

**222 Centennial Road and 35 Acheson Boulevard -
Zoning Amendment and Subdivision Applications -
Request for Direction Report**

Date:	December 1, 2014
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 44 – Scarborough East
Reference Number:	13 147456 ESC 44 OZ and 13 147461 ESC 44 SB

SUMMARY

These applications propose the development of the lands at 222 Centennial Road and 35 Acheson Boulevard with a total of twenty detached dwellings. The proposal contemplates access to fourteen detached dwellings via a new 16.5 metre public road intersecting Centennial Road. The remaining six detached dwellings would front onto Acheson Boulevard.

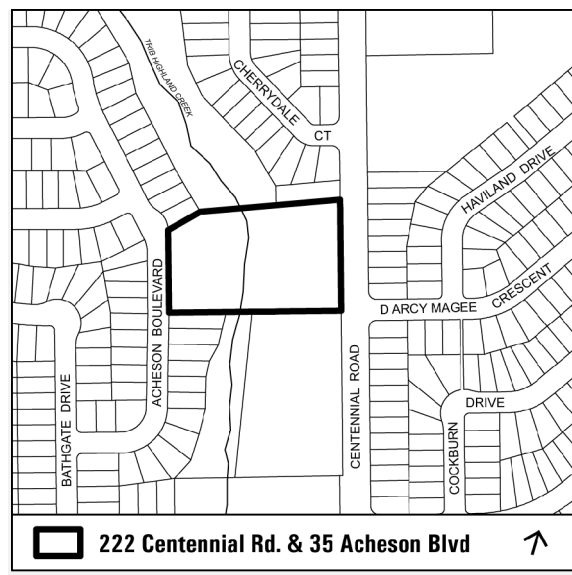
The applications were appealed by the applicant to the Ontario Municipal Board, citing a lack of decision by City Council. A hearing date has been set for February 4, 2015.

This report recommends that the City attend the OMB in support of the application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor and appropriate City Staff to attend the Ontario Municipal Board hearing in support of the draft Zoning By-law amendments substantially in the form



contained in Attachments 6 and 7 to the report dated December 1, 2014 from the Director, Community Planning, Scarborough District.

2. City Council authorize the City Solicitor and the Chief Planner and Executive Director, City Planning to continue to work with the applicant on the final form of the draft Zoning By-law amendments to be presented at the Ontario Municipal Board.
3. In accordance with the delegated approval under By-law No. 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 2: Draft Plan of Subdivision to the report (December 1, 2014) from the Director, Community Planning, Scarborough District, subject to:
 - a. the conditions as generally listed in Attachment 8: Conditions of Draft Plan of Subdivision to the report (December 1, 2014) from the Director, Community Planning, Scarborough District, which except as otherwise noted must be fulfilled prior to the release of the plan of subdivision for registration;
 - 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 ongoing technical review of this development; and
 - c. draft plan approval not being issued until the necessary Bill is in full force and effect.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

A consent application was filed by Marshall Macklin Monaghan (MMM Group Limited) with the Committee of Adjustment in 2001 on behalf of the owner of the subject site to sever the property (File No. B024/01SC). The application was appealed to the Ontario Municipal Board (OMB) under File No. PL020585. The OMB approved the consent on February 10, 2003 subject to conditions that have since been fulfilled. The consent had the affect of severing 35 Acheson Boulevard from 222 Centennial Road and maintained the City easement over the Centennial Creek Corridor lands. The decision can be accessed through the following link:

<http://www.omb.gov.on.ca/english/eDecisions/eDecisions.html>

ISSUE BACKGROUND

Proposal

On April 10, 2013, the applicant submitted rezoning and subdivision applications to permit the construction of six detached dwellings fronting onto Acheson Boulevard, six detached dwellings fronting onto Centennial Road, and twelve semi-detached dwellings fronting onto a new 16.5 metre public road to the rear of the dwellings fronting onto Centennial Road. Following substantial consultation with the local Councillor, area residents and City staff, the proposal has been revised as follows:

222 Centennial Road

The applications propose fourteen detached dwellings fronting onto a new 16.5 metre wide crescent shaped public street intersecting Centennial Road in two locations. The proposed lots fronting the new public street are mostly rectangular or pie-shaped and have frontages ranging from 11.05 metres (36.3 feet) to 12.43 metres (40.8 feet) and a non-uniform depth ranging from 23.22 metres (76.2 feet) to 31.1 metres (102 feet). Each dwelling would contain an integral garage with sufficient space on the driveway leading to the garage for secondary parking.

35 Acheson Boulevard

The applicant proposes the demolition of the existing structures and construction of six detached dwellings on six new lots fronting on Acheson Boulevard. Five of the lots have a frontage of 13.2 metres (43 feet) and are rectangular in shape, while the northerly lot has a frontage of 16.5 metres (54.1 feet) and is irregular shape. The depth of the proposed lots range from 39.4 metres (129 feet) to 41.59 metres (136 feet). Access to the lots will be provided directly from Acheson Boulevard and each dwelling would contain an integral two-car garage with sufficient space on the driveway leading to the garage for secondary parking.

Ravine Lands/Open Space

Lastly, a 0.6 hectare (1.48 acre) open space block in the middle of the subject site is proposed to be conveyed to the Toronto Region Conservation Authority (TRCA) upon the registration of the plan of subdivision. Access to the ravine for maintenance purposes would be secured via a 5 metre-wide easement, in favour of the TRCA, running along the northernmost portion of the lands fronting onto Acheson Boulevard.

For more information on the project see Attachment 1: Concept Plan and Attachment 5: Application Data Sheet.

Site and Surrounding Area

The subject lands are approximately 1.63 hectares (4.03 acres) in size and are irregular in shape. The lands slope from north to south and are bisected by Centennial Creek. The eastern end of the subject lands consists of the remnants of what was once an apple orchard while the western end of the parcel contains a 171 square metre (1,841 square foot) detached dwelling and three accessory structures including a garage, a shed and a barn.

Abutting uses include:

East: One storey bungalow and one and a half storey detached dwellings, Centennial Park and Centennial Road Junior Public School.

West: Generally two-storey detached dwellings.

North: Generally two-storey detached dwellings and a gas station with an associated convenience store and retail plaza at the southwest corner of Lawson Road and Centennial Road.

South: St. Brendan Catholic School and generally two-storey detached dwellings

Official Plan

The subject lands are designated *Neighbourhoods* within the Official Plan on Map 23 – Land Use Plan. Chapter 4 of the Plan contains relevant policies pertaining to this development proposal. The westerly side of the subject lands should be evaluated against the policies of Section 4.1.5. *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 be 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 in particular: patterns of streets, blocks and lanes; lot size; heights, massing, scale and dwelling type of nearby residential properties; prevailing building types, or predominant forms of development in the neighbourhood; and, prevailing patterns of rear and side yard setbacks and landscaped open space.

The Plan also contains specific criteria relating to how infill development will be integrated into the existing context where the development varies from the local pattern in terms of lot size, configuration and/or orientation in established *Neighbourhoods*. The easterly side of the subject lands should be evaluated against the policies of Section 4.1.9. In particular, new infill development will: have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent properties; provide adequate privacy, sunlight and sky views for residents if new and existing buildings by ensuring adequate separation distances between building walls, front unto existing or newly created public streets.

The site is partially designated *Parks and Open Space Areas –Natural Areas*. The Plan states *Parks and Open Space Areas* are the parks and open spaces, valleys, watercourse and ravines, portions of the waterfront, golf course and cemeteries that comprise a green open space network in Toronto. Development is generally prohibited within *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. The areas shown as *Parks and Open Space Areas –Natural Areas* will be maintained primarily in a natural state, while allowing for compatible recreational, cultural and educational and educational uses and facilities that minimize adverse impacts on natural features and functions; and conservation projects, public transit, public works and utilities for which no reasonable alternative are available, and that are designed to have only minimal adverse impacts on natural features and functions. Policy 4.3.6 includes development criteria for lands within *Parks and Open Space Areas*.

A portion of the subject site is identified as being a part of the Natural Heritage System on Map 9 of the Plan. Policy 3.4.8 contains natural heritage policies that direct that there be a development setback of 10 metres, or more, if warranted by the severity of existing or potential natural hazards including; the top of bank of valleys, ravines and bluffs and other locations where slope instability, erosion, flooding, or other physical conditions present a significant risk to life or property. The natural heritage policies also state that land below top of bank or other hazard lands may not be used to calculate permissible density in the zoning by-law or used to satisfy parkland requirements. Development is generally not permitted in the natural heritage system illustrated on Map 9, however where the underlying land use designation provides for development in or near the natural heritage system, development will need to meet specific criteria.

Plans of subdivision will not be permitted for any parcel of land that is entirely within or part of the natural heritage system unless the land is being conveyed to the Toronto Region Conservation Authority or other public agencies and an assessment of the impacts of the natural heritage system has been satisfactorily completed.

A portion of the site is also identified as a part of the Green Space System in the Official Plan on the Map 2, Urban Structure. The Green Space System is comprised of those lands with a *Parks and Open Space Areas* designation which are large, have significant natural heritage or recreational value and which are connected. The Green Space System performs a number of roles, and actions will be taken to improve, preserve and enhance the green space system.

Zoning

The site is zoned Agricultural (AG) in the Centennial Community Zoning By-law No. 12077, as amended (see Attachment 4: Zoning). The Agricultural Zone by definition is a zoning category that is designed to provide temporary use of land pending the extension of storm and sanitary sewers, and other municipal services to provide for more intensive or permanent use of lands.

The site is subject to Exception No. 1 which permits existing single-family uses and structures and accessory buildings related thereto which may be extended within the confines of certain performance standards.

The site is also subject to Exception No. 2 which indicates that within the Agricultural Zone on part of Lots 3 and 4, Concession "D", Institutional Uses shall be permitted within the confines of the certain Performance Standards.

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

On May 9, 2013 City Council enacted the new City-wide Zoning By-Law No. 569-2013. The site is not currently subject to the new Zoning By-law, however the proposed amendment (see Attachment 6: Draft Zoning By-law Amendment to City of Toronto Zoning By-law No. 569-2013) would bring the lands into Zoning By-law No. 569-2013.

Site Plan Control

The proposal, consisting entirely of detached dwellings, is not subject to site plan control.

Ravine Control & TRCA

The site is regulated by the Ravine Control By-law and falls under the jurisdiction of the Toronto Region Conservation Authority (TRCA).

