

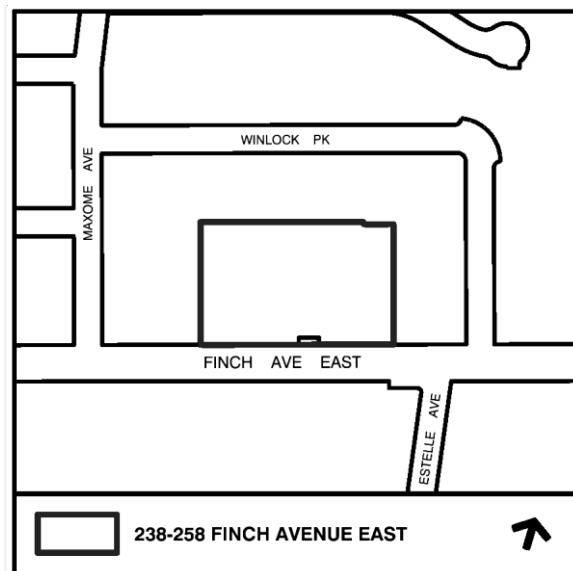
238, 240, 242, 244, 250, 252, 254, 256 & 258 Finch Avenue East – Changes to Draft Conditions of Subdivision and Draft Zoning By-law Amendment

Date:	May 2, 2014
To:	City of Toronto Council
From:	Chief Planner and Executive Director
Wards:	Ward 24 – Willowdale
Reference Number:	P:\2014\ClusterB\PLN\City Council\CC14053 12 243614 NNY 24 OZ and 13 211148 NNY 24 SB

SUMMARY

These applications propose to amend the Official Plan and the Zoning By-law to permit the redevelopment of the subject lands for a 58-unit, 4-storey residential townhouse development with 58 parking spaces accessed via a network of public streets, including a public lane. The proposal represents an assembly of 9 lots at 238, 240, 242, 244, 250, 252, 254, 256 & 258 Finch Avenue East.

At its Meeting of December 16, 17 & 18, 2013, City Council adopted the recommendations of City Staff to adopt an Official Plan and Zoning By-law amendment for the lands at 238-258 Finch Avenue East. At that time, City Council also directed Staff to include, as a condition of subdivision approval, a requirement that any proposed catch basins and leads on private properties that are to be connected to the municipal sewer for storm water management purposes shall be constructed to City standards and their ownership be transferred to the City, and that any necessary easements shall be conveyed to the City for their future operation and maintenance all to the satisfaction of the General Manager, Toronto Water.



The purpose of this report is to report to City Council about the changes to the draft zoning by-law and draft conditions of subdivision approval, necessitated by the recommendation of City Council. This report was prepared in consultation with Toronto Water, City Legal and Development Engineering.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the draft Zoning By-law adopted on December 16, 17, and 18, 2013 and replace it with the draft Zoning By-law Amendment, attached as Attachment 3 to this report, including the placing of a 'H' holding provision on Block 1 of the site.
2. That City Council determine that no further public notice is required under Section 34(17) of the *Planning Act* with respect to the changes made to the proposed Zoning By-law Amendment from the time of the statutory public meeting.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
4. In accordance with the delegated approval under by-law 229-2000, as amended, City Council be advised that the Chief Planner and Executive Director, City Planning intends to approve the draft plan of subdivision as generally illustrated on Attachment 4 to this report, subject to:
 - a. the revised conditions as generally listed in Attachment 4, 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.
5. City Council delete Recommendation 5 as adopted at its meeting of December 16, 17, and 18, 2013.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The applications were initially submitted in September 2012. The initial proposal consisted of 75 unit, 4-storey residential townhouse development with 163 parking spaces accessed via a network of interior private streets with access onto Finch Avenue East. A Preliminary Report was adopted by North York Community Council at its meeting on October 19, 2012. The decision of Community Council and the Preliminary Report can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY20.29>

On February 4, 2013, a Community Consultation meeting was held. A Site Plan Application for this proposal was submitted in March 2013 and a Plan of Subdivision application was submitted in July of 2013, which reduced the number of units from 75 to 58 with 58 parking spaces. The site is now proposed to be served by a public street, including a public lane.

North York Community Council approved the applications at their meeting of November 19, 2013, subject to the applicant obtaining Notice of Approval Conditions prior to the introduction of the Bills to City Council. In the City Council decision, an additional recommendation was added requesting that City Planning include, as a condition of subdivision approval, a requirement that any proposed catch basins and leads on private properties that are to be connected to the municipal sewer for storm water management purposes shall be constructed to City standards and their ownership be transferred to the City, and that any necessary easements shall be conveyed to the City for their future operation and maintenance all to the satisfaction of the General Manager, Toronto Water.

At the December 16, 2013 meeting of City Council, the Chief Planner and General Manager of Toronto Water received a confidential report for Council's information regarding the additional condition. The decision of City Council can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.NY28.30>

COMMENTS

Since the City Council meeting of December 16, 2013, City Planning staff have met with the applicant to work through the comments provided by Development Engineering and Toronto Water required by the need for the City-owned easements.

