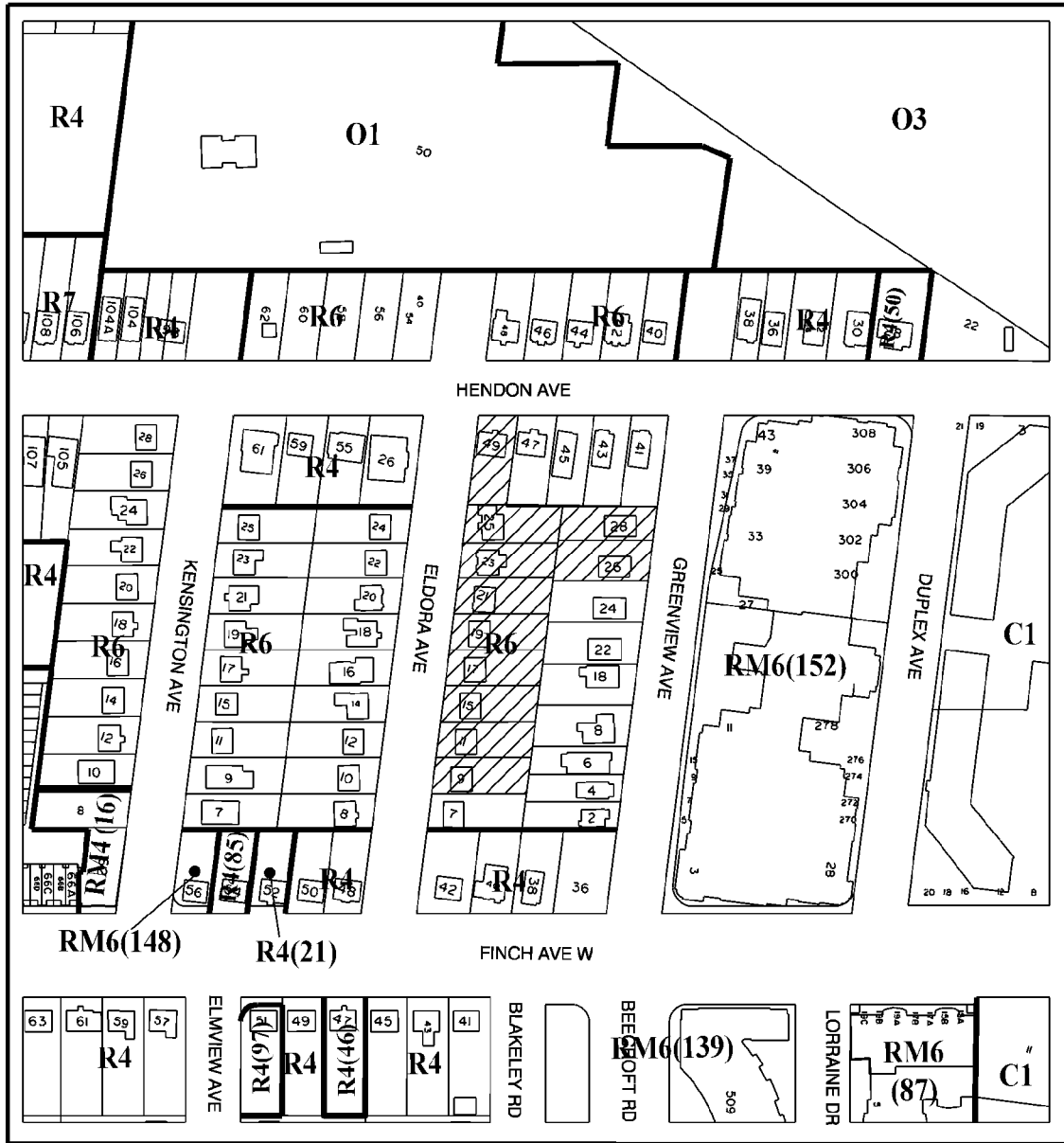
Attachment 2c: Elevations – Block E



Elevations - Block E
 Applicant's Submitted Drawing
 Not to Scale
 04/23/2013

**49 Hendon Ave., 26 & 28 Greenview Ave.
 and 9 - 25 Eldora Ave.**
 File # 12 114998 NNY 23 23 0Z

Attachment 3: Zoning




49 Hendon Avenue, 26 & 28 Greenview Avenue and 9-25 Eldora Avenue

File # 11 114998 NNY 23 0Z

- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone

- O1 Open Space Zone
- O3 Semi-Public Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category


 Not to Scale
 Zoning By-law 7625
 Extracted 02/16/2012

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	12 114998 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	12 115003 NNY 23 SA January 31, 2012

Municipal Address: 49 HENDON AVENUE, 26 AND 28 GREENVIEW AVENUE, 9 – 25 ELDORA AVENUE

Location Description: PLAN 2419 PT LOT 111 **GRID N2301

Project Description: A proposal to facilitate 10 stacked townhouse units and 103 stacked, back-to-back townhouse units (for a total of 113 units) with 124 underground parking spaces.