Community Consultation

Several community consultation meetings have taken place with respect to this proposal, including:

- Two community consultation meetings attended by City staff, the local Councillor, the applicant and members of the public;
- Site meetings with various staff including Parks, Recreation and Forestry and TRCA staff;
- Meetings with the Councillor Moeser, individual residents and members of the ratepayer association.

The first meeting was held on October 1, 2013 and the second community consultation meeting, which was arranged by Councillor Moeser, was held on June 17, 2014.

The issues raised at these meetings, among others can be generalized as follows:

- concerns regarding use of the lands for any form of development, as this represents a loss of green space for the area;
- the intensity and form of development;
- the worsening of parking and traffic safety issues which exist in the area;
- provision of appropriate landscaping and buffering of the development from adjacent detached residential homes;
- possible need for a public walkway between Acheson Boulevard and Centennial Road;
- preservation of the existing apple orchard and preservation of the large row of Silver Maples along the north side of the property on the Centennial Road frontage;
- servicing; and
- the impact on the community during construction.

The community has also submitted a signed petition and numerous pieces of correspondence, generally objecting to the development. Additional issues raised through this correspondence generally relate to the loss of privacy to existing residents to the north of the subject property and the need to provide adequate separation through additional fencing and landscaping.

This report addresses planning related issues raised by the community and the planning issues raised have guided the formulation of appropriate By-law standards.

Agency Comments

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 Approval.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. The policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented,

and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Councils 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.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the 2014 PPS. Among other matters, the PPS encourages healthy, liveable and safe communities that are sustained by efficient development and land use patterns, accommodating an appropriate range and mix of residential uses which includes affordable housing, promoting cost-effective land use patterns and standards to minimize land consumption and servicing costs, as well as those which conserve biodiversity and consider the impacts of a changing climate.

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 appropriate for agricultural use.

Land Use

The subject lands are designated *Neighbourhoods*. The proposed detached dwellings conform 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 Official Plan also contains specific policies for infill development on lots that vary from the local pattern in terms of lot size, configuration or orientation. Policy 4.1.9 of the Official Plan requires that infill development on such properties will: have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties; will provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed; will front onto existing or newly created public streets whenever possible, with no gates limiting public access; and, will locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences.

The minimum lot area requirement in the Zoning By-law ranges from 510 square metres (5,490 square feet) to 696 square metres (7,492 square feet) and the minimum lot frontage requirement ranges between 15 metres (49.2 feet) and 18 metres (59.1 feet). The average lot area in the Staff report for action – Request for Direction - 222 Centennial Rd & 35 Acheson Blvd

surrounding neighbourhood is approximately 700 square metres (7,535 square feet) with an average lot frontage of 15.9 metres (52.2 feet).

Lands fronting Acheson Boulevard

The average lot area for the six proposed lots fronting onto Acheson Boulevard (refer to Lots 1-6 on Attachment 2: Concept Plan) is 576 square metres (6,200 square feet) with lot frontages ranging from 13.2 metres (43.3 feet) to 16.5 metres (54.1 feet). The six proposed lots fronting onto Acheson Boulevard would maintain the lot and area characteristics established in the adjacent residential community.

Lands fronting Centennial Road

The average lot area for the fourteen proposed lots fronting onto the proposed new public street is 341 square metres (3,671 square feet) with lot frontages ranging from 11.05 metres (36.3 feet) to 12.35 metres (40.5 feet). While the three proposed lots flanking Centennial Road (refer to Lots 16, 17 and 20 on Attachment 2: Concept Plan) would technically have lot frontages of 12.35 metres (40.5 feet), the dwellings on those lots would each have their front doors on the flankage side. This would effectively give the appearance of these dwellings fronting onto Centennial Road on lots ranging from 22.3 metres (73.2 feet) to 27.3 metres (89.6 feet) in width, which would maintain the character of the street as being one with two-storey dwellings on wide lots.

The remaining lots fronting onto the proposed new public street (refer to Lots 7-14 and 18 and 19 on Attachment 2: Concept Plan) would range from 11.05 metres (36.3 feet) to 12.43 metres (40.8 feet) in width. This portion of the subject lands abuts only one existing residential property, while the remainder abuts the Centennial Creek ravine and the St. Brendan Catholic School. As a result, the presence of smaller residential lots is not expected to adversely impact the wider neighbourhood. Staff have evaluated this proposal against Official Plan policy 4.1.9, which speaks to the redevelopment of infill parcels that differ from the local pattern in terms of lot size, configuration or orientation, as well as with the Healthy Neighbourhoods and Built Form policies of Sections 2.3.1 and 3.1.2, respectively, and find that the proposed land use is consistent with these policies.

Height and Massing

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

The existing neighbourhood consists of primarily dwellings of two storeys and some one-and-a-half-storey split-level residences. There are many mature trees and the front yards are well landscaped.

The zoning by-law permits a maximum lot coverage of 40% of the lot area, and restricts floor area to 0.4 times the lot area for lots in excess of 697 square metres (7,502 square feet), 0.5 times the lot area for lots between 408 square metres (4,392 square feet) and 697 square metres (7,502

square feet) and 0.6 times the lot area for lots less than 408 square metres (4,392 square feet). The applicant proposes to maintain these standards for the six lots fronting onto Acheson Boulevard, as well as the large pie-shaped lots on the proposed new public street. This would result in dwellings with an average of 276 square metres (2,971 square feet) of living space, excluding basements and garages. For the remaining lots, the applicant is proposing a maximum lot coverage of 45% of the lot area, and floor area provisions of 0.6 times the lot area for Lot 14 and a floor area provision of 0.75 times the lot area for Lots 7-11 and 15-20 (refer to Attachment 1: Concept Plan). This would result in dwellings with an average of 228 square metres (2,455 square feet) of living space, excluding basements and garages. Staff are satisfied that the mix of lot coverages and floor areas would be consistent with those in the surrounding neighbourhood, and are appropriate for the redevelopment of the subject lands.

The applicable zoning by-laws restrict height in the surrounding neighbourhood to two-storeys and 9 metres (29.5 feet). The dwellings fronting onto Acheson Boulevard (refer to Lots 1-6 on Attachment 2: Concept Plan) are proposed to be two storeys and 9 metres (29.5 feet) in height, in keeping with heights in the surrounding area. The three dwellings flanking Centennial Road (refer to Lots 16- 20 on Attachment 2: Concept Plan), as well as two dwellings which would back onto the adjacent residential property at 214 Centennial Road (Lots 14 and 15) would also be limited to two storeys and 9 metres (29.5 feet) in height in order to minimize any potential overlook and privacy issues. The other nine dwellings on the east portion of the proposed subdivision (refer to Lots 7-13 on Attachment 2: Concept Plan) would be limited to two storeys and a maximum of 10 metres (33 feet) in height. Planning staff have reviewed the elevations and a number of architectural features have been utilized to add visual interest to the roofs of the buildings. Planning staff are of the opinion that the additional metre of height, where applicable, is appropriate and compatible with surrounding buildings.

The applicant proposes front yard setbacks of 6 m (19.7 feet) for the six dwellings fronting onto Acheson Boulevard, which is consistent with those in the adjacent neighbourhood and permitted in the zoning by-law. Because the lands fronting onto Centennial Road are more constrained, the applicant has proposed front yard setbacks of 4.5 metres (14.8 feet) for the portion of a dwelling beside the driveway, and 6 metres (19.7 feet) from the integral garage to the front lot line. This staggered setback provides sufficient space for vehicular parking in front of the garage.

The proposed rear yards range from 6 metres (19.7 feet) for the four lots on the interior of the crescent-shaped public street (refer to Lots 17-20 on Attachment 2: Concept Plan) to 10.85 metres (35.6 feet) for those lots fronting on Acheson Boulevard (Lots 1-6). In order to provide further protection to the ravine, staff are recommending applying a performance standard to these lots which would prohibit the construction of any structure, including accessory buildings and swimming pools, within 10 metres (32.8 feet) of the stable top-of-bank. While the Zoning By-law typically requires a minimum rear yard setback of 7.5 metres (24.6 feet), the applicant has proposed rear yard setbacks of 6.5 metres (21.3 feet) for the lots backing onto to the east side of the ravine (refer to Lots 7-13 on Attachment 2: Concept Plan), as these lots are more constrained in size.

The Centennial Community Zoning By-law No. 12077, as amended, which applies to the surrounding neighbourhood, requires minimum side yard setbacks of 1.8 metres (5.9 feet) on either side for a two-storey dwelling. While not applicable to the subject site, the new City of

Toronto Zoning By-law No. 569-2013, as amended, requires minimum side yard setbacks of 1.2 metres (3.9 feet) on either side.

For the dwellings fronting onto Acheson Boulevard (refer to Lots 1-6 on Attachment 2: Concept Plan), side yard setbacks of 1.2 metres (3.9 feet) on both sides are proposed. An increased setback of 5 metres (16.4 feet) along the north lot line of Lot 1 is proposed, to ensure that the Toronto and Region Conservation Authority maintains unimpeded access to the ravine. Due to the configuration of the proposed lots and the design and siting of the detached dwellings, the proposed setbacks are acceptable.

The applicant proposes side yard setbacks of 1.2 metres (3.9 feet) on one side and 0.6 metres (2 feet) on the other side for all of the dwellings on the east side of the ravine. For the three lots that flank Centennial Road (refer to Lots 16- 20 on Attachment 2: Concept Plan), the side yard setback would be increased to 3.7 metres (12.1 feet), with projections of 0.45 metres (1.5 feet) permitted to a maximum of one third of the length of the dwelling, to provide for increased landscaping between the dwellings and the sidewalk, and to ensure adequate sightlines for drivers and pedestrians.

In staff's opinion the proposed development meets the applicable *Neighbourhoods* and Built Form policies. The cap on the overall number of dwelling units, building heights and floor area together with the proposed building setbacks results in building massing that are considered to be appropriate for the site and compatible with the neighbourhood.

Traffic Impact, Access, Parking

Some residents expressed concerns about the traffic impacts of the proposal on existing traffic conditions. In particular, neighbourhood residents were concerned about the increased traffic being generated by this development and with the potential for conflict between vehicles leaving the site and with the school to the south including the existing cross-walk.

At the request of the local Councillor, Transportation Services staff undertook a study of traffic volumes and speeds in the area surrounding the subject lands. Staff concluded that current traffic volumes for both Centennial Road and Acheson Boulevard are within acceptable ranges for the respective collector and local roads, and did not recommend changes to speed limits on either street at this time.