The existing site currently slopes northeast towards Winlock Park Crescent. Due to this sloping pattern, the existing surface drainage from the site also flows northeast towards a pocket of existing homes on Winlock Park. As part of the development plan, it is proposed that the elevation of the site be raised and graded to redirect the surface drainage towards Finch Avenue East, in order to eliminate drainage to the adjacent lands.

The applicant is proposing back yard swales and catch basins to capture and convey the 100-year post-development flows from and along the rear of the development properties. These would be connected to, and ultimately discharge to the storm sewer system on Finch Avenue East.

As per City standards, Toronto Water requires a minimum easement width of 6 metres for all storm drains in order to provide adequate spacing to access the proposed catch basins and leads for the maintenance, repair and eventual replacement of the storm water management system. The proposed catch basins and leads are located on the northern corners with a single catch basin located at the southwest corner of the site. As these catch basins and leads were intended to be private, the 6 metre easement requirement would have significant impacts on the current design of the subdivision. More specifically, the required easements would require the removal or relocation of 9 units (Block 1 – Lots 1, 8, 9, 10; Block 2 – Lots 11 and 18; Block 3 – Lots 19 and 26, and; Block 4 – Lots 27 and 36).

Staff has indicated in discussions with the applicant that an easement of lesser width to maintain the current subdivision form may be accepted, provided that it be demonstrated that the maintenance, repair, and replacement of all pipes can be accommodated within a reduced easement width.

Further, the applicant would be required to provide a one-time cash payment to the City for the incremental costs arising from non-standard City easements for the maintenance, repair and eventual replacement of the stormwater drainage system. An agreement in principle has been reached with the applicant for the incremental costs for servicing the easements for Lot 1, Lots 18-19, Lots 26-27, and Lot 36.

Toronto Water has drafted additional Draft Plan of Subdivision conditions to ensure that:

- All proposed catch basins and leads will be constructed to City standards;
- Securities will be collected for the maintenance, repair and eventual replacement of the catch basins and leads
- An interim and final storm water drainage system solution is reached for the proposed Block 1.

The lands to be included as part of the proposed Block 1 (Lots 1-10) will be zoned with a hold ("H") until such time as an agreement is reached on a final storm water drainage system solution for the proposed Block 1 to the satisfaction of the General Manager of Toronto Water.

As per Recommendation 2, staff is of the opinion that no further notice under Section 34 (17) of the *Planning Act* is required with respect to the revisions made to the proposed Zoning By-law Amendment, as the Holding Zone is only required until such time as a final stormwater management plan is worked out for Block 1. No changes have been made to the remaining blocks in the Draft Plan of Subdivision.

NEXT STEPS

The final approval of the Draft Plan of Subdivision and lifting of the Holding Zone are contingent on an agreement being reached on both an interim and final storm water drainage system solution for the proposed Block 1 between the applicant and the City.

The Willowdale Evangelical Church located immediately west of the subject property and the proposed Block 1 at 236 Finch Avenue East have also expressed concern with the discharge of stormwater from both their site and the subject site. Stormwater from the church currently discharges in a north easterly direction through the subject property and outlets to Winlock Park. The subdivision as proposed would alter this drainage course and change the existing grades on site. While it is anticipated that the water from 236 Finch Avenue East can be collected by the new stormwater management system proposed as part of the subdivision, this will have to be further investigated as part of the finalization of the stormwater management plan in Block 1. In the meantime, the applicant will continue discussions with the owners of the Willowdale Evangelical Church

Implementing a Holding Zone and removing the requirement of issuing Notice of Approval conditions prior to the Bills being passed will allow the applicant to proceed with fulfilling their Draft Plan of Subdivision conditions and development over the remainder of the site. The applicant will be required to address all storm water drainage system issues and provide securities for the eventual maintenance, repair, and replacement of all pipes prior to the removal of the Holding prefix.

The attached Zoning By-law Amendment will implement the required zoning standards for the subdivision and implement a Holding Zone over the proposed Block 1. City Staff are satisfied that any remaining stormwater management concerns can be addressed through the Draft Plan of Subdivision conditions attached as Appendix 4 and through the implementation of a Holding Zone over the proposed Block 1.

This approach will satisfy both Toronto Water and Development Engineering and will ensure that the development on the proposed Block 1 will only proceed at such time as a solution has been reached on the stormwater management issue. This approach will also ensure that financial payment will be received by the City to provide for the eventual maintenance, repair, and replacement of the storm water drainage system.