Applicant:	Agent:	Architect:	Owner:
ELDORA DEVELOPMENTS LTD	TED DAVIDSON	SRN ARCHITECTS INC.	ELDORA DEVELOPMENTS LTD

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	R6	Historical Status:
Height Limit (m):	8.8	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	4971.7	Height:	Storeys:	3
Frontage (m):	139.3		Metres:	10.7
Depth (m):	65.1			
Total Ground Floor Area (sq. m):	2397.3			Total
Total Residential GFA (sq. m):	8790.7		Parking Spaces:	124
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	8790.7			
Lot Coverage Ratio (%):	52.04			
Floor Space Index:	1.74			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	8790.7
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	113	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	113		

CONTACT: PLANNER NAME: Doug Stiles, Planner
TELEPHONE: 416-395-7145

Attachment 5: Draft Zoning By-law Amendment

Authority: North 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 the former City of North York Zoning By-law No. 7625, as amended,
With respect to the lands municipally known as,
49 Hendon Avenue, 26 and 28 Greenview Avenue and 9 to 25 Eldora Avenue**

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;

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*;

WHEREAS the Official Plan of the City of Toronto contains provisions relating to the authorization of increase in height and density of development;

WHEREAS pursuant to Section 37 of the *Planning Act*, the Council of a municipality may, in a By-law passed under Section 34 of the *Planning Act*, authorize increases in the height and density of development otherwise permitted by the By-law that will be permitted in return for the provision of such facilities, services and matters as are set out in the By-law;

WHEREAS Subsection 37(3) of the *Planning Act*, provides that, where an owner of land elects to provide facilities, services or matters in return for an increase in the height and density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters;

WHEREAS the owner of the lands hereinafter referred to have elected to provide the facilities, services and matters as hereinafter set forth; and

WHEREAS the increase in the height and density of development permitted hereunder, beyond that otherwise permitted on the aforesaid lands by the By-law, as amended, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law, which are to be secured by one or more agreements between the owners of such lands and the City of Toronto.

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

1. Schedules “B” and “C” of By-law 7625 of the former City of North York are hereby amended in accordance with Schedule “1” of this By-law.
2. Section 64.16 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

64.16 (93) RM1(93)

DEFINITIONS

BICYCLE PARKING

- a. For the purpose of this exception, "bicycle room" shall mean a common indoor space that is designed and equipped exclusively for the purpose of parking and securing bicycles.
- b. For the purpose of this exception, “bicycle parking space” shall mean a space with a minimum vertical clearance of 1.9 metres and minimum horizontal dimensions of 0.6 metres by 1.2 metres and a maximum floor area of 2.0 square metres, that is designed and equipped exclusively for the purpose of parking and securing one or more bicycles and is not provided within a dwelling unit or balcony.

ESTABLISHED GRADE

- c. For the purposes of this exception, “established grade” shall mean the elevation as fixed by the municipality at the centre line of the street at the midpoint of the lot line abutting Eldora Avenue.

GROSS SITE

- d. For the purpose of this exception, "gross site" shall mean the lands identified by Parts 1, 2 and 3 on Plan 66R-____, comprising of an area of 5,073.5m².

GROSS FLOOR AREA

- e. For the purpose of this exception, “gross floor area” shall mean the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, including any areas used as balconies but excluding:
 - (i) Any part of the building used for mechanical floor area;
 - (ii) Any space in a parking garage at or below grade used exclusively for motor vehicle and bicycle parking and access thereto; and
 - (iii) The floor area of any unenclosed residential balconies.

MECHANICAL FLOOR AREA

- f. For the purpose of this exception, "mechanical floor area" shall mean floor area within a building or structure used exclusively for the accommodation of mechanical equipment necessary to physically operate the building, including but not limited to heating, ventilation, air conditioning, electrical, plumbing, storm water storage, irrigation, fire protection and elevator equipment.

NET SITE

- g. For the purpose of this exception, "net site" shall mean the lands identified by Part 2 on Plan 66R-____, comprising an area of 4965.8m² and consisting of the gross site minus lands 107.7m² in area conveyed to the City for corner rounding and road widening purposes.

LANDSCAPING

- h. For the purpose of this exception, "landscaping" shall mean trees, shrubs, grass, flowers and other vegetation, decorative stonework, walkways, patios, screening or other horticultural or landscape architectural elements, or any combination of these, but not driveways or parking areas, and directly associated elements such as curbs or retaining walls.

PERMITTED USES

- i. The only permitted uses shall be multiple attached dwellings and accessory uses thereto.

EXCEPTION REGULATIONS

DWELLING UNITS

- j. A maximum of 113 dwelling units shall be permitted.

