

60 Bennett Road – Zoning Amendment and Draft Plan of Subdivision Applications – Final Report

Date:	July 17, 2013
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 44 – Scarborough East
Reference Number:	12 227987 ESC 44 OZ and 12 228001 ESC 44 SB

SUMMARY

These applications propose the creation of 19 residential detached lots on the southern portion of the lands at 60 Bennett Road. The proposal includes the eastward extension of Woodgrove Drive to Bennett Road. Two of the proposed lots would front onto Bennett Road and 17 lots would front onto the extension of Woodgrove Drive.

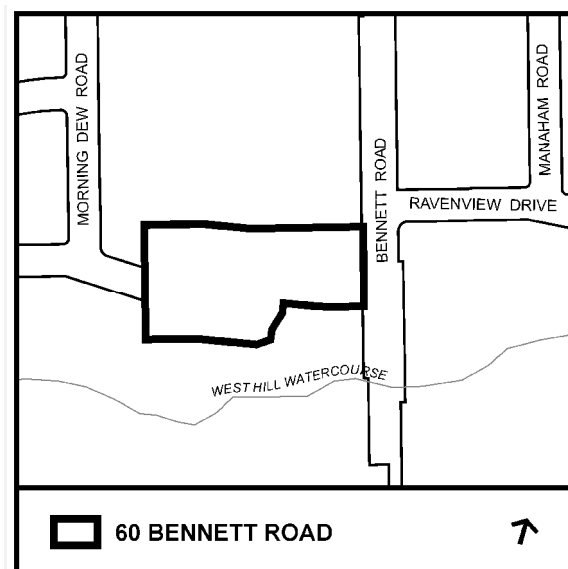
This proposal represents the residential infill and redevelopment of underutilized, formerly public lands for detached dwellings. The proposed street extension and lot orientation will continue the pattern of development that currently exists along Woodgrove Drive, and will form a new street connection within this neighbourhood.

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

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the West Hill Community Zoning By-law No. 10327, as amended, for the lands at 60 Bennett Road substantially in accordance with



the draft Zoning By-law Amendment attached as Attachment 5 to the report (July 17, 2013) from the Director of Community Planning, Scarborough District.

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 intends to approve the draft plan of subdivision as generally illustrated on Attachment 1 to the report (July 17, 2013) from the Director of Community Planning, Scarborough District, subject to:
 - a. the conditions as generally listed in Attachment 6: Conditions of Draft Plan of Subdivision attached to the report (July 17, 2013) from the Director of Community Planning, Scarborough District, 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 subdivision plan or any such additional modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In June, 2010, the Toronto District School Board declared the subject property surplus and the lands were offered for sale, subject to the requirements of Ontario Regulation 444/98, Disposition of Surplus Real Property.

On April 19, 2012, the Committee of Adjustment approved a consent application to sever the subject property from the William G. Miller Junior Public School site (File Number B048/11SC). The school continues to occupy the site north of the subject property. As part of the consent application, the southern portion of the subject property abutting the ravine lands was conveyed to the Toronto and Region Conservation Authority.

A site plan control application was approved on April 27, 2012 to permit on-site improvements and a 1,162.7 square metre (12,515.2 square foot) addition to William G. Miller Junior Public School (File Number 11 197207 ESC 44 SA).

ISSUE BACKGROUND

Proposal

The proposed rezoning is intended to implement the proposed draft plan of subdivision and create specific performance standards for the development of the southern portion of the lands at 60 Bennett Road, which were severed from the William G. Miller Junior Public School site.

The subdivision proposes 19 residential detached lots and the eastward extension of Woodgrove Drive to Bennett Road with an 18.5 metre (61 foot) wide right-of-way. Two of the lots would front onto Bennett Road, being approximately 480 square metres (5,167 square feet) in area and each having a frontage of 18.04 metres (59 feet). The remaining 17 lots would front onto the extension of Woodgrove Drive. The proposed lots would range in area from approximately 357 square metres (3,842 square feet) to 470 square metres (5,059 square feet) and would have frontages ranging between 12 metres (39 feet) and 16 metres (52 feet).

Each lot is proposed to be developed with a two-storey detached dwelling, which would range in size from approximately 191 square metres (2,054 square feet) to 308 square metres (3,316 square feet). For additional details, please see Attachment 1: Draft Plan of Subdivision, Attachment 2: Elevations, and Attachment 4: Application Data Sheet.

Site and Surrounding Area

This vacant, relatively flat site is located south of Lawrence Avenue East and west of Bennett Road. It is approximately 1.03 hectares (2.55 acres) in area, with 54.6 metres (179 feet) of frontage on Bennett Road and a depth of approximately 149.5 metres (490.5 feet).

Abutting uses include:

North:	William G. Miller Junior Public School and Saint Malachy Separate School
South:	Woodgrove Ravine (including West Hill Creek) and Coronation Drive Employment District
East and West:	detached dwellings

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, encouraging the 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 to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject property is designated *Neighbourhoods* in the Official Plan. *Neighbourhoods* are physically stable areas providing for a variety of lower scale residential uses. Policies and development criteria aim to ensure that physical changes to established neighbourhoods are sensitive, gradual and generally "fit" the existing physical character. Development in established neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including the size and configuration of lots, setbacks of buildings from the street, prevailing patterns of rear and side yard setbacks and landscaped open space, and the continuation of special landscape or built form features that contribute to the unique physical character of a neighbourhood. No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

Lands to the south of the subject property are designated as *Parks and Open Space Areas – Natural Areas* and are part of the Natural Heritage System as shown on Map 9 of the Official Plan. Development is generally prohibited in *Parks and Open Space Areas* except for recreational and cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities where supported by appropriate assessment. *Natural Areas* will be maintained primarily in a natural state. All proposed development in or near the Natural Heritage System will be evaluated to assess the development's impacts on the Natural Heritage System and identify measures to mitigate potential negative impacts on and/or improve the Natural Heritage System.