CONTACT

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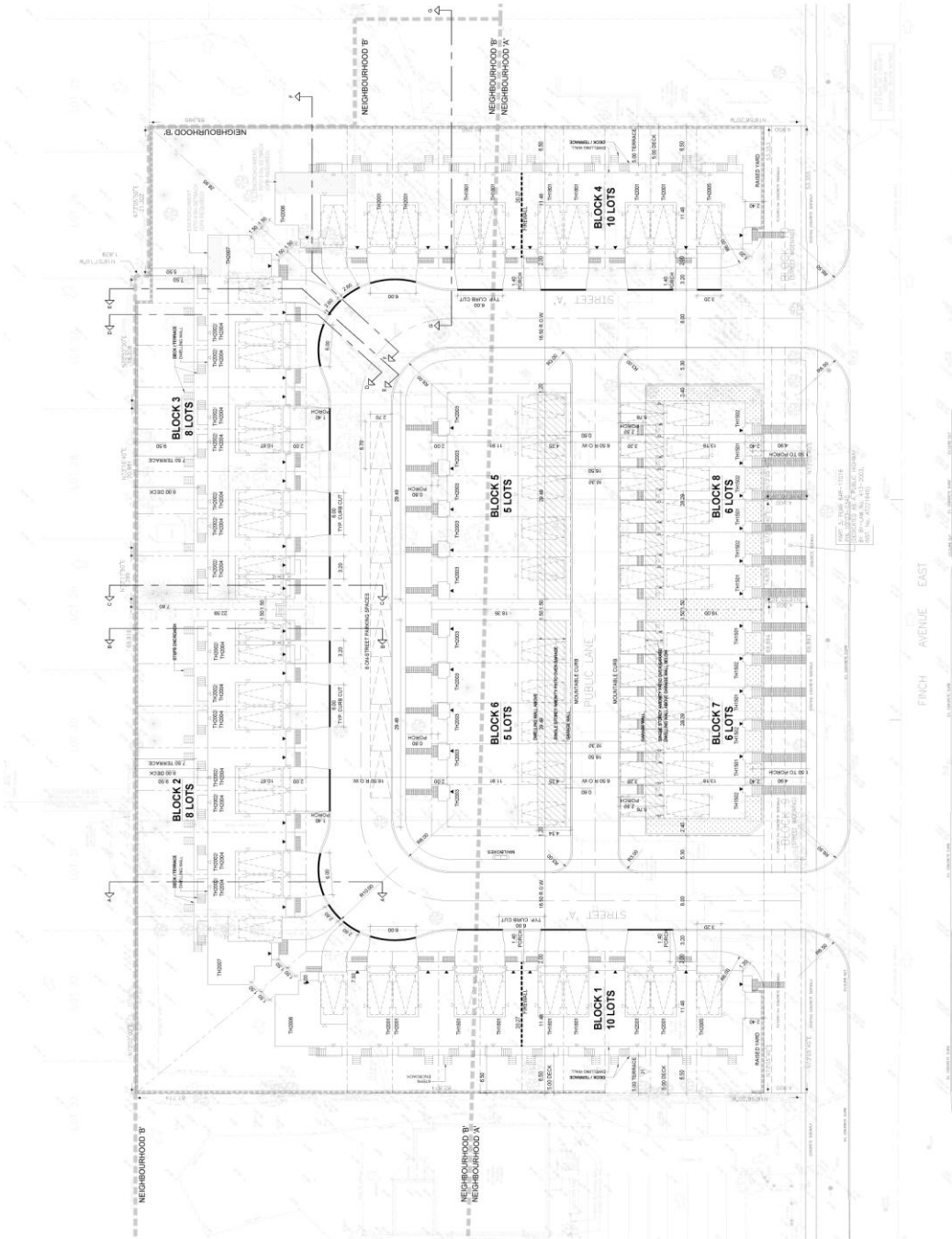
SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