YARD SETBACKS

- k. Notwithstanding Section 16.2.4 Yard Setbacks, the minimum yard setbacks for buildings and structures above established grade shall be as shown on Schedule "RM1(93)".
- l. Notwithstanding the building envelopes shown on Schedule "RM1(93)", the minimum yard setback for the garbage structure shall be 1.0 metre from any lot line.
- m. Notwithstanding the building envelopes shown on Schedule "RM1(93)", the

- following may project a maximum of 0.6 metres: belt courses, chimney breasts, cornices, roof overhang, eaves or gutters, pilasters and sills.
- n. Notwithstanding the building envelopes shown on Schedule “RM1(93)”, the following may project a maximum of 1.5 metres: decks, enclosed or unenclosed entry, porch, balcony or other similar structure.
 - o. Notwithstanding the building envelopes shown on Schedule “RM1(93)”, the following may project a maximum of 3.0 metres: exterior steps or ramps.

GROSS FLOOR AREA

- p. A maximum gross floor area of 7,610.3m² shall be permitted on the net site.

BUILDING HEIGHT

- q. The maximum building height shall be 3 storeys and 10.7 metres above established grade.

HEIGHT OF THE FIRST FLOOR

- r. The finished first floor elevation shall be no higher than 1.8 metres above established grade.

PARKING

- s. Parking for residential uses shall be provided within the net site at a minimum rate of 1.1 parking spaces per dwelling unit and a maximum of 1.4 parking spaces per dwelling unit, of which, 0.1 parking spaces per dwelling unit shall be for the use of visitors.
- t. All parking spaces shall be contained in an underground garage.

BICYCLE PARKING

- u. A minimum of 37 bicycle parking spaces shall be provided in one or more bicycle rooms in an underground parking garage.

LOADING

- v. One Type G loading space shall be provided on the net site.

LANDSCAPING

- w. A minimum area of 2,300 m² of landscaping shall be provided on the net site.

EXCLUSIONS

- x. Section 15 General Provisions For Multiple-Family Dwelling Zones (RM) shall not apply.
- y. The provisions of 16.2.1 Lot Area, 16.2.2 Lot Coverage, 16.2.3 Street Frontage, 16.2.5 Floor Area and 16.3.2 Distance between Buildings of By-law 7625 shall not apply.

INCREASED DENSITY

- z. Matters which are to be provided pursuant to Section 37 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, in order to permit the increased maximums in gross floor area authorized under subsection (dd) of this exception, are:

SECTION 37 AGREEMENT

- aa. The owner of the lands as shown on Schedule “RM1(93)” shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act* to secure the facilities, services and matters referred to below, which agreement or agreements may be registered against the title of the lands to which this By-law applies in the manner and to the extent specified in such agreements. The owner of the subject lands, at the owner's expense and in accordance with, and subject to, the agreements referred to above shall provide for or fund the following facilities, services and/or matters on terms satisfactory to the City of Toronto in exchange for the increased density hereinafter set out:
 - i) A monetary contribution toward the cost of land acquisition for the North York Service Road and associated road network and buffer areas, and/or toward the cost of constructing and furnishing a public recreational centre or social facility serving the North York Centre area, the amount of which shall be equal to the market value, based on the land value of density in the *North York Centre*, of the gross floor area specified in (dd)(i) below, as determined by City Council on the advice of the City's Director of Real Estate Services, Corporate Services, acting reasonably, and prior to issuance of any building permit.

ADDITIONAL GROSS FLOOR AREA

- bb. Notwithstanding subsection (r) of this exception, additional gross floor area may be permitted on the net site shown on Schedule RM1(93), limited to the following:
 - i) A maximum of 1,180.4m² attributable to the payment specified in (cc)(i)