Zoning

The subject lands are zoned Single-Family Residential (S) in the West Hill Community Zoning By-law Number 10327, as amended (see Attachment 3: Zoning). This zone permits one single-family dwelling per parcel of land with a minimum frontage of 12 metres (39.4 feet), or 15 metres (49.2 feet) for corner lots, and also having a minimum of 13 metres (42.7 feet) of frontage at the front yard building setback line and a minimum lot area of 464 square metres (4,994.5 square feet). Permitted uses include single-family dwellings, correctional group homes and group homes. Permitted ancillary uses include domestic or household arts and private home day care.

City-Wide Zoning By-law No. 569-2013

City Council enacted the City-Wide Zoning By-law No. 569-2013 on May 9, 2013. The lands at 60 Bennett Road are not subject to the new Zoning By-law.

Site Plan Control

The proposal is not subject to site plan control under City of Toronto By-law Number 774-2012, as amended.

Ravine Control

The southern edge of the site is subject to the Ravine and Natural Feature Protection By-law, Chapter 658 of the City of Toronto Municipal Code.

Reasons for Applications

A Zoning By-law amendment application is required to provide for reduced lot sizes, lot frontages and setbacks and to establish appropriate performance standards. The Draft Plan of Subdivision application is necessary to create the proposed new lots and public street.

Community Consultation

A community consultation meeting was held on January 30, 2013. As directed by Scarborough Community Council, staff gave notice of the community consultation meeting to all landowners and residents within an expanded notification area bounded by Lawrence Avenue East, Beachgrove Drive, Coronation Drive and Melchoir Drive. Planning staff, the local Ward Councillor, the owner and applicant and 31 members of the public were in attendance.

Residents expressed concerns about the impact of the development on the adjacent ravine, citing in particular the West Hill Creek's inability to handle increased stormwater runoff and erosion of the ravine slope during periods of extreme precipitation. Some residents acknowledged that extending Woodgrove Drive to Bennett Road would provide area residents with additional options with which to navigate their neighbourhood, but voiced concerns about the potential traffic impacts of allowing nineteen new homes. A common concern raised by many residents dealt with built form compatibility, and stressed the need for transitions in height to fit with the predominantly bungalow dwelling style in the surrounding neighbourhood.

Agency Circulation

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

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement and conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. Both the PPS and the Growth Plan encourage intensification and redevelopment in urban areas which provides a healthy, liveable and safe community, in this case by making efficient use of a site that is no longer required for public use.

Land Use

The Official Plan recognizes that the subject property, which is designated *Neighbourhoods*, is an appropriate site for residential uses. The proposed building type - single detached houses - conforms to the uses permitted in the *Neighbourhoods* designation.

Policy 4.1.5 of the Official Plan requires that new development in established neighbourhoods respect and reinforce the existing physical character of the neighbourhood. This includes street and block patterns, size and configuration of lots, height, massing and scale of dwellings, setbacks and landscaped open space.

The proposed development would maintain the lot and road characteristics established in the adjacent residential community. The average lot area in the proposed development is 393 square metres (4,230 square feet) and the average lot area in the surrounding neighbourhood is approximately 450 square metres (4,843 square feet). The minimum lot area requirement in the Zoning By-law is 464 square metres (4,995 square feet). The lot frontages in the proposed development range from 12.1 metres (39.7 feet) to 18.04 metres (59.2 feet) with the average lot frontage at 13.1 metres (43 feet). Lot frontages in the neighbourhood are generally between 11 and 15 metres (36.1 feet to 49.2 feet). The prevailing lot frontage requirement by the Zoning By-law in the area is 12 metres (39.4 feet) or 15 metres (49.2 feet) for corner lots. The lot characteristics of the proposed development respect and reinforce the existing physical character of the surrounding neighbourhood.

Density, Height, Massing and Setbacks

Infill residential development is expected to respect and reinforce the character of the surrounding area. In the community consultation meeting, area residents expressed the desire to ensure that the proposed development was compatible with the lot sizes and building heights in the surrounding area.

The existing neighbourhood context is one with dwellings of one or two storeys with many split-level residences. There are many mature trees and the front yards are well landscaped. All but one of the proposed two-storey homes are limited to 9 metres (29.5 feet) in height in order to maintain a low profile, which is consistent with the existing zoning restrictions in the area. The one exception is for proposed lot 18, which allows for a height of 10.5 metres (34.4 feet). The lot frontage and side yard setback requirements on this lot result in a building envelope much wider than the other lots within the proposed development to maintain a consistent relative scale and roof pitch and therefore a slight increase in the permitted height is appropriate.

The proposed 19 single detached residential dwellings have lot sizes, front and side yard setbacks that are comparable to the existing built form and zoning permissions in the surrounding neighbourhood.

The current zoning for this area requires a minimum side yard setback of 1.2 metres (3.9 feet) for a one-storey dwelling and an additional 0.6 metres (2 feet) for a second storey. Each of the nineteen proposed two-storey dwellings will have a side yard setback of 1.2 metres (3.9 feet), however the proposed dwelling on the corner lot (Lot 19) will have a street side yard setback of 4.5 metres (14.8 metres) from the Woodgrove Drive street line in order to be consistent with the pattern of front yard setbacks for the other dwellings fronting that street.

All but one of the proposed lots will have front yard setbacks of at least 6 metres (19.7 feet), which is typical for new development and provides adequate space for the parking of one vehicle between the front wall and the front lot line. Lot 17 will have a slightly smaller front yard setback of 5.8 metres (19 feet) in order to provide a transition in from the 4.5-metre (14.8-foot) side yard setback of the corner lot (Lot 19), and the 6-metre (19.7-foot) front yard setback for

Lot 16). Lots 6 and 7 will have increased front yard setbacks of 7.2 metres (23.6 feet) and 6.5 metres (21.3 feet), respectively, to provide for an appropriate transition in front yard setbacks from the existing neighbourhood to the west.