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

Attachment 1: Site Plan



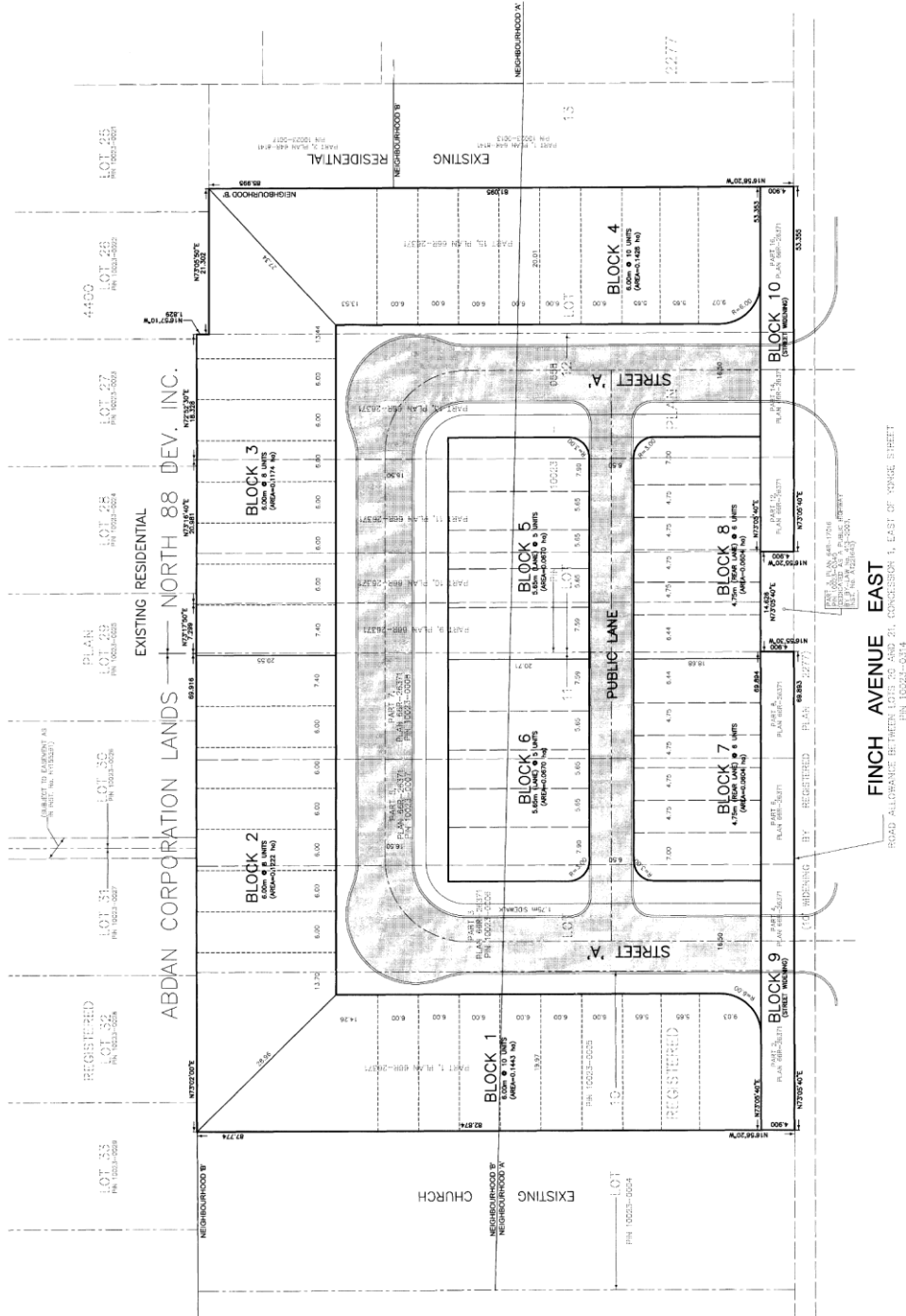
238-258 Finch Avenue East

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 10/28/2013

File # 12 243614 NNY 24 0Z

Attachment 2: Draft Plan of Subdivision



238-258 Finch Avenue East

Draft Plan of Subdivision

Applicant's Submitted Drawing

Not to Scale
10/28/2013

File # 12 243614 NNY 24 0Z

Attachment 3: 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

BY-LAW No. xxx-2014

To amend the former City of North York Zoning By-law No. 7625, as amended with respect to lands municipally known as 238, 240, 242, 244, 250, 252, 254, 256, and 258 Finch Avenue East

WHEREAS the Council of the City of Toronto has been requested to amend Zoning By-law No. 7625 of the former City of North York, as amended, pursuant to Sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, with respect to lands known municipally in the year 2013 as 238, 240, 242, 244, 250, 252, 254, 256, and 258 Finch Avenue East;

AND WHEREAS the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed Zoning By-law Amendment;

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

AND WHEREAS the Council of the City of Toronto, at its meeting on December 16, 17 and 18, 2013, adopted a resolution to amend Zoning By-law No. 7625 of the former City of North York, as amended;

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

1. Schedules “B” and “C” of By-law 7625, as amended, are hereby amended in accordance with Schedule “1” attached hereto.
2. Section 64.16 of By-law 7625 of the former City of North York is amended by adding the following subsection:

64.16 (96) RM1(96)

DEFINITIONS

NET SITE

- a. For the purposes of this exception, "net site" means the gross site minus any lands conveyed to the City of Toronto for road creation and/or widening purposes, with

such net site comprising an area of 1.1389 ha.

PERMITTED USES

- b. The only permitted uses shall be multiple attached dwellings, configured in Blocks as identified on Schedule RM1 (96).