DIVISION OF LANDS

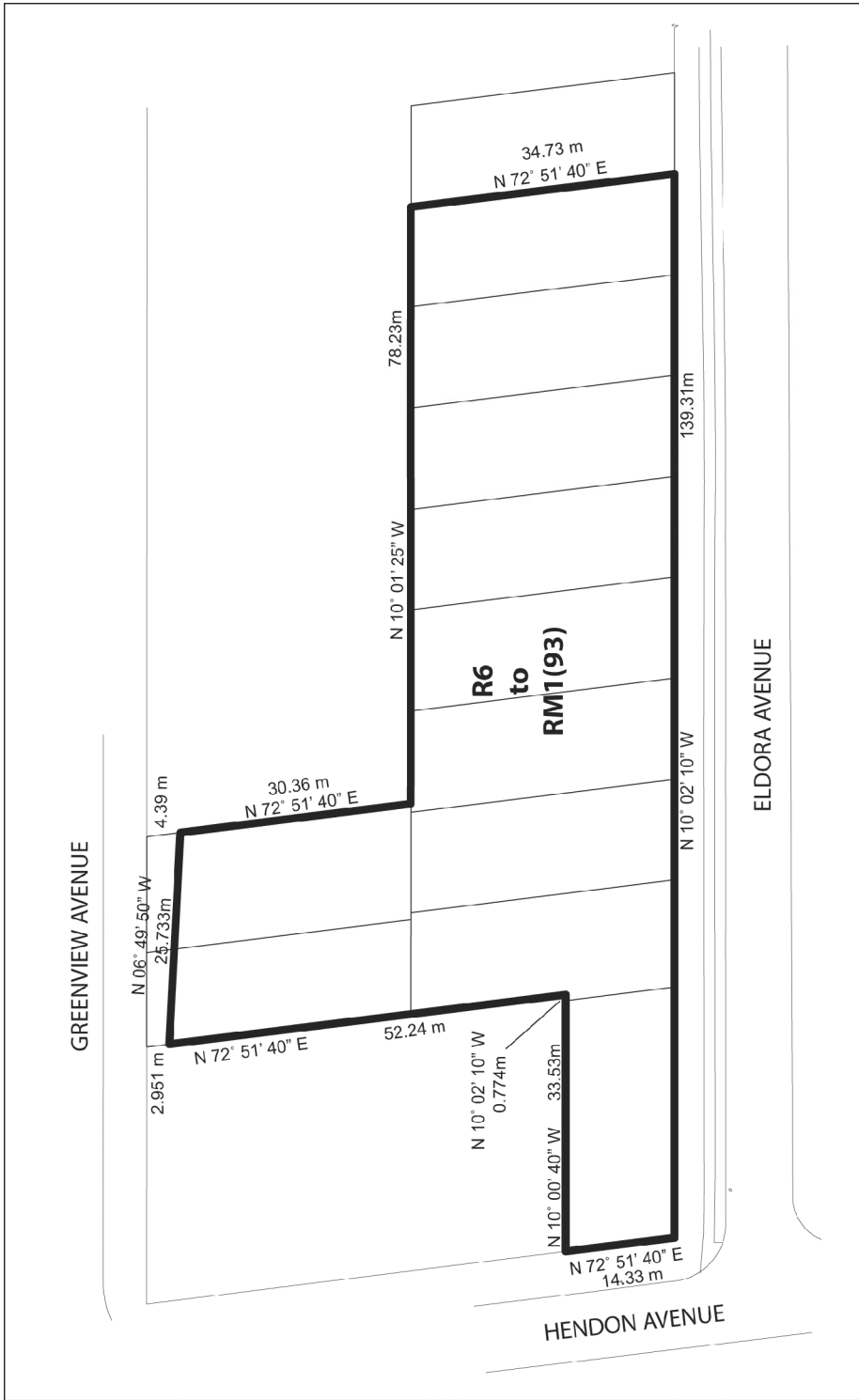
- cc. Notwithstanding any severance, partition or division of the lands shown on Schedule "RM1(93)", the regulations of this exception shall continue to apply to the whole of the said lands as if no severance, partition or division had occurred.
3. Section 64.16 of By-law No. 7625 is amended by adding Schedule "RM1(93)" attached to this By-law.
4. Within the lands shown on Schedule "1" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