While the Zoning By-law typically requires a minimum rear yard setback of 7.5 metres (24.6 feet), Lots 1, 6 and 7, which are located on the south side of the Woodgrove Drive extension, propose slightly reduced rear yard setbacks, ranging from 4.5 metres (14.8 feet) to 7 metres (23 feet). This is partly due to a significant portion of the lands originally severed from the William G. Miller Junior Public School being conveyed to the Toronto and Region Conservation Authority (TRCA) as a condition of consent, resulting in lot depths of 30 metres. These lots are shallower than most of the existing lots currently backing onto the ravine which, at the time of their development, were not required to be dedicated to the TRCA (see Attachment 1: Draft Plan of Subdivision). Also, in the case of proposed Lot 1, the meandering location of the stable top-of-bank has caused an irregular rear lot line, resulting in a slightly reduced rear yard setback.

Planning staff are of the opinion that the proposed development is compatible with adjacent neighbourhood in terms of height, massing and scale.

Traffic Impact, Access, Parking

Some residents expressed concerns about the traffic impacts of the proposal on existing traffic conditions. In particular, neighbourhood residents asserted that peak-hour access onto Lawrence Avenue East from Valia Road was already difficult, and questioned the current street network's ability to accommodate the traffic generated by nineteen new households.

Transportation Planning staff are satisfied that the scale of development proposed does not warrant a traffic impact study and that the proposal will not adversely affect the surrounding road network. Furthermore, the extension of Woodgrove Drive to form a new intersection with Bennett Road will provide area residents with additional route options to access Lawrence Avenue East.

The existing portion of the Woodgrove Drive right-of-way is 20 metres (65.6 feet) in width, however the extension is proposed to be 18.5 metres (60.7 feet) in width. Accordingly, the sidewalk located on the south side of Woodgrove Drive will be shifted slightly within this slightly narrower right-of-way in order to align with the sidewalk to the west.

Servicing

A Functional Servicing Report has been submitted in support of the application. The Engineering and Construction Services Division have reviewed and accepted the report. Other technical matters such as the conveyance of all corner roundings, the elimination of the current terminus of Woodgrove Drive and the construction of new sidewalks have been secured through proposed conditions of draft plan of subdivision approval (see Attachment 6: Conditions of Draft Plan of Subdivision).

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 the local parkland provisions across the City. The lands which are the subject of this application are in an

area with 1.57 to 2.99 hectares of local parkland per 1,000 people. The subject site is located in the second highest quintile of current provision of parkland. The site is not subject to the Alternative Parkland Dedication By-law, but is subject to a 5% residential parkland dedication rate through the City Wide Parkland Dedication By-law No. 1020-2010.

The applicant is proposing to construct 19 detached residential dwellings within a site area of 0.755 hectares (7,550 square metres). At the parkland dedication rate of 5%, as specified in By-law 1020-2010, the parkland dedication would be 0.03775 hectares (377.5 square metres).

The applicant is required to satisfy the parkland dedication through a cash-in-lieu payment. The parkland dedication for the subject site is too small to be functional. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit. This parkland payment is required under Section 42 of the *Planning Act*, and is required as a condition of the building permit application process.

Tree Preservation

The applicant submitted a Natural Heritage Impact Study and tree preservation plan in support of these applications, which have been reviewed by Urban Forestry and TRCA staff. The owner will be required to submit a revised Natural Heritage Impact Study, tree preservation and landscape plan to address any outstanding tree protection and injury mitigation issues as conditions of draft approval (see Attachment 6: Conditions of Draft Plan of Subdivision). The owner will also be required to obtain the necessary permits prior to removing any trees pursuant to the City's Tree Preservation By-law No. 388-2000, as amended.

Environment

The original parcel severed from the William G. Miller Junior Public School site had a slightly different southern boundary, along the edge of the Woodgrove Ravine. In order to provide for increased rear yard setbacks for Lots 6 and 7 and to ensure that no lots encroach into the 10 metre stable top-of-bank, the applicant agreed to transfer lands with the Toronto and Region Conservation Authority (refer to Attachment 1: Draft Plan of Subdivision). Parts 2 and 4 on this plan, totalling 224 square metres (2,411.12 square feet), were conveyed to the TRCA in exchange for Part 6, which has an area of 149 square metres (1,603.82 square feet) and was added to the rear of Lots 5, 6 and 7. This resulted in a net increase of 75 square metres (807.3 square feet) dedicated to the conservation authority to better preserve the integrity of the ravine.

Heritage Preservation/Archaeology

A Stage 1-2 archaeological assessment was submitted in support of the Site Plan Control application for the William G. Miller Junior Public School addition. Heritage Preservation staff reviewed the assessment at that time and concluded that the City had no archaeological concerns.

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 mandatory for new development and Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the objectives of 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. Tier 1 performance measures such as encouraging tree growth to restore and enhance the natural heritage system, stormwater retention and water quality measures through the requirement of an acceptable stormwater management report will be secured through the Subdivision Approval process.