The proposed 16.5 metre wide public street is sufficient to accommodate the new traffic generated by the fourteen dwellings on this portion of the development site. Transportation Planning staff are satisfied that the scale of development proposed does not warrant a traffic impact study and that the 20 proposed new dwellings will not adversely affect the surrounding road network.

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 a 0.8 metre road widening along the west side of Centennial

Road and the construction of new sidewalks along the proposed public street will be secured through conditions of draft plan of subdivision approval (see Attachment 8: Conditions of Draft Plan of Subdivision). Of note, at the time of the writing of this report not all draft plan of subdivision conditions have been incorporated into this report. Given that the Chief Planner has been granted delegated authority by Council through Section 18.2 of the City of Toronto Act, Planning staff will continue to work with its commenting partners to incorporate all conditions prior to the OMB hearing scheduled for February 4, 2014.

Tree Preservation

The applicant submitted an Environmental Impact Study, Arborist Report 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 landscape plan to address any outstanding tree protection and injury mitigation issues as conditions of draft approval (see Attachment 8: 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, and will be required to submit tree planting securities to cover the cost of any replacement trees.

Removal of Silver Maples along Centennial Road

In June, 2014, a total of thirteen mature Silver Maple trees lining the west side of Centennial Road and the north side of the subject lands were removed by the City. The reason for the removal of these trees, some of which had originally been marked for retention, was due to structural damaged sustained during the ice storm of December, 2013, and the liability they presented if left in their damaged state.

Preservation of Silver Maples and Publically Accessible Walkway Connection

Planning staff in conjunction with Councillor Moeser, Parks, Foresetry and Recreation and TRCA staff considered a variety of options to create a publically accessible walkway between Acheson Boulevard and Centennial Road in order to preserve the mature double row of Silver Maples along the northerly property line of the subject property. Following a thorough review it was determined that it was not desirable or feasible to create a publically accessible walkway given:

- safety concerns expressed by the Toronto Police;
- cost to construct a bridge to traverse the Centennial Creek;
- requirement that any publically accessible walkway between two streets be paved with asphalt for both safety and maintenance requirements, ultimately requiring the removal of healthy trees;
- need for lighting; and
- potential cost to acquire additional land from the landowner to provide the connection.

Environment

A significant portion of the subject lands are regulated by the TRCA, are subject to the City's Ravine Protection By-law and are part of the Natural Heritage System. In support of their applications, the applicant has submitted an Environmental Impact Study, Arborist Report and Tree Preservation Plan, which have been reviewed by TRCA and Urban Forestry staff. In order to ensure that development does not encroach into the 10 metre stable top-of-bank of the Centennial Creek ravine, the applicant has agreed to convey 0.6 hectares (1.48 acres) to the TRCA (refer to Attachment 2: Draft Plan of Subdivision). While staff are generally supportive of the proposed development, there have been some revisions to the above-noted plans and studies requested, which will be secured as conditions of draft subdivision approval.

Open Space/Amenity Area

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 more than 3 hectares of local parkland per 1,000 people, which is the 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. At the parkland dedication rate of 5% as specified in By-law 1020-2010, the parkland dedication would be 0.042 hectares (420 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.

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. 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.

Conclusion

The proposed development of the subject lands to accommodate twenty detached dwellings is consistent with the PPS, does not conflict with the Growth Plan and meets the intent of the Official Plan policies. The number and type of dwelling units, building heights, lot coverage and floor area together with the proposed building setbacks results in a built form that is appropriate for the site and compatible with the surrounding neighbourhood.

Staff recommend that Council support the draft Zoning By-law amendments and authorize the City Solicitor and the Chief Planner and Executive Director, City Planning to continue to work with the applicant on the final form of the draft Zoning By-law amendments and conditions of draft plan of subdivision approval to be presented at the Ontario Municipal Board.

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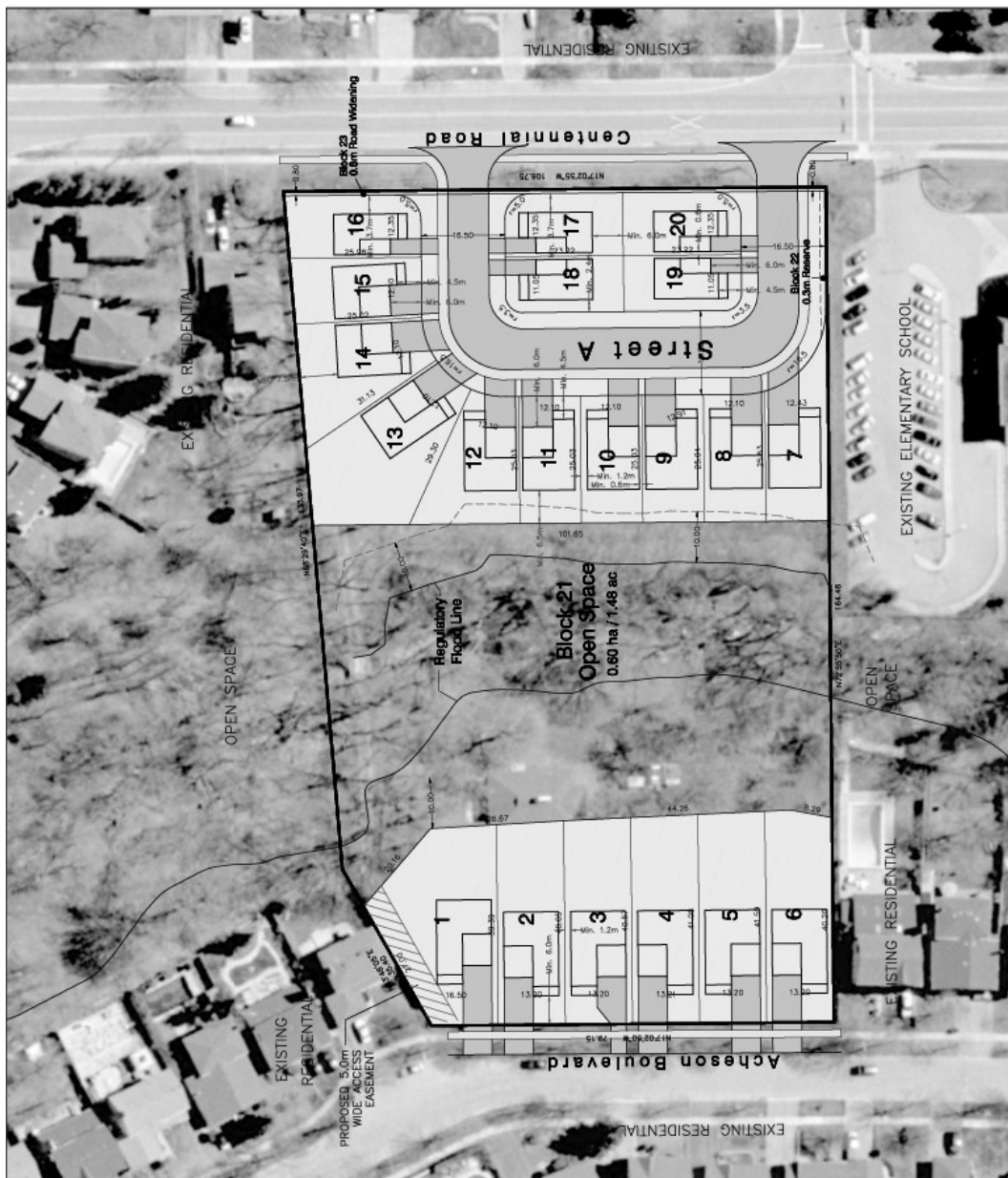
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Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Concept Plan
Attachment 2: Draft Plan of Subdivision
Attachment 3: Elevations
Attachment 4: Zoning
Attachment 5: Application Data Sheet
Attachment 6: Draft Zoning By-law Amendment to City of Toronto Zoning By-law No. 569-2013
Attachment 7: Draft Zoning By-law Amendment to Centennial Community Zoning By-law No. 12077
Attachment 8: Conditions of Draft Plan of Subdivision

Attachment 1: Concept Plan



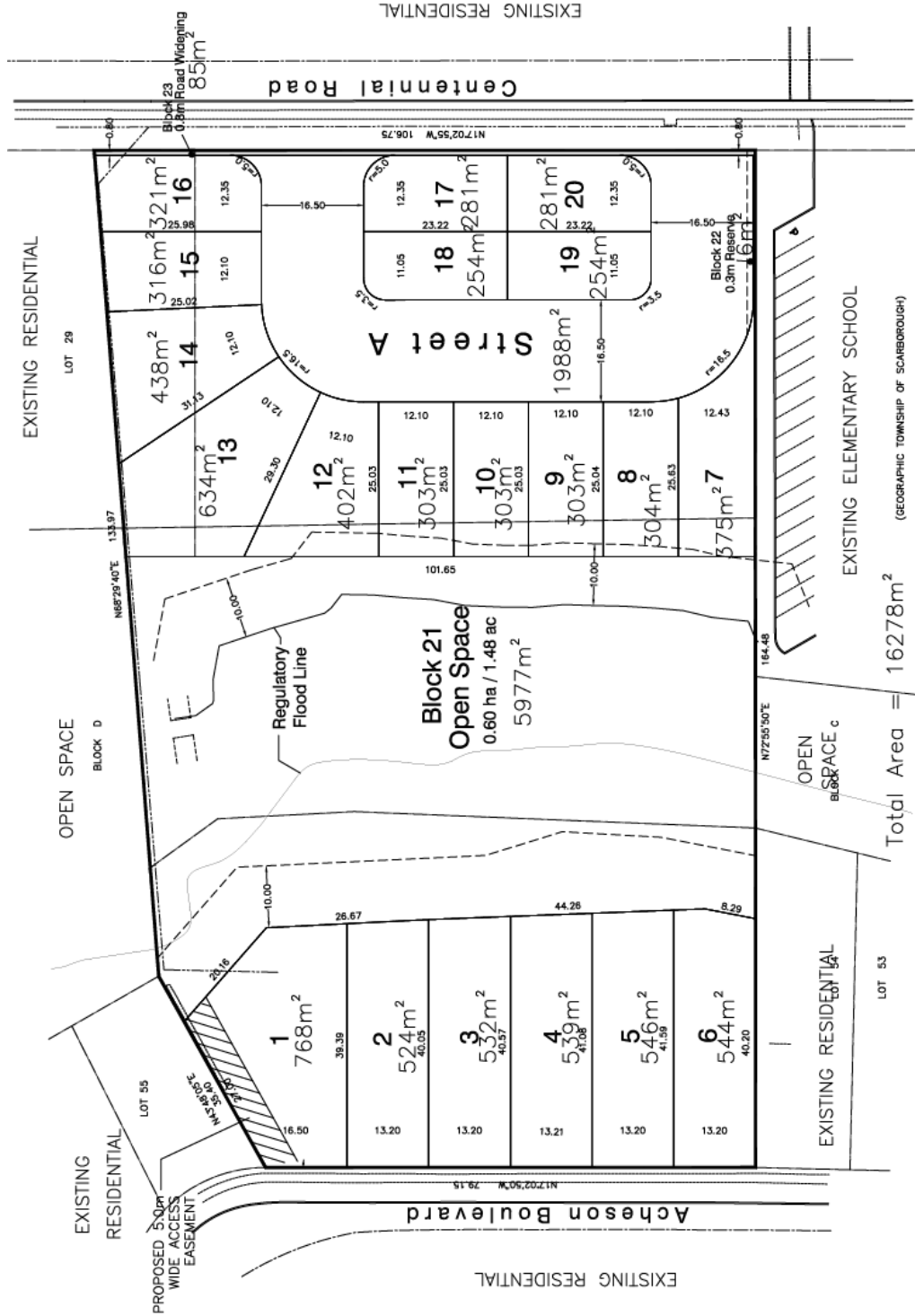
222 Centennial Road & 35 Acheson Boulevard