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

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



City Planning

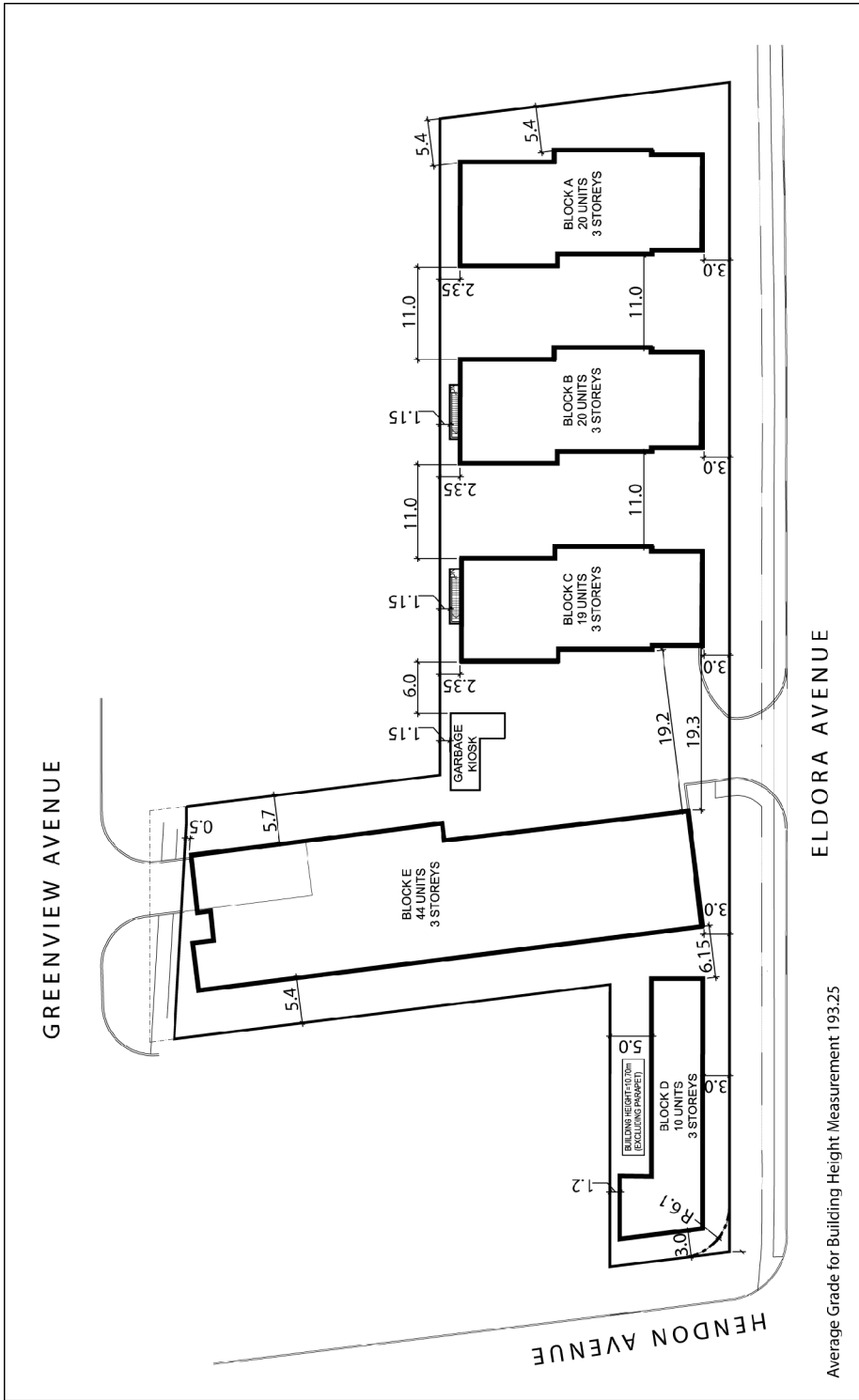
Schedule 1

All of Lots 82 & 83, & 112 to 118 inclusive and Part of Lots 111 & 119, Registered Plan 2419, City of Toronto.
 Donald E. Roberts Ltd, March 01, 2013.

File # 12 114998 NNY 23 0Z

Date: 01/24/2013
 Approved by: D.S

Not to Scale



Schedule RM1(93)

File # 12 114998 NNY 23 0Z

From Applicant's Drawings

Not to Scale

Date: 03/15/2013
Approved by: D.S

Attachment 6: Draft Site Plan Approval Conditions

Plan Number	Plan Title	Author / Date
SP1	Site Plan and Statistics	SRN Architects Inc., revised to April 16, 2013.
SP2	Parking Plan	SRN Architects Inc., revised to April 16, 2013.
SP3	Solid Waste Management Plan	SRN Architects Inc., revised to April 16, 2013.
A3	Block A, B and C Elevations	SRN Architects Inc., revised to April 16, 2013.
A6	Block D Elevations	SRN Architects Inc., revised to April 16, 2013.
A10	Block E Elevations	SRN Architects Inc., revised to April 16, 2013.
L-1	Planting Plan South Portion	MHBC Planning, revised to April 15, 2013.
L-2	Planting Plan North Portion	MHBC Planning, revised to April 15, 2013.
L-3	Landscape Details	MHBC Planning, revised to April 15, 2013.
G-1	Preliminary Grading Plan	Eden Engineering, dated January 20, 2013, date stamped April 18, 2013.
G-3	Stormwater Drainage Plan	Eden Engineering, dated September 20, 2012, date stamped April 18, 2013.
PS-1	Functional Servicing Plan	Eden Engineering, dated September 20, 2012, date stamped April 18, 2013.

DRAFT PRE-APPROVAL CONDITIONS

LEGAL

1. Enter into a Site Plan Agreement with the City of Toronto

CITY PLANNING

2. Revise the plans and drawings as follows:
 - a. Elevations (A3, A6, and A10) improved to reduce the long horizontal mass of the townhouse blocks along streets and open spaces, by providing further architectural interest, articulation, variety and amenity.
 - b. Elevations (A3, A6, and A10) revised to provide further notations of exterior building design features and materials, including window types, overhangs, balconies and railings.

Staff report for action – Final Report – 49 Hendon Avenue, 26 and 28 Greenview Avenue and 9 – 25 Eldora Avenue.