CONTACT

Christopher May, Planner
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Fax No. (416) 396-4265
E-mail: cmay@toronto.ca

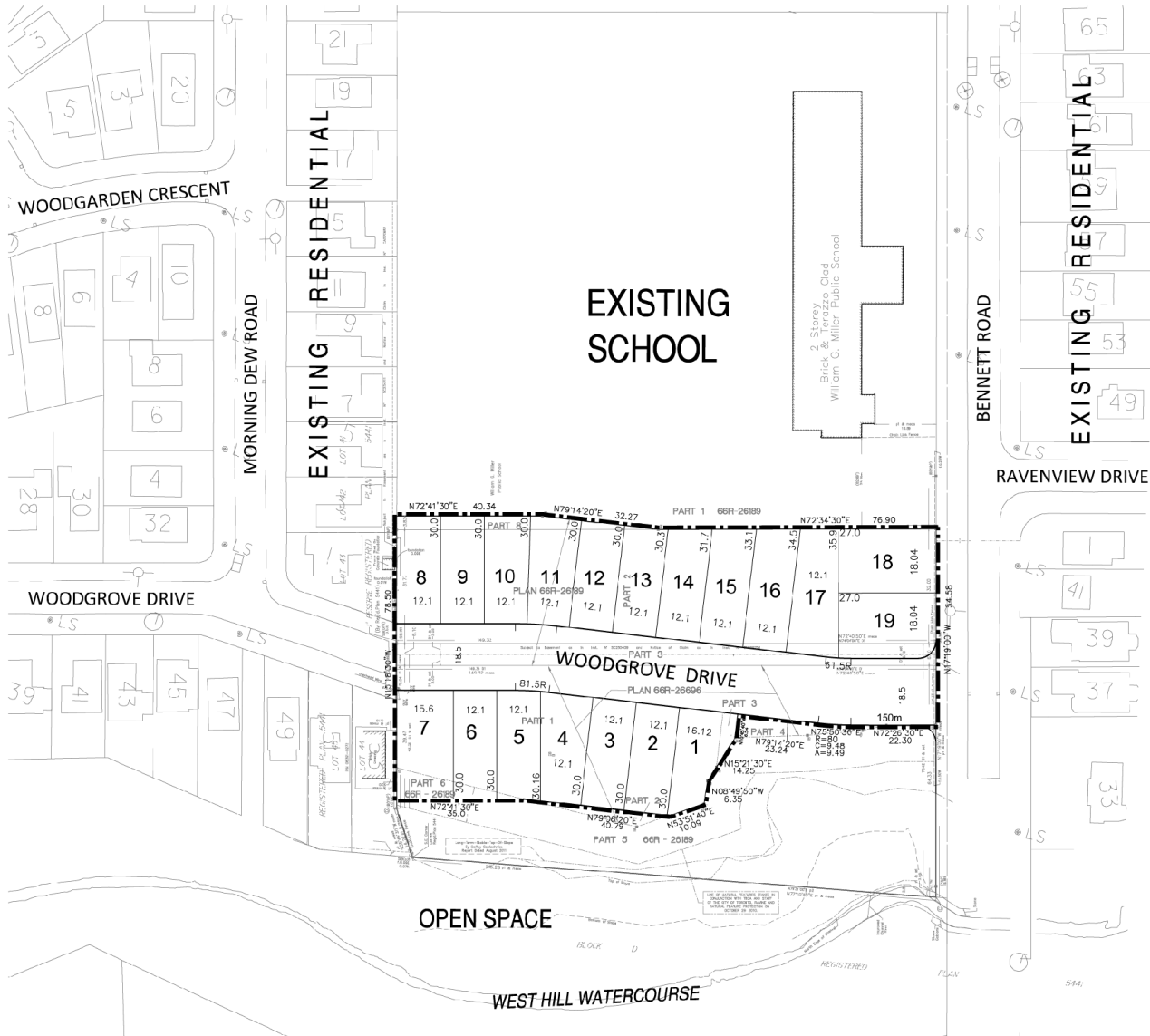
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Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Draft Plan of Subdivision
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet
Attachment 5: Draft Zoning By-law Amendment
Attachment 6: Conditions of Draft Plan of Subdivision