Concept Plan

Not to Scale
12/01/14

File # 13 147456 ESC 44 0Z, 13 147461 ESC 44 SB

Attachment 2: Draft Plan of Subdivision



222 Centennial Rd & 35 Acheson Boulevard

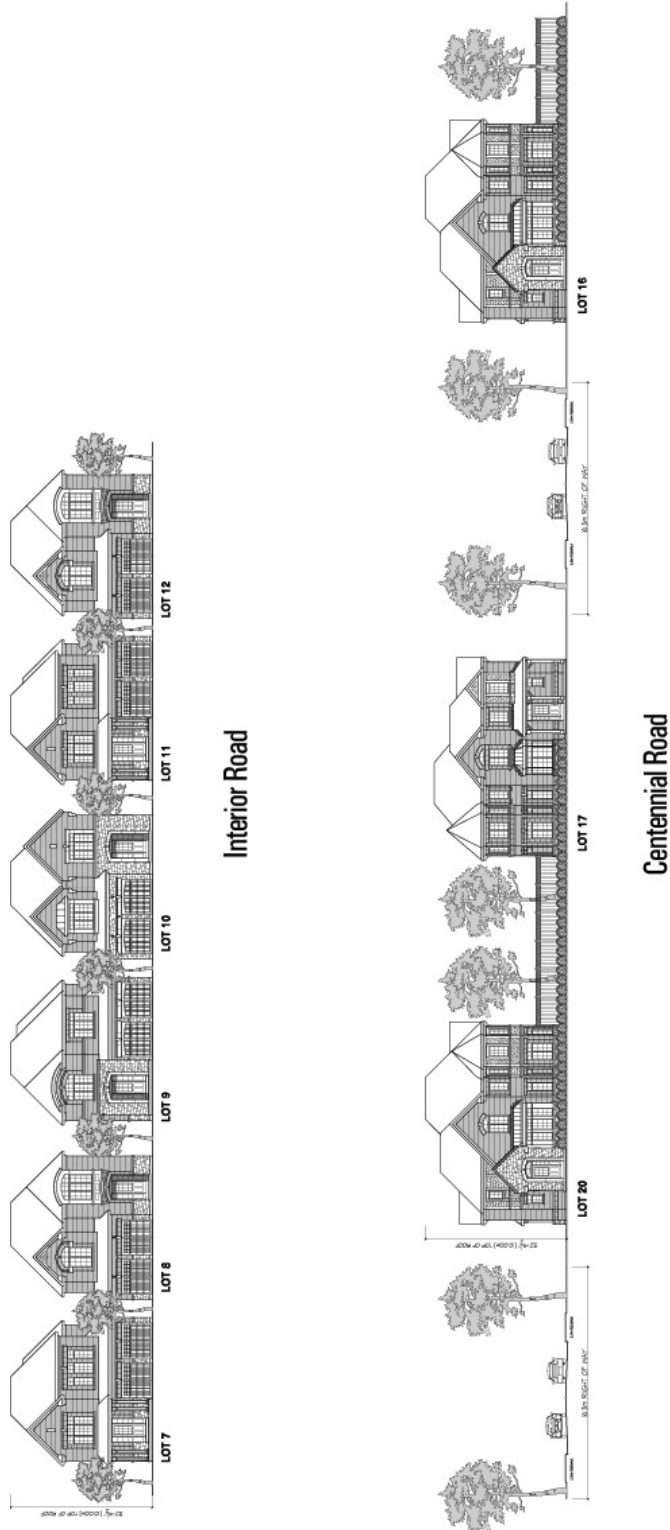
Proposed Draft Plan of Subdivision

Applicant's Submitted Drawing

North to Scale
12/02/14

File # 13 147456 ESC 44 0Z, 13 147461 ESC 344 SB

Attachment 3: Elevations



222 Centennial Road & 35 Acheson Boulevard

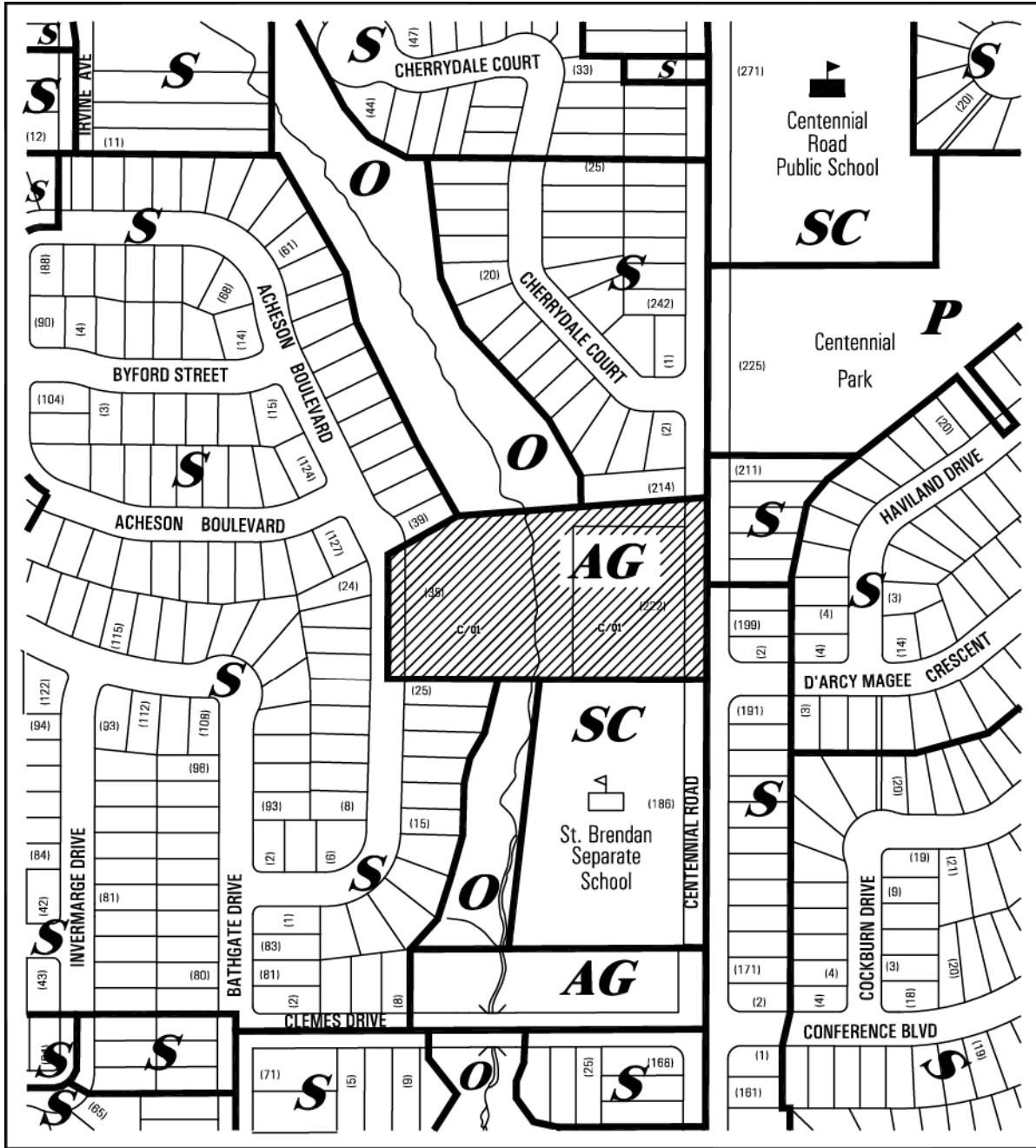
Elevations

Applicant's Submitted Drawing

Not to Scale
12/01/14

File # 13 147456 ESC 44 OZ, 13 147461 ESC 44 SB

Attachment 4: Zoning



Toronto City Planning

Zoning Centennial Community

222 Centennial Rd & 35 Acheson Blvd.

File # 13 147456 ESC 44 , 13 147461 ESC 44 SB

 Location of Application

S Single-Family Residential
O Major Open Spaces
P Park

AG Agricultural Uses
SC School



Not to Scale
 12/02/14

Attachment 5: Application Data Sheet

Application Type	Rezoning, Plan of Subdivision	Application Numbers:	13 147456 ESC 44 OZ & 13 147461 ESC 44 SB
Details	Rezoning, Standard	Application Date:	April 10, 2013
Municipal Address:	222 CENTENNIAL RD & 35 ACHESON BLVD		
Location Description:	CON 1 PT LOT 3 RP 66R20893 PARTS 1 TO 5 **GRID E4407		
Project Description:	A zoning by-law amendment and draft plan of subdivision application have been submitted to permit the development of 20 detached residential dwellings. A new street with a right-of-way of 16.5 metres will provide vehicular access to the 14 dwellings proposed on the lands currently fronting onto Centennial Road. The land parcel at 35 Acheson Boulevard is proposed to be subdivided 6 detached dwellings.		