EXCEPTION REGULATIONS

- c. A maximum of 58 dwelling units shall be permitted, configured in Blocks, as identified and located on Schedule RM1 (96).
- d. Upon creation of individual freehold lots within the Blocks as identified on Schedule RM1 (96), the following minimum lot area(s) shall apply:
 - (i) Blocks 1 and 4 – minimum lot area of 110 m² per dwelling unit
 - (ii) Blocks 2 and 3 – minimum lot area of 135 m² per dwelling unit
 - (iii) Blocks 5 and 6 – minimum lot area of 105 m² per dwelling unit
 - (iv) Blocks 7 and 8 – minimum lot area of 85 m² per dwelling unit
- e. A maximum gross floor area of 12,502 m² will be permitted on the net site.
- f. The maximum building height will be 4 storeys and/or 10 metres, whichever is the lesser.
- g. The height of any part of a building will not exceed a 45 degree angular plane and shall be measured from the NEIGHBOURHOOD 'B' line, as shown on Schedule RM1(96).
- h. Notwithstanding subsection (g) above, those parts of multiple attached dwellings dwellings shaded on Blocks 3 and 4, as shown on Schedule RM1 (96) may exceed a 45 degree angular plane.
- i. The finished floor elevation of the front door sill for a multiple attached dwelling shall not be greater than 1.5 metres above established grade.
- j. No portion of any building or structure erected and used above established grade shall be located otherwise than wholly within the maximum potential building envelope identified on Schedule RM1 (96).
- k. The minimum yard setbacks for buildings and structures above established grade shall be as shown on Schedule RM1 (96).
- l. As shown on Schedule RM1 (96), the internal public roadway shall have a minimum right of way width of 16.5 metres and the internal public lane shall have a minimum right of way width of 6 metres.

- m. The minimum number of parking spaces per unit will be 1.
- n. The minimum amount of landscaped open space will be 27% of the net site.

EXCLUSIONS

- o. Section 6(24) – Unexcavated Porches and Decks in R and RM Zones, Section 15 - General Provisions for Multiple-Family Dwelling Zones (RM) and Section 16 – Multiple-Family Dwellings First Density Zone (RM1) shall not apply.

HOLDING PROVISIONS:

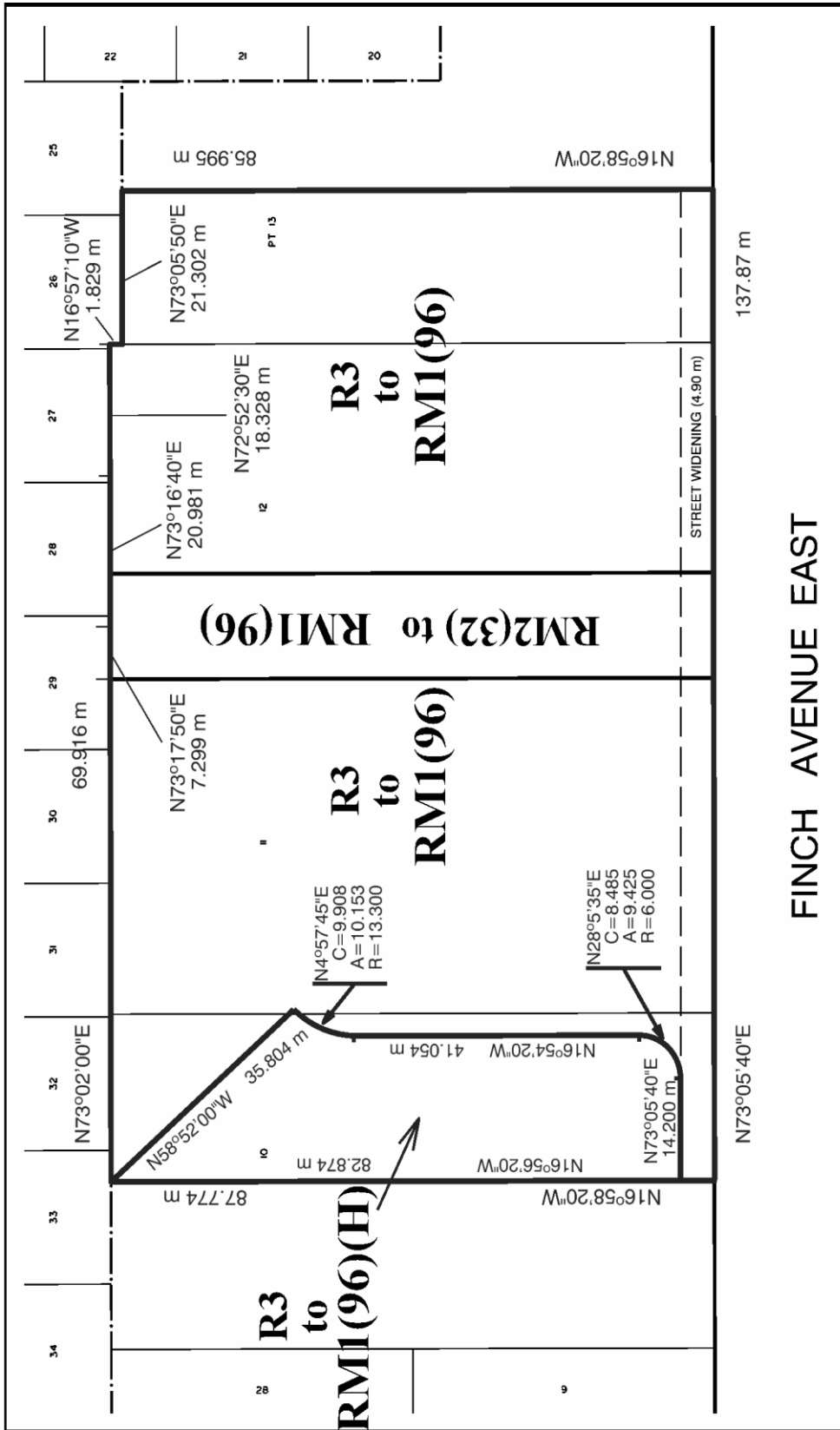
- p. An “H” shall be appended to the zone symbol “RM1(96)” as shown on Schedule RM1(96).
 - q. Prior to the removal of the “H”, Block 1 as shown on Schedule RM1(96) shall only be used for uses existing as of the date of passing of this By-law and a temporary stormwater management facility.
 - r. Prior to and following the removal of the “H”, the uses permitted in the RM1(96) zone shall be permitted on Blocks 2, 3, 4, 5, 6, 7 and 8.
 - s. The “H” shall be lifted from Block 1 at such a time as a final storm water drainage plan on Block 1 is acceptable to the General Manager, Toronto Water on the lands identified generally as “Block 1” on Schedule RM1(96).
 - t. Following the lifting of the “H”, the uses permitted in the RM1(96) zone shall be permitted on Block 1 as shown on Schedule RM1(96).
17. Section 64.20-A of By-law No. 7625 of the former City of North York is amended by adding Schedule RM1(96) attached to this By-law.
18. Except as provided herein, By-law No. 7625 of the former City of North York shall continue to apply.
19. 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.