Attachment 1: Draft Plan of Subdivision



Draft Plan of Subdivision

60 Bennett Road

Applicant's Submitted Drawing

Not to Scale 

File # 12 227987 ESC 44 OZ & 12 228001 ESC 44 SB

Attachment 2: Elevations



Lot 1



Lot 4, 5, 8-14

Front Elevations

60 Bennett Road

Applicant's Submitted Drawing

Not to Scale
07/16/2013

File # 12 227987 ESC 44 OZ & 12 228001 ESC 44 SB



Lot 6



Lot 7

Front Elevations

60 Bennett Road

Applicant's Submitted Drawing

Not to Scale
07e16e2013

File # 12 227987 ESC 44 OZ & 12 228001 ESC 44 SB



Lot 18



Lot 19

Front Elevations

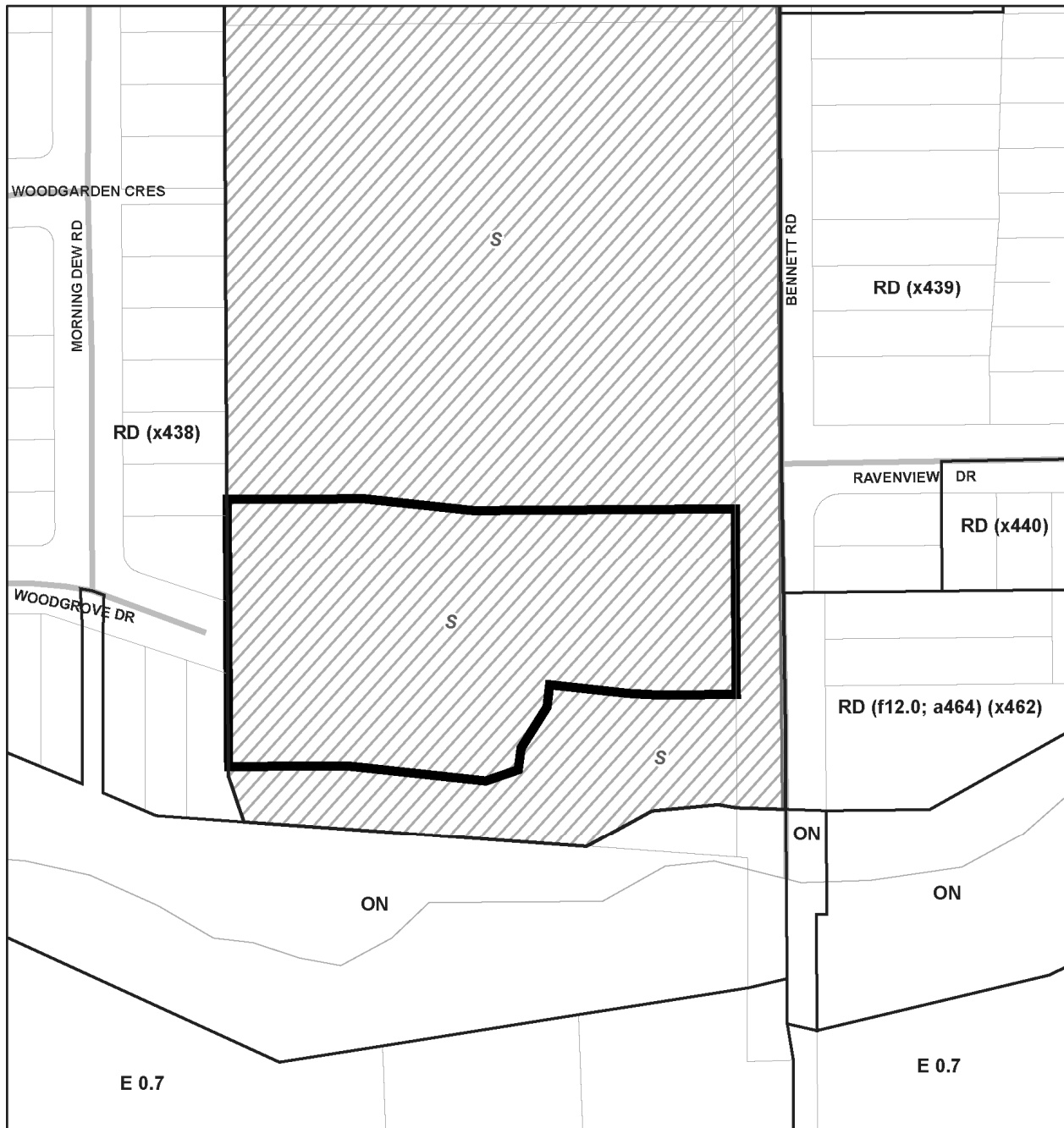
60 Bennett Road

Applicant's Submitted Drawing

Not to Scale
07&16&2013

File # 12 227987 ESC 44 OZ & 12 228001 ESC 44 SB


Attachment 3: Zoning





Zoning By-law 569-2013

60 Bennett Road

File # 12 227987 ESC 44 and 12 228001 ESC 44 SB

-  Location of Application
- RD** Residential Detached
- E** Employment Industrial
- ON** Open Space Natural

-  See Former City of Scarborough West Hill Community Bylaw No. 10327
- S** Single-Family Residential Zone


 Not to Scale
 Extracted 07/17/2013

Attachment 4: Application Data Sheet

Application Type	Rezoning, Subdivision	Application Number:	12 227987 ESC 44 OZ 12 228001 ESC 44 SB
Details	Rezoning, Standard Subdivision	Application Date:	August 13, 2012

Municipal Address: 60 BENNETT RD
 Location Description: CON D PT LOT 7 **GRID E4410
 Project Description: Zoning By-law Amendment and Plan of Subdivision Approval applications for a proposed 19-lot detached residential subdivision involving the eastward extension of Woodgrove Drive to Bennett Road.

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC.			GREENGATE VILLAGE LIMITED

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	S	Historical Status:	
Height Limit (m):	9	Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	10320	Height:	Storeys:	2	
Frontage (m):	55		Metres:	10.5	
Depth (m):	83				
Total Ground Floor Area (sq. m):	0				Total
Total Residential GFA (sq. m):	3924		Parking Spaces:	19	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	3924				
Lot Coverage Ratio (%):	0				
Floor Space Index:	0.38				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	3924
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	19	Institutional/Other GFA (sq. m):	0
Total Units:	19		

CONTACT: PLANNER NAME: Christopher May, Planner
TELEPHONE: 416-396-7034

Attachment 5: Draft Zoning By-law Amendment

Authority: Scarborough 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 West Hill Community Zoning By-law No. 10327, as amended, with respect to the lands municipally known as 60 Bennett Road

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*;

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

1. **SCHEDULE "A"** is amended by deleting the current zoning and replacing it with the following zoning as shown on the attached Schedule "1":

S – 261 – 317 – 412 – 510 – 554 – 614 – 619

S – 261 – 317 – 411 – 509 – 553 – 614 – 619

S – 35 – 86 – 261 – 317 – 509 – 614 – 619

S – 35 – 261 – 317 – 393 – 509 – 614 – 619

S – 22 – 50 – 261 – 317 – 510 – 614 – 619

S – 22 – 86 – 261 – 317 – 510 – 614 – 618 – 619

S – 86 – 261 – 317 – 410 – 509 – 614 – 619

2. **SCHEDULE "B" - PERFORMANCE STANDARD CHART**, is amended by adding Performance Standards 410, 411, 412, 509, 510, 553, 554, 618 and 619 as follows:

BUILDING SETBACKS FROM STREETS

410. Minimum 5.8 m from the **street** line.

411. Minimum 6.5 m from the **street** line.

412. Minimum 7.2 m from the **street** line.

INTENSITY OF USE

509. One **single-family dwelling** per parcel of land with a minimum of 12 m frontage (15 m for corner lots) on a public **street** and a minimum lot area of 350 m².
510. One **single-family dwelling** per parcel of land with a minimum of 15 m frontage (18 m for corner lots) on a public **street** and a minimum lot area of 450 m².