Applicant:	Agent:	Architect:	Owner:
VELUEW LAND GROUP INC			JOHN C WATSON ESTATE

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	AG	Historical Status:
Height Limit (m):	0, 0, 0	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	16279	Height:	Storeys:	2
Frontage (m):	106.75		Metres:	9, 10
Depth (m):	164.48			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	40
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	0			
Lot Coverage Ratio (%):	0			
Floor Space Index:	0			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	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:	20	Institutional/Other GFA (sq. m):	0	0
Total Units:	20			

CONTACT:	PLANNER NAME:	Katrien Darling, Senior Planner
	TELEPHONE:	(416) 396-7721

Attachment 6: Draft Zoning By-law Amendment to City of Toronto Zoning By-law No. 569-2013

Authority: Scarborough Community Council Item ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 2014]

To amend the Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2014 as 222 Centennial Road and 35 Acheson Boulevard.

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

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

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone labels to these lands, as shown on Diagram 2 attached to this By-law:

RD (f 16.5, a 760, d 0.4) (x50)

RD (f 13.0, a 464, d 0.5) (x50)

RD (f 12.0, a 300, d 0.75) (x59)

RD (f 12.0, a 300, d 0.6) (x59)

RD (f 12.0, a 300, d 0.5) (x59)

RD (f 12.3, a 280, d 0.75) (x59)

RD (f 11.0, a 250, d 0.75) (x59)

ON

4. Zoning By-law No. 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height and storey labels to these lands, as shown on Diagram 3 attached to this Bylaw:

HT 9, ST 2

HT 10, ST 2

5. Zoning By-law No. 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, and applying the following lot coverage labels to these lands, as shown on Diagram 4 attached to this By-law:

40%

45%

6. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 50 so that it reads:

Exception RD 50

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For Lot 1, identified on Diagram 1 of By-law XXXX-20xx, the minimum **side yard setback** from the north **lot line** is 5.0 metres; and

(C) The minimum **rear yard setback** from the surveyed top-of-bank for all **buildings, structures**, and swimming pools is 10.0 metres; and

(D) A balcony, unenclosed porch and canopy may encroach into a **front yard setback** or **rear yard setback** a maximum of 1.8 metres; and

(E) The required **parking space** must be in the detached house with the **dwelling unit**; and

7. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 59 so that it reads:

Exception RD 59

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is:
 - (i) 6.0 metres for the portion of the **main wall** with a vehicle access to a **parking space**; and
 - (ii) 4.5 metres in all other cases; and

- (B) The minimum **side yard setbacks** are:
 - (i) for a lot with a **side lot line** that abuts a **street**:
 - (a) 3.7 metres from the **side lot line** that abuts Centennial Road;
 - (b) 2.4 metres from the **side lot line** that abuts any other **street**; and
 - (c) the **main wall** may project a maximum of 0.45 m into the required **side yard setback** along the flankage side, to a maximum of 4 m or 33% of the building length, whichever is less; and
 - (d) 0.6 metres from all other **side lot lines**; and
 - (ii) for a **lot** with no **side lot line** abutting a **street**:
 - (a) 1.2 metres from one **side lot line**; and
 - (b) 0.6 metres from the other **side lot line**; and

- (C) The minimum **rear yard setback** is:
 - (i) 6.0 metres for Lots 17, 18, 19 and 20 identified on Diagram 1 of By-law XXXX-20xx; and
 - (ii) 6.5 metres for Lots 7, 8 9, 10, 11, 12 and 13 identified on Diagram 1 of By-law XXXX-20xx; and

- (D) A balcony, unenclosed porch and canopy may encroach into a **front yard setback** or **rear yard setback** a maximum of 1.8 metres;

- (E) The required **parking space** must be in the detached house with the **dwelling unit**; and

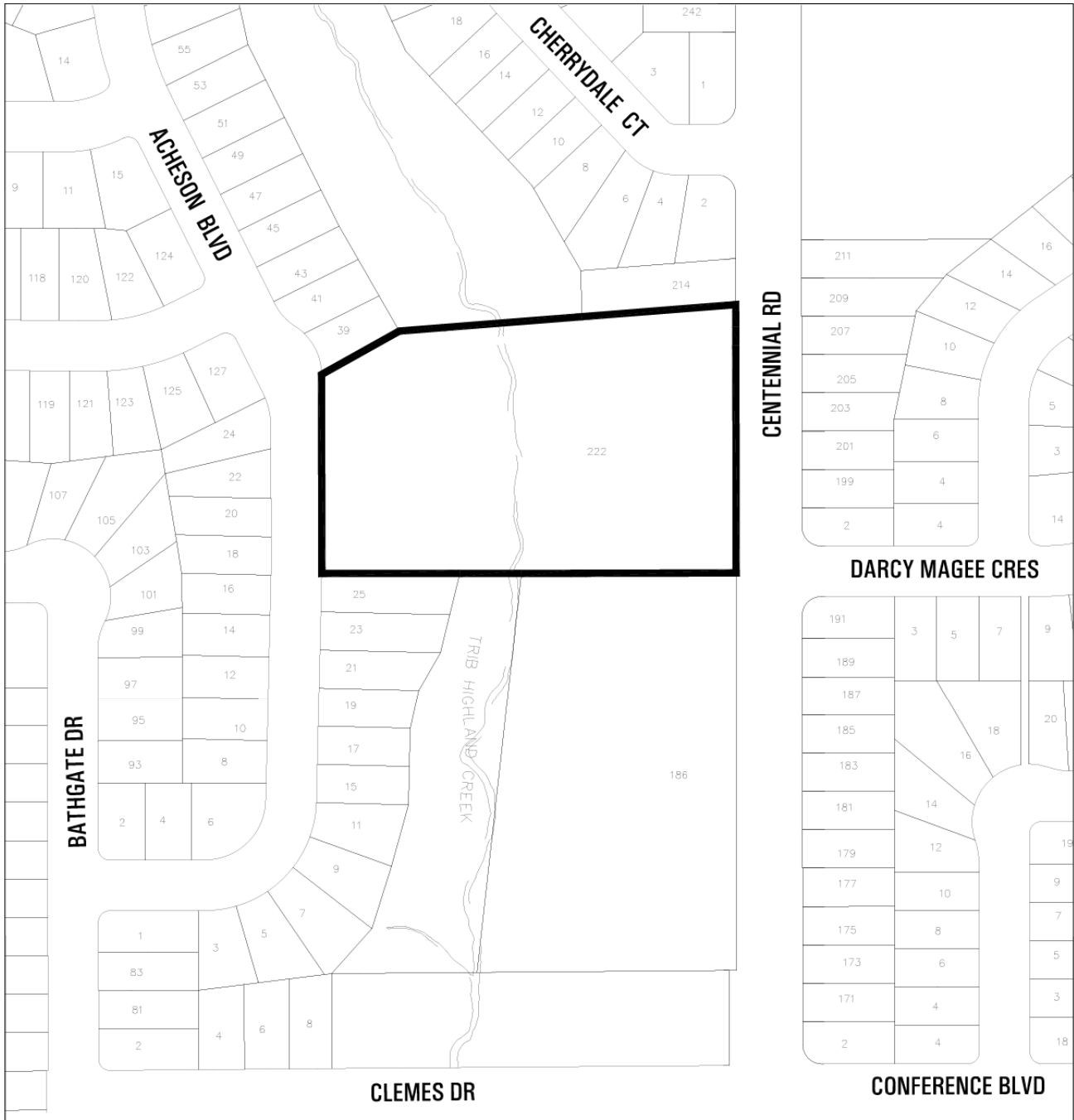
Enacted and passed on **month ##, 20##.**