20. Despite any existing or future severance, partition or division of the lot, the provisions of this by-law shall apply to the whole lot as if no severance, partition or division occurred.

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

ROB FORD,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk



Schedule 1

All of Lot 11 & Part of Lots 10, 12 & 13. R.P. 2277

Schaeffer Dzalidov Bennett Ltd.

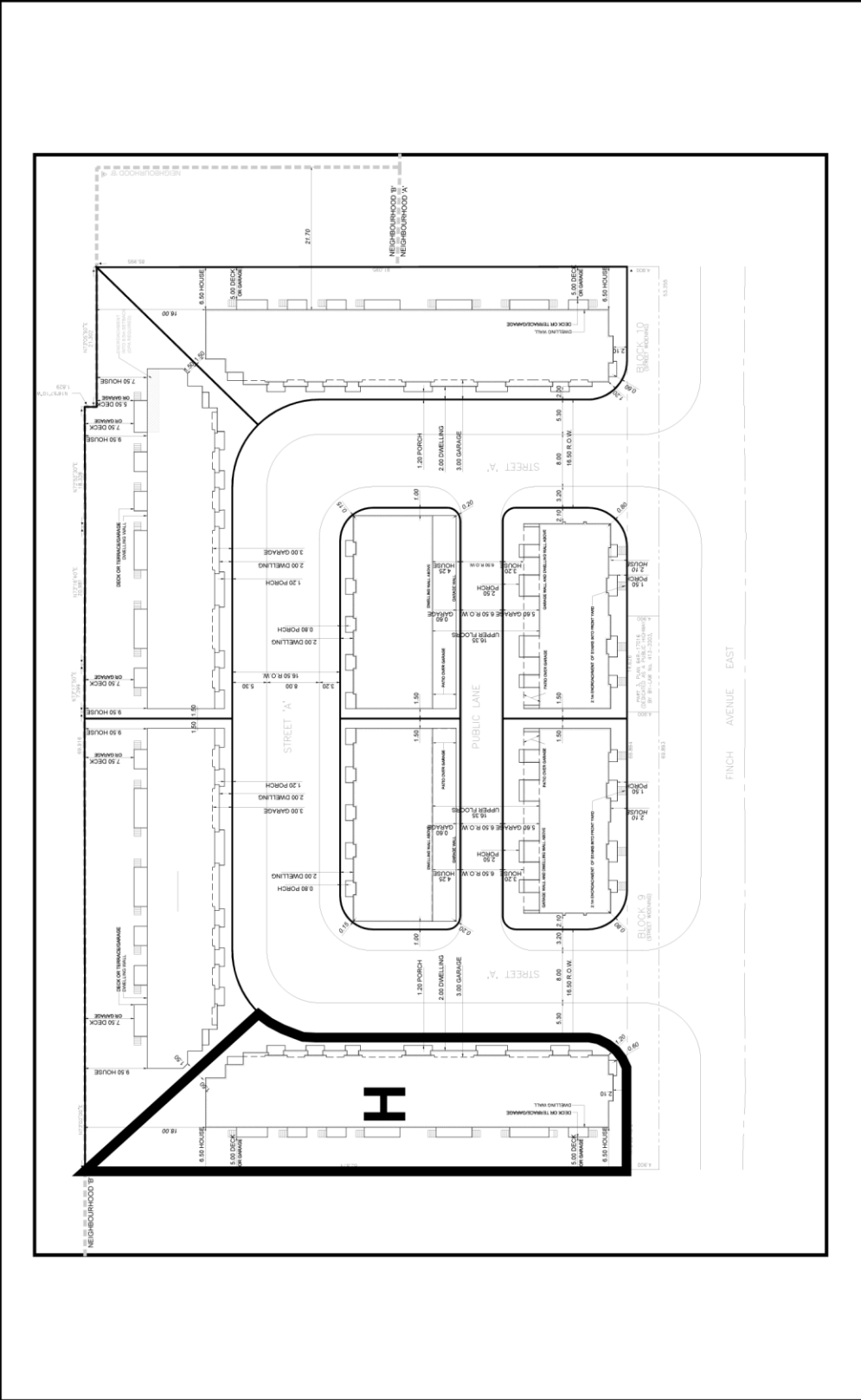
Date: 05/02/2014

Approved by: J.B.

File # 12 243614 NNY 24 0Z



Not to Scale



Schedule RM1(96)

File # 12 243614 NMY 24 0Z

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Not to Scale

Applicant's Supplied Drawing

Date: 05/02/2014
Approved by: J.B.

Attachment 4: 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, North York 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 Management Committee.

Development Engineering:

5. The owner agrees to enter into the City's standard subdivision agreement and satisfy all pre-registration conditions.
6. The owner agrees to pay to the City (\$40.00) per lot/block towards the cost of geodetic and aerial survey.
7. The owner agrees to dedicate all roads, road allowance widenings and corner roundings shown on the plan.
8. The owner agrees to convey to the City all 0.3 metre (one foot) reserves shown on the plan.
9. The owner agrees to convey all necessary easements to the City.
10. The owner agrees to 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 Engineering and Construction Services Division in consultation with the City Solicitor.
11. The owner agrees to submit a draft Reference Plan of Survey to the Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office. The plan should:

- a. be in metric units and integrated to the 1983 North American Datum (Canadian Spatial Reference System) and the 3 degree Modified Transverse Mercator Projection);
 - b. delineate by separate PARTS the lands to be conveyed to the City, the remainder of the site and any appurtenant rights-of-way and easements, and;
 - c. show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan;
12. The owner agrees to pay all costs for preparation and registration of reference plan(s).
13. The Owner agrees to retain the services of a Qualified Person to conduct an environmental site assessment for the 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).