- c. Block E East Elevation (A10) amended to provide a garage door in front of the ramp to the underground parking garage which is recessed from the main facade.
 - d. Community mailboxes provided in a central location and improvements made to provide weather protection and lighting.
 - e. Details regarding the proposed flagstone entrance stairs, the metal gates located behind the garbage enclosure, and the gate screening the truck turn around area located on the ground floor of Block C.
 - f. Landscape Planting Plans (L-1 and L-2) amended to be consistent with the Site Plan regarding the design of the entrance stairs, the locations of community mail boxes and the location of underground parking stairs No. 3.
 - g. Landscape Planting Plans (L-1 and L-2) improved to provide a higher quality and more robust plantings and paving materials.
 - h. Landscape Planting Plans and Details (L-1, L-2 and L-3) amended to provide site lighting details.
 - i. Landscape Planting Plans (L-1 and L-2) amended to include all utilities, vents, grates, and transformers, with the appropriate landscape response to these features.
 - j. Landscape Details (L-3) amended to provide a minimum 1.2 metres of soil depth for trees planted on slab.
 - k. Landscape Planting Plans and Details (L-1, L-2 and L-3) amended to provide notations for high-albedo paving materials, including the area and SRI of the proposed material as required by the Toronto Green Standard.
 - l. The Toronto Green Standard Statistic Table amended to be consistent with the Toronto Green Standard Checklist.
3. Submit a landscaping cost estimate for the proposed landscaping and financial securities to secure the cost of the landscaping.

URBAN FORESTRY

- 4. Submission of a completed City Tree Permit application and a permit fee of \$3,300.00 for 11 City trees.
- 5. Submission of a completed Private Tree Permit application and permit fee of \$6,600.00 for 22 private trees.

6. Submission of a completed "Agreement for Contractors to Perform Arboricultural Services on City Owned Street Trees".
7. Submission of payment in the amount of \$25,096.00 for the amenity value of 11 City owned trees.
8. Submission of a tree security guarantee deposit of \$960.00 for Tree No. 93.
9. Submission of written consent from the adjacent neighbours for injury of Tree No. 44 and for removal of Tree No. 89.
10. Submission of payment in the amount of \$24,486.00 in lieu of planting the balance of 42 replacement trees on private property.
11. Submission of a Tree Planting Deposit of \$8,745.00 for 15 new City trees for the Right-of-Way.

ENGINEERING AND CONSTRUCTION SERVICES

12. Revise the plans and drawings in accordance with Engineering and Construction Services Memorandum dated March 12, 2013.
13. Prepare all documents and convey to the City, at nominal cost, a road widening (2.95 m in width at the north limit to 4.38 m in width at the south limit) across the Greenview Avenue frontage and a 6.1 m corner rounding at the southeast corner of Eldora Avenue/Hendon Avenue 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 been dedicated as a public highway, all to the satisfaction of the Executive Director of Engineering and Construction Services and the City Solicitor.
14. 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 plan should:
 - a) be in metric units and integrated with the Ontario Co-ordinate System (3° MTM, Zone 10, NAD 27, 1974 Adjustment);
 - 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.

15. Pay all costs for registration and preparation of reference plan(s).
16. Retain a Qualified Person to conduct environmental site assessments for the lands to be conveyed to the City.
17. Submit all environmental site assessment reports prepared in accordance with the Record of Site Condition Regulation (O. Reg. 153/04) describing the current conditions of the land to be conveyed to the City and the proposed remedial action plan based on the site condition standards approach, to the Executive Director, Engineering and Construction Services, for peer review.
18. 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 \$3,000.00, as an initial deposit towards the cost of the peer review to the Executive Director, Engineering and Construction Services. Submit further deposits when requested to cover all costs of retaining a third-party peer reviewer.
19. At the completion of the site remediation process, submit a Statement from the Qualified Person, to the Executive Director, Engineering and Construction Services, for peer review and concurrence, that, based on all necessary supporting environmental documents:
 - a) The land to be conveyed to the City meets the Site Condition Standards of the intended land use OR the most environmentally sensitive adjacent land use, whichever is more stringent; and
 - b) It is unlikely that there is any off-site contamination resulting from past land uses on or in the vicinity of the development site, that has migrated on to the adjacent rights-of-way, that would exceed the applicable Site Condition Standards.
20. Submit to the Executive Director of Engineering and Construction Services, for review and acceptance, prior to depositing in the appropriate Land Registry Office, a Draft Reference Plan of Survey, in metric units and integrated with the Ontario Co-ordinate System, showing the co-ordinate values at the main corners of the development lands, and delineating thereon, by separate PARTS, the lands to be conveyed to the City, as required under Condition B(1), the remainder of the site, and any appurtenant rights-of-way.
21. The applicant must submit a financial guarantee in the form of an irrevocable letter of credit or certified cheque (amount to be determined) to the City of Toronto for a

future sidewalk on Hendon Avenue, Eldora Avenue and temporary sidewalk on Greenview Avenue.