Name,

Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

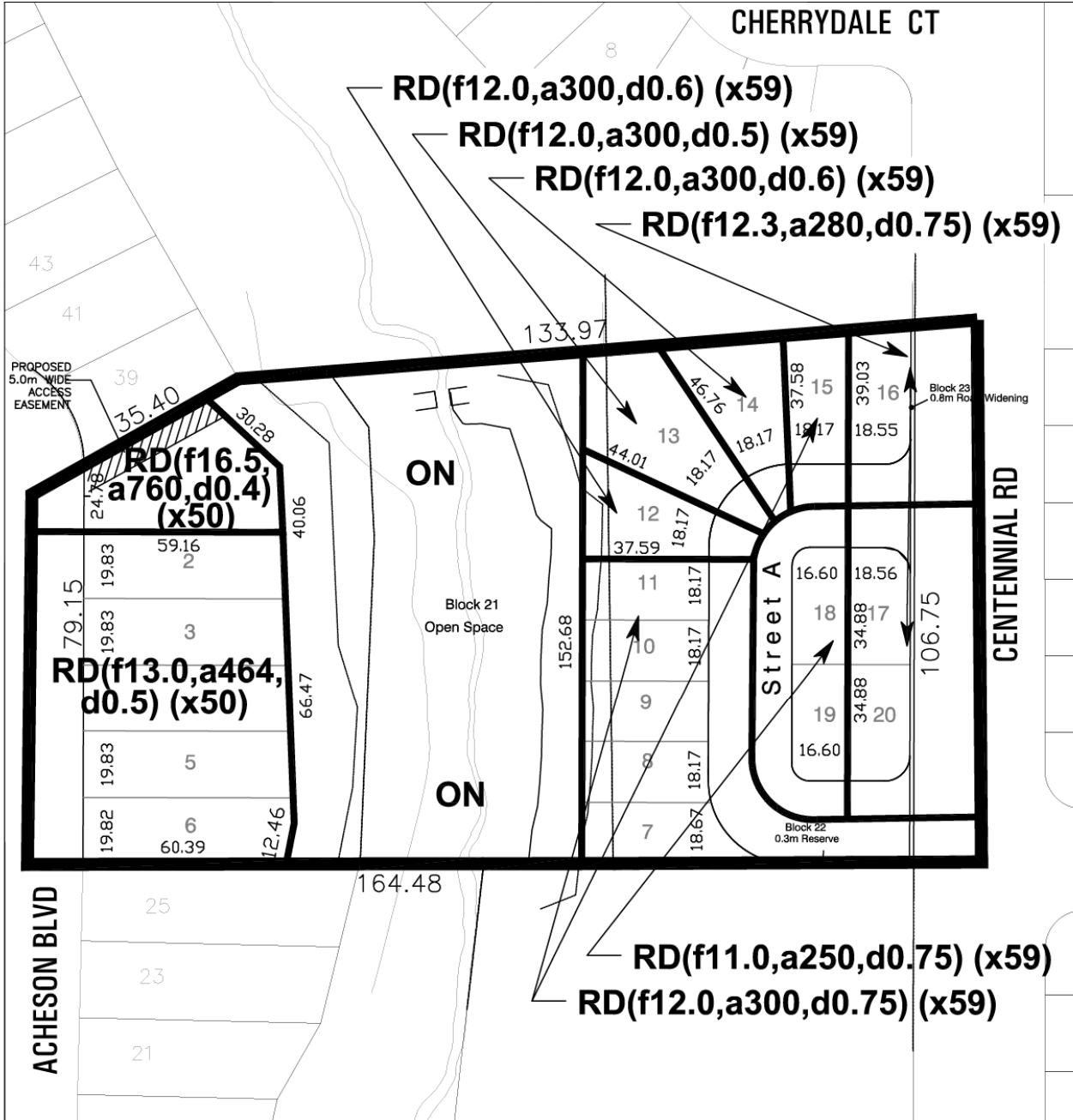


222 Centennial Road & 35 Acheson Blvd.

File # 13 147456 ESC 44 OZ, 13 147461 ESC 44 SB

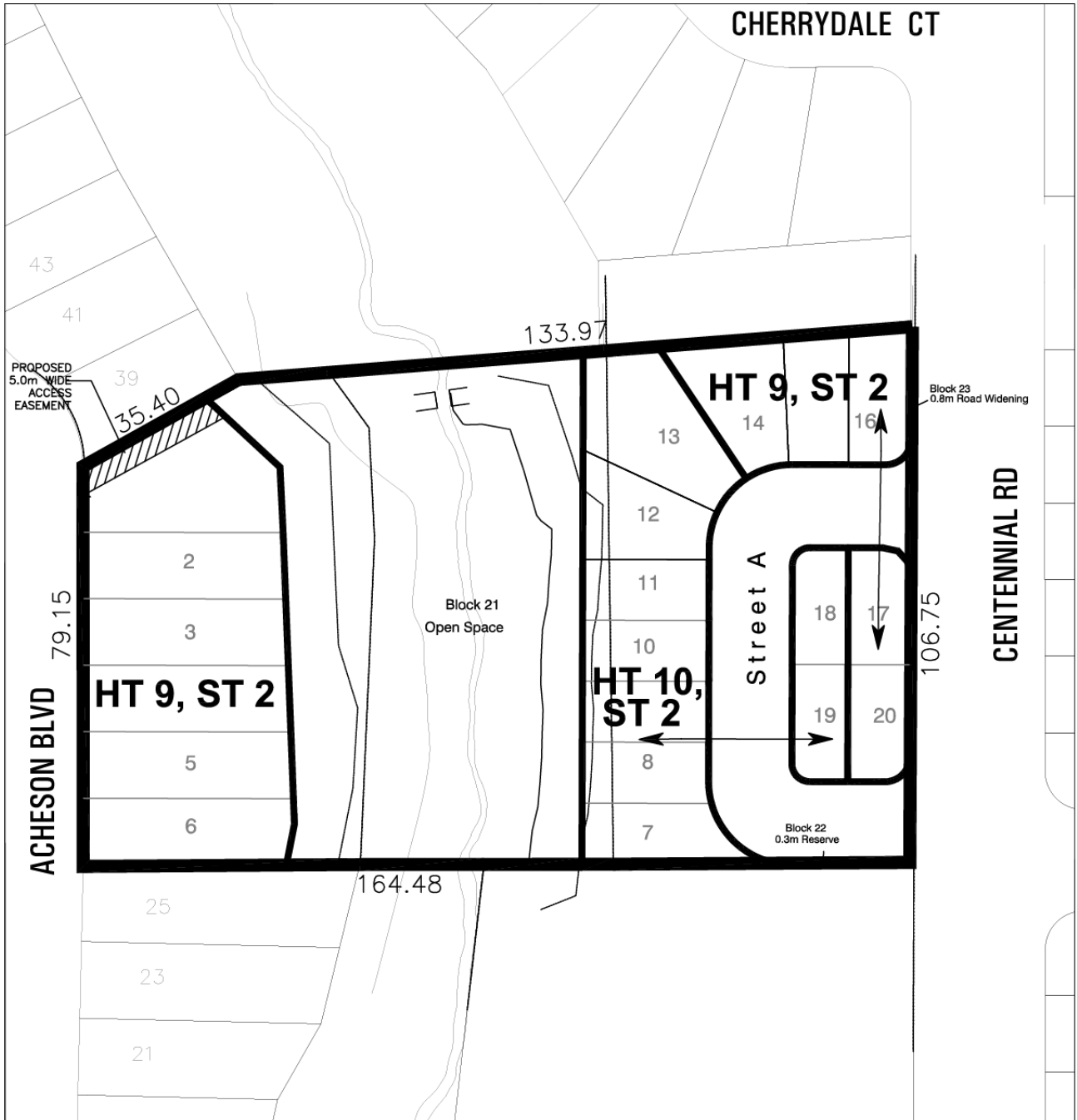
Approved by: Planners Name

City of Toronto By-Law 569-2013
 Not to Scale
 28/11/2014



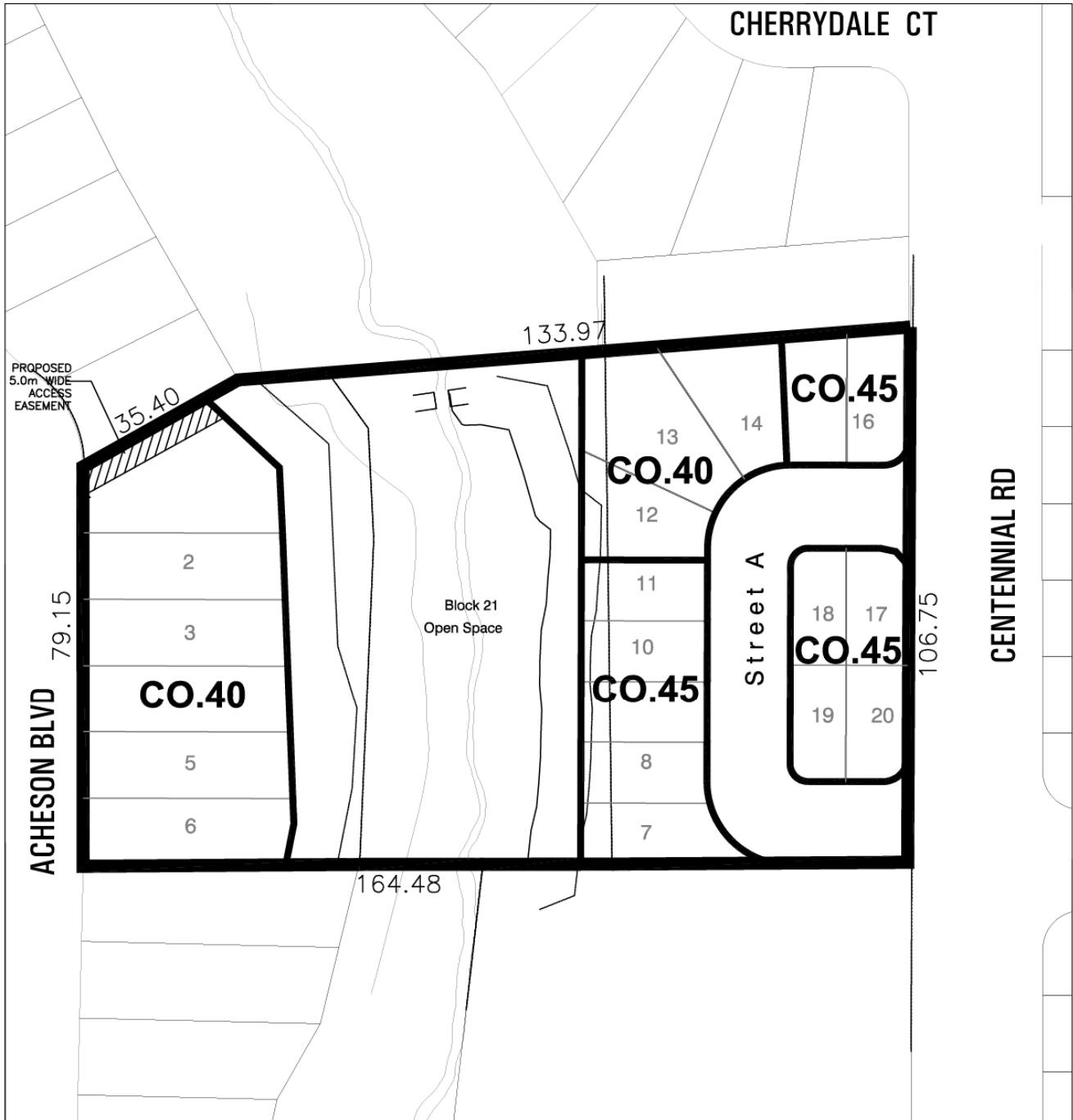
Approved by: Planners Name

City of Toronto By-Law 569-2013
 Not to Scale
 28/11/2014



Approved by: Chris May

City of Toronto By-Law 569-2013
 Not to Scale
 28/11/2014



Attachment 7: Draft Zoning By-law to Centennial Community Zoning By-law No. 12077

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto Council
on ~, 2014
Enacted by Council: ~, 2014

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2014

**To amend the Centennial Community Zoning By-law No. 12077, as amended,
with respect to the lands municipally known as 222 Centennial Road and 35 Acheson
Boulevard**

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 existing Agricultural (AG) zoning and replacing it with a Single-Family Residential (S) Zone so that the amended zoning shown on the attached Schedule '1' reads as follows:

- S – 60E – 111 – 113 – 141 – 173 – 239 – 315
- S – 3 – 60E – 111 – 113 – 141 – 173
- S – 40Q – 111 – 149 – 173 – 240 – 313 – 314 – 356 – 361
- S – 40Q – 111 – 149 – 173 – 240 – 313 – 314 – 362
- S – 40Q – 111 – 149 – 173 – 240 – 313
- S – 40Q – 111 – 173 – 240 – 313 – 362
- S – 40Q – 111 – 173 – 240 – 313 – 356 – 361
- S – 40Q – 111 – 173 – 174 – 176 – 241 – 356 – 361
- S – 40Q – 111 – 173 – 174 – 176 – 241 – 311 – 356 – 361
- S – 40Q – 48 – 111 – 149 – 173 – 175 – 176 – 242 – 311 – 356 – 361

O

2. **SCHEDULE "B", PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standards:

MISCELLANEOUS

173. 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.
174. Minimum **side yard setback** of 3.7 m to the Centennial Road street line and 0.6 m on the other side.
175. Minimum **side yard setback** of 2.4 m to the street line and 0.6 m on the other side.
176. The **main wall** may project a maximum of 0.45 m into the required **side yard setback** along the flankage side, to a maximum of 4 m or 33% of the building length, whichever is less.