14. The owner agrees to pay engineering and inspection fees in accordance with the terms and conditions of the standard subdivision agreement.
15. The owner agrees to submit financial security in accordance with the terms of the standard subdivision agreement and the prevailing City of Toronto policy.
16. The owner agrees to apply stormwater management techniques in the development of this subdivision to the satisfaction of Engineering and Construction Services.
17. The owner agrees to amend and/or provide the Site Plan Drawings and/or Studies and/or Reports to address the following comments and resubmit for the review and acceptance by the Executive Director of Engineering and Construction Services:
 - a. Revise the public street radii to 9.0m at both new intersections between the proposed new public street and Finch Avenue East;
 - b. Revise the public laneway radii to 5.0m at both new intersections between the proposed new public street and the public laneway;
 - c. Delineate and identify on all drawings a 6.0 metre corner rounding at the proposed new corners of the public road intersections at Finch Avenue East;

Urban Forestry

18. The owner agrees to submit a detailed Arborist Report identifying existing City owned trees of all sizes and/or privately owned trees having diameters of 30 cm or greater located within 6.0 m of the subject site.
19. The owner agrees to submit a revised Site Plan which indicates the corresponding trees by the respective tree numbers identified in the Arborist Report for all existing City owned trees, existing privately owned trees having diameters of 30 cm or greater located within 6.0 m of the subject site and/or any new trees proposed for planting.
20. The owner agrees to submit a Tree Protection Plan that shows protection measures for existing City owned trees of all sizes and/or privately owned trees having diameters of 30 cm or greater located within 6.0 m of the subject property, in accordance with the City of Toronto's "Tree Protection Policy and Specifications for Construction Near Trees".
21. The owner agrees to submit a revised Landscape Plan that shows the planting of large growing shade trees on the site and on the City road allowance and/or on private property as part of this application. A detailed landscape plan must be provided which indicates the exact locations of all existing City owned trees and any trees proposed for planting including details with respect to proposed tree species, caliper and quantity.