22. The owner shall deposit with Engineering and Construction Services the following:

- a) Relocation/Construction of a 1.7 metre wide sidewalk across the entire Eldora Avenue, Hendon Avenue, and Greenview Avenue frontages of the site to the standard location of 1.0 metre from the (widened) property line. The cost of this work is estimated to be \$39,390.00.

23. The owner shall deposit with the Engineering and Construction Services Division prior to Site Plan Approval, certified cheques, for the following:

- a) \$2,230.00 representing the 5% Engineering & Inspection Review Fee of the sidewalk construction works.
- b) The above works shall be constructed by the owner any time after Site Plan approval, provided the owner contacts Engineering and Construction Services to confirm that:
 - i) A Engineering and Construction Services representative has approved the proposed location of the above sidewalk.
 - ii) The owner has applied for and Transportation Services has issued the necessary Right-of-Way permit.

24. Any landscaping within the Eldora Avenue, Hendon Avenue, and Greenview Avenue boulevards must be approved by the Transportation Services Division prior to site plan approval.

CANADA POST

25. The owner shall include in all offers of purchase and sale a statement that advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.

26. The owner agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations.

TORONTO DISTRICT SCHOOL BOARD

27. The applicant developer 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 to all students. Students may be accommodated in schools outside this area until space in local schools becomes available."

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

DRAFT POST-APPROVAL CONDITIONS

ENGINEERING AND CONSTRUCTION SERVICES

1. The owner shall convey to the City, at nominal cost, the following:
 - a) A road widening of 2.95 m at the north limit to 4.38 m at the south limit of the property on Greenview Avenue.
 - b) A 6.1 metre corner rounding on Eldora Avenue/Hendon Avenue.
Such lands to be free and clear of all physical and title encumbrances, subject to a right-of-way for access in favour of the Grantor until such times as said lands have been laid out and dedicated for public highway purposes.
2. The owner shall 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 Executive Director of Engineering and Construction Services.
3. The owner shall provide and maintain off-street vehicular loading and parking facilities and access driveways in accordance with the approved plans and drawings, to the satisfaction of the Executive Director, Engineering and Construction Services;
4. The owner shall install and maintain appropriate signage and pavement markings on-site directing such as but not limited to: vehicle stopping and circulation, designated disabled parking, loading, and pedestrian walkways, to the satisfaction of the Executive Director, Engineering and Construction Services.
5. The owner shall construct and maintain all facilities necessary to permit City to collect solid waste and recyclable materials.
6. The owner shall provide and maintain collection capabilities on each floor provided all applicable regulations governing storage of waste and recyclables and the design of such storage are met.

7. The owner shall construct and maintain stormwater management measures/facilities and site grading as recommended in the accepted Stormwater Management Report entitled Proposed Townhouse Development – Eldora Avenue & Hendon Avenue, Toronto, Ontario, prepared by Eden Engineering, and dated to be determined, and Grading Plan, Drawing No. G-1, prepared by Eden Engineering, revision to be determined, and dated to be determined.
8. The owner shall construct and maintain site servicing indicated on the accepted Site Servicing Drawings No. G-1 and G-2, prepared by Eden Engineering, and dated to be determined.
9. The owner shall provide certification to the Executive Director of Engineering and Construction Services by the Professional Engineer who designed and supervised the construction that the stormwater management facilities and site grading have been constructed in accordance with the accepted Stormwater Management Report and the accepted Grading Plans.
10. The owner shall provide certification to the Executive Director of Engineering and Construction Services by the Professional Engineer who designed and supervised the construction, that the site servicing facilities have been constructed in accordance with the accepted drawings.
11. The owner shall keep and maintain existing/proposed stormwater pollution control devices such as oil grip separators (stormceptors or equivalent devices) and update the City with periodic maintenance reports.
12. 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.

BELL CANADA

13. 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 telecommunication facilities are located to the street line.

TORONTO DISTRICT SCHOOL BOARD

14. That the applicant / developer agree in the Servicing and/or Development 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 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."

Attachment 7: Memorandum from Real Estate Services



Joe Casali
Director
Real Estate Services

Memorandum

Real Estate Division
Metro Hall
55 John Street, 2nd Floor
Toronto, ON M5V 3C6

DATE: April 4, 2013

TO: Doug Stiles (By Email)
Planner, Community Planning, Central Section

FROM: Brian Varner
Manager, Policy and Appraisal Services

SUBJECT: Purchase of Additional Section 37 Density
49 Hendon Avenue, 26-28 Greenview Avenue and 11-25 Eldora Avenue

I refer to Eldora Developments Ltd.'s application for additional density for this project.