BUILDING SETBACK FROM LOT LINES OTHER THAN STREET LINES

553. Minimum 7 m **setback** from the **rear lot line**.
554. Minimum 6.3 m **setback** from the **rear lot line**.

MISCELLANEOUS

618. Maximum building **height** of 10.5 m.
619. **CLAUSE VI - PROVISIONS FOR ALL ZONES**, Sub-section 15.3, Maximum total **floor area** per **dwelling** unit, shall not apply.

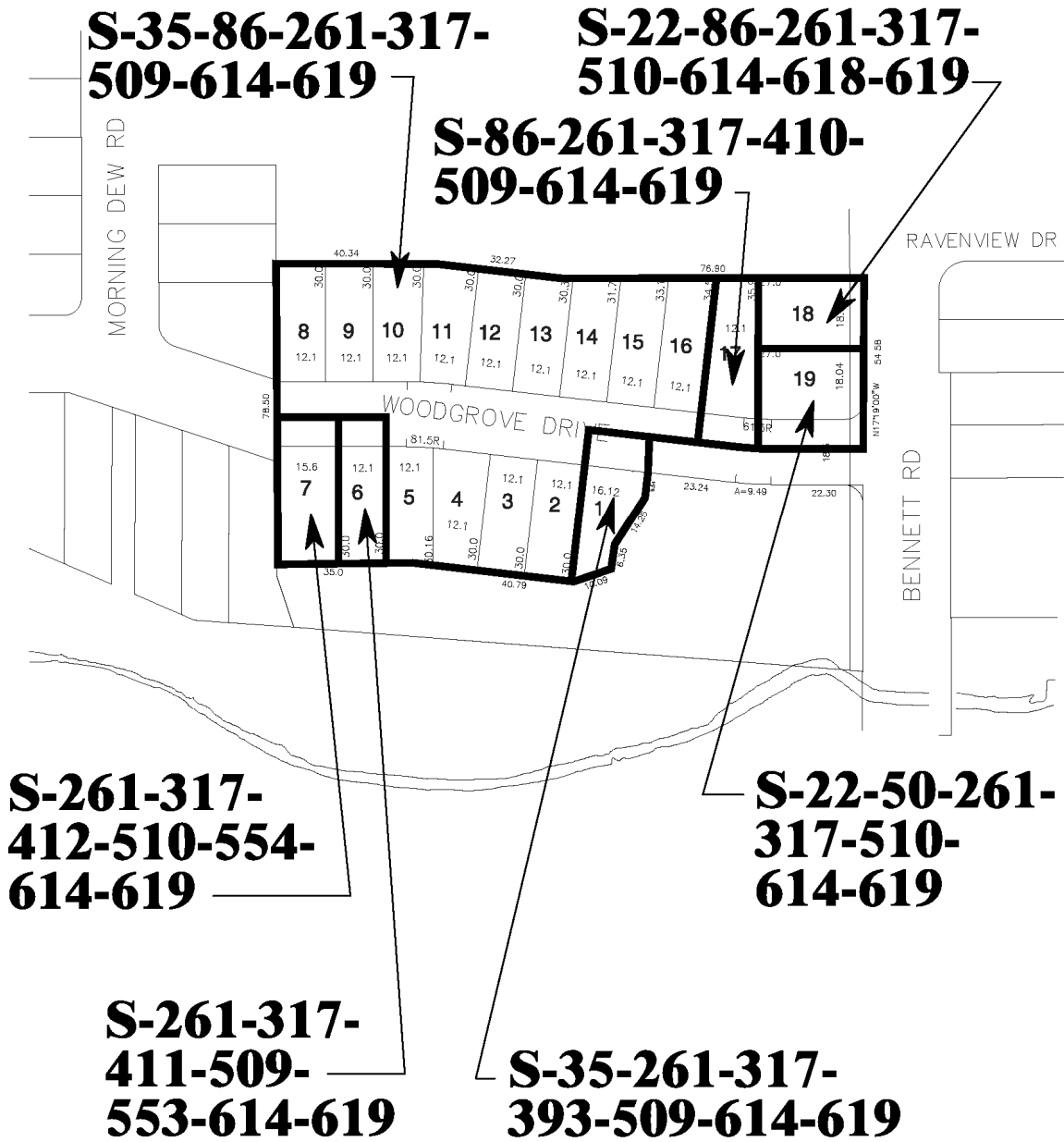
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'



Zoning By-Law Amendment

60 Bennett Road

File # 12 227987 ESC 44 OZ & 12 228001 44 SB

 Area Affected By This By-Law

West Hill Community
Not to Scale
07/23/13

Attachment 6: Conditions of Draft Plan of Subdivision

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, Scarborough District, confirmation that the taxes have been paid in full (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. Prior to subdivision registration, the Official Plan land use designation and zoning implementing the Official Plan shall be in full force and effect.

Bell Canada

1. Prior to commencing any work within the Plan, the Owner must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Owner is hereby advised that the Owner may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Owner elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Owner shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e. 911 Emergency Services).

Canada Post

1. 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;
2. The Owner will be responsible for notifying the purchaser of the exact community mailbox locations prior to the closing of any home sale;
 3. The Owner will consult with Canada Post Corporation to determine suitable locations for the placement of the community mailbox and to indicate these locations on the appropriate servicing plans;
 4. The Owner will provide the following for each community mailbox site and include these requirements on the appropriate servicing plans:
 - a. An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the community mailboxes on;
 - b. Any required walkway across the boulevard, as per municipal standards;
 - c. Any required curb depressions for wheelchair access.
 5. The Owner further agrees to determine and provide a suitable temporary community mailbox location, which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent community mailbox location(s). This will enable Canada Post to provide mail delivery to the new residences as soon as the homes are occupied. New postal codes to these new points of call will be assigned once the new street addresses are assigned by the municipality.