Toronto Water

22. The Owner agrees that all proposed catch basins and leads on the Lands that are to be connected to the municipal sewer for storm water management purposes shall be constructed to City standards and their ownership be transferred to the City, and that any necessary easements shall be conveyed to the City for their future operation and maintenance, all to the satisfaction of the General Manager, Toronto Water.
23. The Owner agrees to make a cash payment to the City for the incremental costs arising from non-standard City easements for the maintenance, repair and eventual replacement of the storm water drainage system described in condition 1 above, in the following amounts: \$69,240 for Lot 1, \$161,850 for Lots 18-19, \$110,820 for Lots 26-27 and \$69,240 for Lot 36 for a total of \$411,150, to the satisfaction of the General Manager, Toronto Water. The City acknowledges that the applicant may request a reduction in the amount of the cash payment, on the basis of engineering plans showing a more efficient plan for maintenance, repair and replacement, which request is to be determined in the sole discretion of the General Manager, Toronto Water.
24. The Owner acknowledges that the entirety of Block 1 of the Lands shall not be developed, and agrees not to seek any building permits for those lands, nor

- construct any retaining walls on those lands or undertake any re-grading of those lands until such a time as a final storm water drainage plan on Block 1 is approved to the satisfaction of the General Manager, Toronto Water.
25. The Owner acknowledges that the final storm water drainage plan on Block 1 may require financial payment to the City for any incremental costs arising from nonstandard City easements for the maintenance, repair and eventual replacement of the storm water drainage plan to the satisfaction of the General Manager, Toronto Water, which amount is to be determined in his sole discretion.
 26. Until such a time as the General Manager, Toronto Water approves a final storm water drainage plan on Block 1, as an interim storm water drainage measure, the Owner shall design and install a storm water drainage system to drain the water from Block 1 and the existing church property to the West of the lands, to the satisfaction of the General Manager, Toronto Water.
 27. Financial security shall be posted to the City to guarantee the construction of the interim storm water drainage system, to the satisfaction of the General Manager, Toronto Water.
 28. For the purposes of the interim storm water management system, the Owner shall convey to the City a 6m wide maintenance easement, free and clear of any physical obstruction, over Block 1, on terms and conditions satisfactory to the General Manager, Toronto Water in consultation with the City Solicitor, such easement to remain in place until such a time as the General Manager, Toronto Water approves a final storm water drainage plan for Block 1.
 29. The subdivision agreement shall contain a provision, to the satisfaction of the Executive Director of Engineering Services and Construction, in consultation with the City Solicitor, requiring the owner of lots 10, 11, 18, 19, 26 and 27 to construct any buildings and retaining walls to be erected on those lots with footings/foundations (adjacent to the proposed easements) that extend below the elevation of any abutting storm sewer and catch basin leads. The design of such footings/foundations shall be certified by a professional structural engineer, prior to the date of issuance of any building permits, at the owner's expense, to eliminate any forces to the adjacent storm sewer and catch basin leads and future open trench walls during the replacement of or repair of the sewer and leads.
 30. The owner acknowledges and agrees that, if in the opinion of the General Manager of Toronto Water, a conflict exists regarding water service connections with unacceptable vertical deflection under the large box culvert storm sewer for Blocks 5 & 6, that further red-line revisions of the plan of subdivision would be necessary with regard to Blocks 4, 5 & 6, in order to accommodate storm water drainage infrastructure acceptable to the said General Manager of Toronto Water.

Canada Post

31. The owner/developer 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.
32. The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any unit sale.
33. The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on the appropriate servicing plans.
34. The owner/developer 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) to place the Community Mailboxes on.
 - (b) Any required walkway across the boulevard.
 - (c) Any required curb depressions for wheelchair access.
35. The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks, and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to the new homes once they are occupied.

Toronto District School Board

36. The applicant/developer enter into an agreement to erect and maintain signs, at the point of egress and ingress of the development site, advising that;

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

For information regarding designated school(s), please call (416) 394-7526."
37. That the applicant/developer agree 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 5: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	12 243614 NNY 24 OZ
Details	OPA & Rezoning, Standard	Application Date:	September 10, 2012
Municipal Address:	238, 240, 242, 244, 250, 252, 254, 256 & 258 FINCH AVE E		

Location Description:

Project Description: The applicant has submitted an official plan amendment, zoning by-law amendment, plan of subdivision and site plan application for a 58 unit townhouse development consisting of 8 blocks. Six of the blocks would front on to a new proposed public road having two access points from Finch Avenue East. The remaining two blocks would front on to Finch Avenue East. The townhouses would be approximately 10 metres and 4-storeys in height. Proposed are a total of 58 residential parking spaces (1 per residential unit) with visitor parking on the proposed new street.

Applicant:	Agent:	Architect:	Owner:
NORTH 88 DEV INC			ABDAN CORPORATION

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R3/RM2(32) to RM	Historical Status:
Height Limit (m):	0, 0, 0	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	11993	Height:	Storeys:	4	
Frontage (m):	137.81		Metres:	10	
Depth (m):	87				
Total Ground Floor Area (sq. m):	5101				Total
Total Residential GFA (sq. m):	12502		Parking Spaces:	58	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	12502				
Lot Coverage Ratio (%):	42.29				
Floor Space Index:	1.042				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	12502	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	58	Institutional/Other GFA (sq. m):	0	0
Total Units:	58			

CONTACT:	PLANNER NAME:	Jason Brander, Planner
	TELEPHONE:	416-395-7124