Please be advised that Real Estate Services recommends a rate of \$105 per square foot (\$1130.22 per square metre) of additional density as of the current date for S37 purposes with Eldora Development Ltd. The timing of payment of the additional density under Section 37, Planning Act is at the time of passing the zoning bylaw or very shortly thereafter. The rate of \$105 per square foot of density is effective for a period of 6 months from today. If the passing of the zoning bylaw occurs beyond this time period, the rate of \$105 per square foot of density will be indexed by the Toronto Real Estate Board Market Watch Index, subject to a minimum of not less than \$105 per square foot of density. Specifically, the rate of \$105 per square foot of density shall be adjusted, if necessary, by multiplying \$105 per square foot of density by a fraction, the denominator of which is the average of the 3 months of "Average Price of Single Family Dwelling for the GTA" published by the Toronto Real Estate Board (TREB Market Watch Index) preceding the month of this memorandum, which is \$504,447, and the numerator of which is the average of the 3 months of the TREB Market Watch Index preceding the passing of the zoning bylaw, provided however, in no event shall the density rate be less than \$105 per square foot of density.

If you require further information, please contact Peter Cheng at 416 338 5105.

A handwritten signature in black ink, appearing to read "Brian Varner", written over a horizontal line.

Brian Varner, AACI
Manager, Policy and Appraisals

Cc Joe Casali
Paul Byrne (By Email)
Valuation File

G:\fac\M101\staff\VP Cheng\Sec37\2013\9-25 Eldora Avenue.doc

Attachment 8: Conditions of Parkland Conveyance

1. Prior to the issuance of the first above grade building permit, the Owner shall convey off site parkland to the satisfaction of the General Manager, Parks, Forestry and Recreation
2. The subject parkland conveyance is to be free and clear, above and below grade of all physical obstructions and easements, encumbrances and encroachments, including surface and subsurface easements, unless otherwise approved by the General Manager, Parks, Forestry & Recreation.
3. 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.
4. Prior to conveying the parkland to the City, the Owner shall be responsible for an environmental assessment of the lands to be dedicated as parkland to the City and any associated costs or remediation as a result of that assessment. Such assessment and/or remediation shall ensure that the parkland at the time of conveyance to the City, meets all applicable laws, regulations and guidelines respecting sites to be used for public park purposes, including but not limited to City Council policies respecting soil remediation of sites to be acquired by the City and the Ministry of the Environment's Guideline for Use at Contaminated Sites in Ontario, as amended. The environmental assessment shall be prepared by a qualified environmental consultant acceptable to the Director Development Engineering, Engineering and Construction Services in consultation with the General Manager, Parks, Forestry and Recreation. Prior to the conveyance of the park land to the City, the environmental assessment shall be peer reviewed by an environmental consultant retained by the City at the Owner's expense (the 'Peer Reviewer'), and the conveyance of the park land shall be conditional upon the Peer Reviewer concurring with the Owner's environmental consultant that the park land meets all applicable laws, regulations and guidelines for public park purposes. The applicant is required to file the Record of Site Condition (RSC) on the Ontario's Environmental Site Registry and submit the Ministry of the Environment's Letter of Acknowledgement of Filing of the Record of Site Condition (RSC) confirming that the RSC has been prepared and filed in accordance with O. Reg. 153/04, and that the MOE will not audit the RSC at this time or that the RSC has passed an MOE audit, to the Executive Director, Engineering and Construction Services.
5. The owner will be responsible for the base construction and installation of the parkland. The base park improvements include the following:
 - (i) demolition, removal and disposal of all existing materials, buildings and foundations;
 - (ii) grading (inclusive of topsoil supply and placement, minimum of 150 mm);

- (iii) sod (or equivalent value of other approved park development);
- (iv) fencing to City standard (where deemed necessary);
- (v) all necessary drainage systems;
- (vi) electrical and water connections to the street line, including back flow preventors, shut off valves, the necessary water and hydro chambers; and
- (vii) street trees along all public road allowances, which abut future City owned parkland.

All work is to be completed to the satisfaction of the General Manager, Parks, Forestry and Recreation.

6. 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.
7. Prior to issuance of the first above grade building permit, the Owner shall post an irrevocable certified cheque in the amount of the value of the required parks levy to the satisfaction of the General Manager, Parks, Forestry & Recreation. No credit shall be given towards the Parks and Recreation component of the Development Charges for costs associated with base park improvements.
8. The construction of the Base Park Improvements shall be completed within one year after the date of issuance of the above grade building permit to the satisfaction of the General Manager, Parks, Forestry & Recreation. Unforeseen delays (e.g. weather) resulting in the late delivery of the park block shall be taken into consideration and at the discretion of the General Manager, Parks, Forestry & Recreation when determining a revised delivery date for the park block.
9. 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. As-built drawings in print/hardcopy and electronic format shall be submitted to Parks, Forestry and Recreation. Once approved, the submitted letters of credit for park related development will be released, less 20% which shall be retained for a two-year period as a performance guarantee.