Urban Forestry – Tree Protection & Plan Review

City-Owned Street Trees

1. Prior to the registration of the plan of subdivision, the Owner shall provide a street tree planting plan, in conjunction with a composite utility plan that indicates the species, size, and location of all proposed street trees, as these relate to the location of any roads, sidewalks, driveways, street lines and utilities. The street tree planting plan shall be satisfactory to the General Manager of Parks, Forestry and Recreation;
2. Prior to the acceptance of engineering drawings by Technical Services, the Owner agrees to provide a composite utility plan, indicating the location of all underground and above ground utilities, as well as proposed tree planting locations, to the satisfaction of Parks, Forestry and Recreation, and Engineering and Construction Services;
3. Prior to the registration of the plan of subdivision, the Owner shall post a Letter of Credit equal to 120% of the value of the street trees, to guarantee the planting and maintenance by the Owner of the new street trees for a period of two years after the planting date, to the satisfaction of the General Manager of Parks, Forestry and Recreation;

4. Prior to the registration of the plan of subdivision, the Owner agrees to prepare an information booklet outlining the tree planting strategy within the community and the ongoing responsibilities of the homeowners and the City in order to achieve a successful urban tree planting strategy within the community. This booklet will be prepared to the satisfaction of Parks, Forestry and Recreation and will be distributed to all homeowners for all dwellings within the Subdivision;
5. The Owner agrees that the following clause will be included in all agreements of purchase and sale and/or rental/lease agreements for any lands within the proposed plan of subdivision:

“The Purchaser(s) and/or Tenant(s) are hereby advised that they may not receive a street tree in front of their property.”
6. Prior to the registration of the plan of subdivision, the Owner agrees to provide its Solicitor’s confirmation to the City advising that the above clause has been included in all agreements of purchase and sale and/or rental/lease agreements within the plan of subdivision to ensure that future occupants are aware that they may not receive a street tree in front of their property and be registered on title to the satisfaction of the City Solicitor;
7. The Owner agrees to contact the Supervisor of Urban Forestry, Tree Protection and Plan Review or his/her designate prior to commencement of street tree planting. The Owner further agrees to plant the street trees as per the approved street tree planting and composite utility plans, to the satisfaction of the General Manager of Parks, Forestry and Recreation. There shall be a two-year maintenance period, with an annual inspection involving Urban Forestry and the Owner (and their agents). At the end of the two-year maintenance period, if the street trees are in good condition, the General Manager of Parks, Forestry and Recreation shall accept maintenance responsibilities, and return the Letter of Credit. The Owner acknowledges that any trees requiring removal will be replaced, maintained and guaranteed by the Owners for an additional two-year period;
8. Following the planting of street trees, the Owner agrees to provide a Certificate of Completion of Work and an as-installed plant list in the form of a spreadsheet identifying street trees, as shown on the approved planting plan, by street addresses. The as-installed plant list shall also include tree species, calliper, condition and specific location of the trees by identifying two points of references (i.e., distances in meters from the curb, sidewalk, driveway, utility pole or pedestal).

Privately-Owned Trees

1. Prior to the registration of the plan of subdivision, the Owner agrees to submit an Arborist Report, Tree Preservation Plan and Tree Replacement Plan to the satisfaction of the General Manager of Parks, Forestry and Recreation;
2. Prior to the registration of the plan of subdivision, the Owner agrees to protect all existing trees associated with the development for which approval to remove or injure has not been granted in accordance with the approved Arborist Report and Tree Preservation Plan to the satisfaction of the General Manager, Parks, Forestry and Recreation;
3. Prior to the registration of the plan of subdivision, the Owner agrees to notify all builders, contractors and agents of all tree protection requirements where any part of the development will be carried out by them on behalf of the Owner to the satisfaction of the General Manager of Parks, Forestry and Recreation;
4. The Owner shall agree in the subdivision agreement, the Owner agrees to submit an application and pay the required application fees, and to provide 70 mm diameter caliper replacement trees for the removal of trees that are subject to the City's Private Tree By-law and associated regulations in effect on the date of Draft Approval of the Plan of Subdivision. The ratio of replacement trees will be determined by Urban Forestry. Replacement trees will be planted on site in accordance with Urban Forestry Services requirements, or if no suitable location on site can be provided, the Owner may submit cash-in-lieu of planting, all to the satisfaction of the General Manager of Parks, Forestry and Recreation;
5. The Owner shall agree in the subdivision agreement, the Owner agrees to install tree protection barriers and signage in accordance with the approved Arborist Report and Tree Preservation Plan to the satisfaction of the General Manager of Parks, Forestry and Recreation, and to maintain barriers in good repair until removal has been authorized by the General Manager of Parks, Forestry and Recreation;
6. The Owner shall agree in the subdivision agreement, to the satisfaction of the General Manager of Parks, Forestry and Recreation, to contact Urban Forestry Services 48 hours prior to the planting of trees on private property or within common areas, and further agrees to plant the trees in accordance with the approved planting plans.