INTENSITY OF USE

239. One **single-family dwelling** per parcel of land with a minimum frontage of 16.5 m on a public street and a minimum lot area of 760 m².
240. One **single-family dwelling** per parcel of land with a minimum frontage of 12 m on a public street and a minimum lot area of 300 m².
241. One **single-family dwelling** per parcel of land with a minimum frontage of 12.3 m on a public street and a minimum lot area of 280 m².
242. One **single-family dwelling** per parcel of land with a minimum frontage of 11 m on a public street and a minimum lot area of 250 m².

BUILDING SETBACK FROM LOT LINES OTHER THAN STREET LINES

313. Minimum **side yard setback** 1.2 m on one side and 0.6 m on the other side.
314. Minimum **rear yard**: 6.5 m.
315. Minimum **side yard setback** 5 m to the north **side lot line**.

FLOOR AREA

- 361. Maximum **floor area** of 0.75 times the lot area.
- 362. Maximum **floor area** of 0.6 times the lot area.
- 3. **SCHEDULE ‘C’ – EXCEPTIONS MAP** is amended by deleting Exception Nos. 1 and 2 from the lands as shown on the attached Schedule ‘2’:
- 4. **SCHEDULE ‘C’ – EXCEPTIONS LIST and MAP** is amended by adding Exception Nos. 42 and 43 to the lands as shown on the attached Schedule ‘2’:
 - 42. On those lands identified as Exception No. 40 on the accompanying Schedule "C" map, the following provision shall apply:
 - a) Notwithstanding **CLAUSE V – INTERPRETATION (f) - Definitions** “Main wall”, balconies, unenclosed porches and canopies may project into the front yard or rear yard to a maximum of 1.8 metres.
 - 43. On those lands identified as Exception No. 41 on the accompanying Schedule "C" map, the following provision shall apply:
 - a) Notwithstanding **CLAUSE V – INTERPRETATION (f) - Definitions** “Street”, a street may have a minimum width of 16.5 metres.

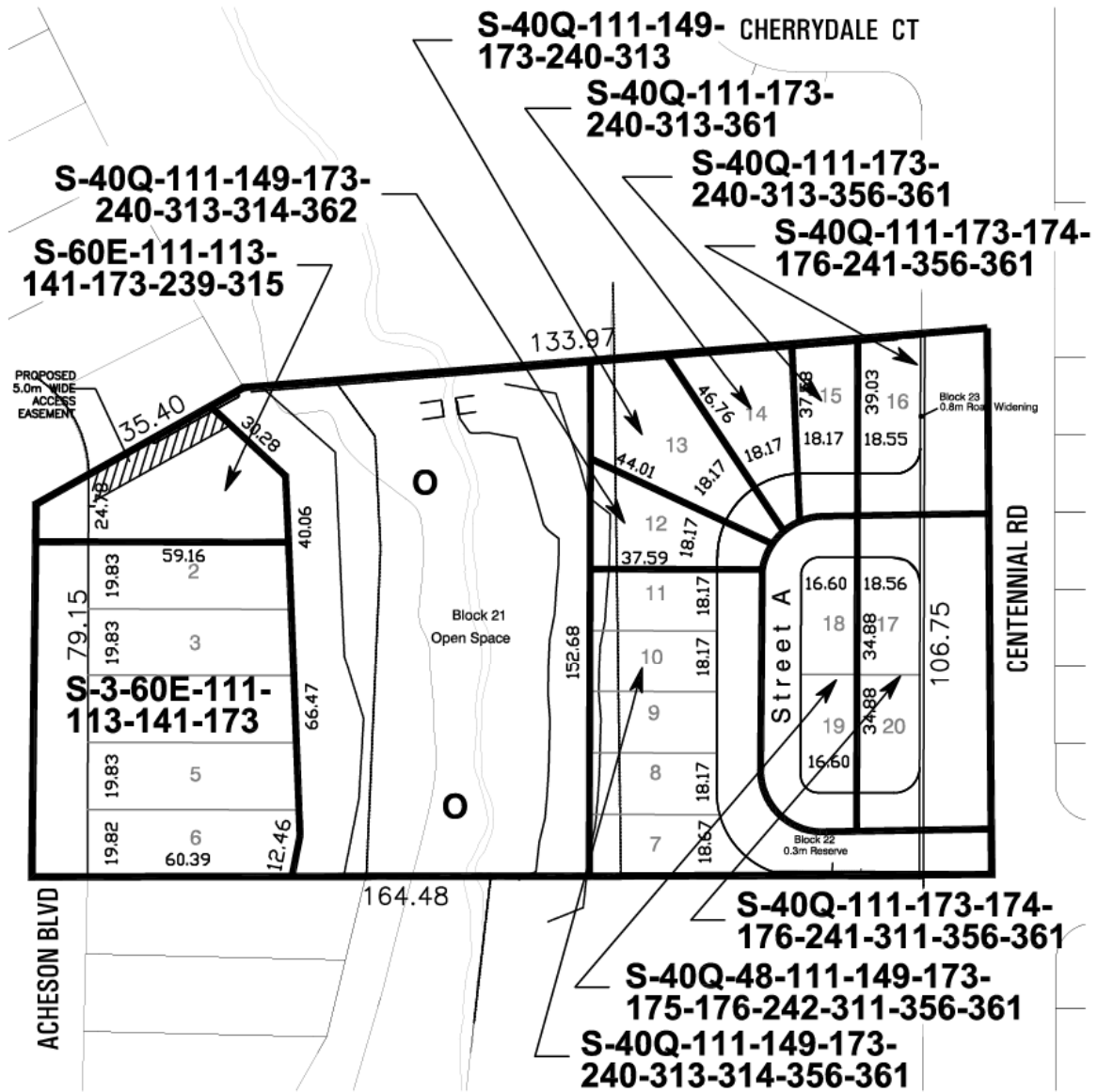
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'



Zoning By-Law Amendment

222 Centennial Road & 35 Acheson Blvd.
 File # 13 147456 ESC 44 OZ, 13 147461 ESC 44 SB

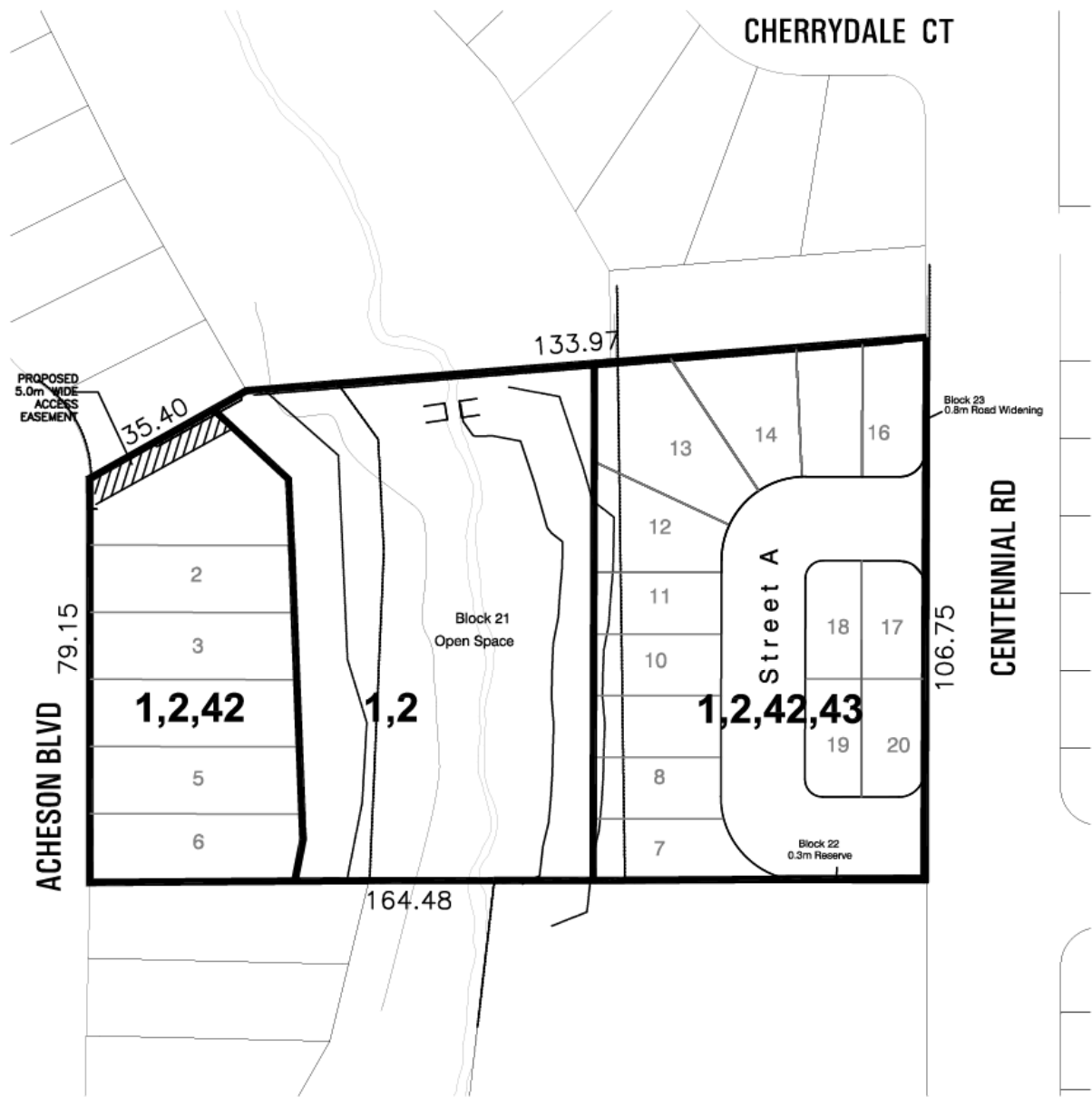


Area Affected By This By-Law

Centennial Community By-law
 Not to Scale
 12/02/14



Schedule '2'



Exception No.'s



Zoning By-Law Amendment

222 Centennial Road & 35 Acheson Blvd.

File # 13 147456 ESC 44 OZ, 13 147461 ESC 44 SB

 Area Affected By This By-Law

Centennial Community By-law
Not to Scale
12/02/14

Attachment 8: 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;

City Planning

6. Prior to the registration of the plan of subdivision, the Owner shall provide a detailed fencing plan indicating a 1.8 metre wood board-on-board privacy fence or other suitable fencing along the perimeter of the subject properties to the satisfaction of the Chief Planner and Executive Director;
7. Prior to the registration of the plan of subdivision, the Owner shall provide the City with a Letter of Credit as security for the installation of any required fencing equal to 120% of the value of the fencing, including all fencing required by the Toronto & Region Conservation Authority, to the satisfaction of the Chief Planner and Executive Director;
8. The Owner shall agree to install the fence in accordance with the approved fencing plan within one year of the final grading of the proposed lots as approved by the Chief Planner and Executive Director;

Bell Canada

9. 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

10. 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;
11. The Owner will be responsible for notifying the purchaser of the exact community mailbox locations prior to the closing of any home sale;
12. 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;
13. 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;
14. 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

15. Prior to the registration of the subdivision, the Owner must include the tree protection (including hoarding location and distances) on all relevant plans, to the satisfaction of the General Manager, Parks, Forestry and Recreation, for the By-Law protected trees to be retained on the site.