Urban Forestry – Ravine & Natural Feature Protection

1. Prior to the subdivision registration, the Owner must submit a landscape plan, to the satisfaction of the Supervisor, Ravine & Natural Feature Protection, outlining how the proposed 10 metre buffer and modified buffer (triangle areas) areas are to be planted, and indicating water efficient plant material provided for 50% of the landscaped area in accordance with Toronto Green Standard performance measure WQ 4.1;
2. Prior to the subdivision registration, the Owner must submit a revised Natural Heritage Impact Study, to the satisfaction of the Supervisor, Ravine & Natural Feature Protection, clarifying the naturalization of the rear of Lots 5, 6 and 7. The Natural Heritage Impact Study outlines recommendations a planting plan or restoration plan should include. These objectives should be followed to develop a planting plan for the 1500 m² area;
3. Prior to the subdivision registration, the Owner shall submit a realistic cost estimate, to the satisfaction of the Supervisor, Ravine & Natural Feature Protection, for the planting and two year maintenance of the proposed planting;
4. Prior to the subdivision registration, a letter of credit will be required as a guarantee that any required landscape plantings within the ravine protected area will be undertaken. Once a landscape plan is finalized and approved by Urban Forestry, the landscape architect will be required to submit a cost estimate for the proposed landscape planting. The letter of credit will be for 120% of the agreed upon estimated cost;
5. Prior to the subdivision registration, the Owner must submit a legible sediment control plan with an appropriate scale indicating location of sediment control measures that must be in place during construction, to Urban Forestry for review and approval. Since much of the site is proposed to be developed, a sediment control fence must be installed at all locations where storm water could flow from the site. The locations of the sediment control fencing must be shown on the site plans. Urban Forestry-Ravine Protection requires a stronger barrier than simple sediment control fencing. To this end Urban Forestry-Ravine Protection will allow the applicant to use paige wire (farm fencing) on steel t-bar posts with filter fabric incorporated onto the lower portion of this barrier. The sediment control fencing must be installed to a minimum of the Ontario Provincial Standards (OPSD-21 9.110) and to the satisfaction of Urban Forestry, on behalf of the General Manager of Parks, Forestry and Recreation. Note that in many locations along the ravine limit, the ravine protection barrier (paige wire fencing) can have sediment control (filter fabric) incorporated onto the lower portion of the barrier;

Toronto and Region Conservation Authority (TRCA)

1. Prior to the subdivision registration, the Owner shall apply for and receive a TRCA permit prior to any site grading/soil stripping or issuance of a municipal servicing permit;
2. Prior to the subdivision registration, the Owner shall submit payment of \$5,200.00 to the TRCA for subdivision clearance.

Engineering and Construction Services

1. Prior to the subdivision registration, the Owner shall enter into the City's standard subdivision agreement and satisfy all pre-registration conditions;
2. Prior to the subdivision registration, the Owner shall dedicate all roads, corner roundings, and road widenings shown on the plan;
3. Prior to the subdivision registration, the Owner shall convey to the City all 0.3 metre (one foot) reserves shown on the plan;
4. Prior to the subdivision registration, the Owner shall convey all necessary easements (*internal and external*) to the City;
5. Prior to the subdivision registration, the Owner shall prepare all documents to convey lands in fee simple and easement interests to the City for nominal consideration, such lands to be free and clear of all physical and title encumbrances to the satisfaction of the Executive Director of Engineering and Construction Services in consultation with the City Solicitor;
6. Prior to the subdivision registration, the Owner shall 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 to the Ontario Coordinate System (3° MTM, Zone 10, NAD 83 CSRS), showing the lands to be conveyed to the City to the Executive Director of Engineering and Construction Services, for review and approval;
 - 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.
7. Owner shall pay all costs for preparation and registration of reference plan(s);

8. The Owner shall apply stormwater management techniques in the development of this subdivision to the satisfaction of Engineering and Construction Services;
9. Prior to the subdivision registration, 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 the submission of a Record of Site Condition (RSC);
10. Prior to the subdivision registration, the Owner shall provide a 5 metre corner rounding (street line radius) on both sides of the new public roadway intersecting Bennett Road;
11. Woodgrove Drive is presently a 20 metre right-of-way; prior to the subdivision registration, the Owner shall make all necessary modifications, including boulevards, sidewalks, pavement and underground services, to the existing terminus of Woodgrove Drive to match the proposed 18.5 metre right-of-way, all to the satisfaction of Engineering and Construction Services;
12. The Owner is required to restore Bennett Road at the connection of Woodgrove Drive and Bennett Road, including curbs, sidewalk, pavement and boulevard all to the satisfaction of Engineering and Construction Services;
13. The Owner is required to abandon the sanitary sewer located within the City easement and make all arrangements necessary to quit claim this easement all to the satisfaction of Engineering and Construction Services;
14. The Owner is required to abandon storm sewers within the subdivision lands which are connected to the Toronto District School Board lands all to the satisfaction of Engineering and Construction Services;
15. The Owner shall pay engineering and inspection fees in accordance with the terms and conditions of the standard subdivision agreement;
16. The Owner shall submit financial security in accordance with the terms of standard subdivision agreement;
17. The Owner agrees to include the following warning clauses in all agreements of purchase and sale and/or lease agreements and registered on title to the satisfaction of the City Solicitor:

“Purchasers are advised that where sidewalks are located adjacent to the curbs or where the ROW width is less than 18.5 metres, sidewalk snow clearing and driveway windrow clearing will not be carried out by the City.”

“Purchasers are advised that any modification to the driveway or to the adjacent landscaping located within the City’s Right-of-Way is subject to approval by the City of Toronto.”

"There is a City by-law that prohibits the use of the public boulevard for a required parking space in this Ward. Casual parking (not required parking) is permitted within the confines of that portion of the boulevard within a private driveway, provided that no motor vehicle may be parked in the driveway less than 0.3 metres from the back edge of the sidewalk, or where no sidewalk exists, not less than 2.0 metres from the face of the curb or edge of the roadway. Additional vehicle parking that might otherwise be available on public streets will be subject to approval and regulations pursuant to applicable By-laws of the City of Toronto”.

18. The proposed public road must be designed and constructed in accordance with the Development Infrastructure Policy and Standards (DIPS-2B);
19. The Owner is responsible for all costs associated with the installation/alterations of municipal street signage/and pavement markings required by this subdivision;
20. Pedestrian sidewalk is required on both sides of the proposed road and shall be 1.7 metres in width;
21. Block 20 is to be conveyed to the City/TRCA as open space;
22. The Owner is responsible for the cost of traffic signs and pavement marking on the Woodgrove Drive extension.