16. Prior to the registration of the subdivision, the Owner must submit a revised Tree Planting Plan, to the satisfaction of the General Manager of Parks, Forestry and Recreation, showing more trees planted on the 'Street A' road allowance. Urban Forestry would like to see a mixture of Red Oak, Hackberries, Shingle Oak and American Elm trees.
17. Prior to the registration of the subdivision, the Owner must submit a revised Tree Planting Plan, to the satisfaction of the General Manager of Parks, Forestry and Recreation, indicating that all street trees will be planted entirely on the City road allowance. Plans must indicate planting areas which provide a 1.0 m depth of soil for tree planting and a minimum of 15 m³ each of quality soil per two trees, or a minimum of 30 m³ of quality soil per every one tree.
18. The Toronto Green Standards may require tree planting on private property and City road allowance. Prior to the registration of the subdivision, the Owner must submit a TGS checklist and revised Tree Planting Plan, to the satisfaction of the General Manager of Parks, Forestry and Recreation, showing the correct number of required plantings.
19. Prior to the registration of the subdivision, the Owner must submit a revised Landscape Plan and Details indicating that all new underground utilities and servicing shall be in a common trench and that trees must be spaced at a minimum seven meters from any new or existing trees.
20. Prior to the registration of the subdivision, the Owner shall provide tree removal payment in the form of a certified cheque or money order payable to *Treasurer, City of Toronto*, in the amount *to be determined* to cover the appraised tree value. This tree removal payment must be submitted to the attention of the Supervisor of Urban Forestry, Tree Protection & Plan Review.
21. Prior to the registration of the subdivision, the Owner shall provide a tree protection security deposit in the form of an irrevocable Letter of Credit or certified cheque payable to Treasurer, City of Toronto, in the amount *to be determined* to cover the appraised tree value, removal and replacement costs of City owned trees. This deposit shall be drawn upon to cover all costs incurred by the City of Toronto if the City owned trees require maintenance or removal and replacement as a result of construction activities associated with this project. Payment must be in person at Urban Forestry, Scarborough Civic Centre, 150 Borough Drive, 5th Floor.
22. Prior to the registration of the subdivision, the Owner shall provide a tree planting security deposit in the form of an irrevocable Letter of Credit or certified cheque payable to the *Treasurer, City of Toronto*, in an amount *to be determined upon receipt of a revised Landscape Plan* (\$583.00 per tree subject to change) for new tree planting within the City road allowance. The tree planting security deposit must be submitted to the attention of the Supervisor of Urban Forestry, Tree Protection & Plan Review. The deposit will be drawn upon to cover all costs incurred by the City of Toronto in enforcing and ensuring that the trees are planted and kept in a healthy and vigorous state during the two-year guarantee period. Payment must be in person at Urban Forestry, Scarborough Civic Centre, 150 Borough Drive, 5th Floor.

It is the owner's responsibility to maintain all new tree plantings within the City road allowance in good condition for the guarantee period. Trees will be inspected during and prior to the end of the renewable guarantee period. The owner must notify Urban Forestry in

writing after the trees have been planted to start the guarantee period. If the trees are in good condition at the end of the renewable guarantee period, the City will assume maintenance and ownership of the trees.

23. Prior to the registration of the subdivision, the Owner must submit to the Urban Forestry supervisor TPPR East (tppreast@toronto.ca) a letter/email and photos, from a certified arborist that documents the installed tree protection (hoarding). The letter should be submitted prior to construction beginning.
24. Prior to the registration of the 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.

Urban Forestry – Ravine & Natural Feature Protection

25. Prior to the registration of the subdivision, the Owner shall obtain a RNFP permit. The permit may be subject to further conditions including but not limited to the following.
 - a. The Owner shall submit a revised set of drawings, to the satisfaction of the General Manager of Parks, Forestry and Recreation, reflecting the following conditions to the satisfaction of RNFP.
26. Prior to the registration of the subdivision, the Owner shall protect all ravine protected trees on the property and adjacent properties not approved for removal or injury, to the satisfaction of RNFP.
 - a. A certified arborist must be on site during excavation operations and provide a summary report of observations and activity while on site, to RNFP for review and approval. This shall include photographs.
 - b. Considering the absence of roots found in the root exploration, RNFP approves the proposed location of tree protection hoarding (TPH) on drawing TP-1, however the applicant must add a prominent note on the drawing noting that a certified arborist must be on site while excavation operations are taking place within the tree protection zones.
 - c. Revise the proposed location of TPH on lot #15 so that it allows for some access for the construction of the new house.
 - d. Revise the location of TPH so that all of the silver maple trees to be preserved are captured within one polygon. Additionally, the TPH shall be installed and maintained such that there is no encroachment into the min. tree protection zones of tree # 374, 382, 383 and 384.

- e. There shall be no vehicular access within the approved TPH polygon. A pedestrian gate may be installed to provide temporary pedestrian access for tree removal personnel only.
 - f. Once the tree and site protection measures have been installed or undertaken the applicant/owner shall notify the RNFP Planner at 416-392-1888 to arrange for an inspection of the site and approval of the tree and site protection measures. Branch/limb pruning must not result in unbalanced tree canopies.
27. Prior to the registration of the subdivision, the Owner shall prepare and implement a stewardship plan approved by RNFP, and maintained to the satisfaction of RNFP, as compensation for any RNFP By-law protected trees removed or injured and for loss of protected area to permanent hard surface features.
- a. The applicant shall implement a stewardship plan and plant native trees to the satisfaction of RNFP. The treatment of Block 23 will be addressed in the Stewardship Plan.
 - b. The Stewardship Plan shall address invasive species management and native species enhancement, and be prepared by an individual or company with demonstrated experience both in assessing the ecology of ravines and natural areas and in preparing restoration plans for urban ecosystems, such as a Registered Professional Forester. The stewardship plan shall be prepared to the minimum standard as detailed in RNFP Draft “Guidelines for Development of a Stewardship Plan” and to the satisfaction of RNFP.
28. Prior to the registration of the subdivision, the Owner shall submit financial security to RNFP in the form of a Letter of Credit or certified cheque payable to Treasurer, City of Toronto, in the total amount of CDN\$ 125,000 (one hundred and twenty-five thousand dollars). This amount is equal to \$25/m² of the approximate area of Block 23 for preparing, implementing, installing and/or maintaining the Stewardship Plan to the satisfaction of RNFP. The security deposit shall be delivered to the Supervisor, Ravine & Natural Feature Protection.

Toronto and Region Conservation Authority (TRCA)

- 29. Prior to the registration of the subdivision, the Owner shall apply for and receive a TRCA permit under Ontario Regulation 166/06;
- 30. Prior to the registration of the subdivision, the Owner shall submit to the TRCA a outstanding subdivision clearance fee in the amount of \$5,460.00, or the appropriate amount in accordance with the current TRCA fee schedule;
- 31. Prior to the registration of the subdivision, the Owner shall convey Block 23 to the TRCA for open space and valley land purposes.

32. Prior to the registration of the subdivision, the Owner must remove the existing culvert located within Block 23 and restore the area of the former culvert to the satisfaction of the TRCA. The Owner shall submit a restoration plan to the TRCA for review and approval prior to the culvert removal;
33. Prior to the registration of the subdivision, the Owner shall establish a 5-metre wide easement along the northerly edge of Lot 1, in favour of the TRCA, for the purposes of emergency pedestrian and vehicular access to the ravine lands subject to the following conditions:
 - a. TRCA will provide the owner of Lot 1 with reasonable notice prior to exercising its rights under the easement;
 - b. TRCA will ensure reinstatement or repair of any damages that may occur on Lot 1 as a result of exercising its rights under the easement;
 - c. Prior to exercising its rights under this easement, TRCA will provide the owner of Lot 1 with evidence of sufficient liability insurance to cover any and all damages or claims that may arise against the owner of Lot 1;
 - d. The Owner of Lot 1 agrees to maintain the area of the easement free and clear of any structures or obstructions that would materially impede the Authority's access across the easement area, including but not limited to trees, sheds, decks and rock gardens;
 - e. The Owner of Lot 1 may erect or maintain fencing along the northerly limit of Lot 1 as well as across the area of the easement at the front of the lot and at the rear of the lot adjacent to Block 23, provided that access to the easement at both locations is provided to TRCA by means of locked gates with keys to such gates to be provided to TRCA.

Engineering and Construction Services

34. Prior to the registration of the subdivision, the Owner shall enter into the City's standard subdivision agreement and satisfy all pre-registration conditions;
35. Prior to the registration of the subdivision, the Owner shall dedicate to the City all roads, corner roundings, and road widenings shown on the plan;
36. Prior to the registration of the subdivision, the Owner shall convey to the City all 0.3 metre (one foot) reserves shown on the plan;
37. Prior to the registration of the subdivision, the Owner shall convey to the City all necessary easements (*internal and external*);
38. Prior to the registration of the subdivision, 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;

39. Prior to the registration of the subdivision, 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 Owner shall pay all costs for preparation and registration of reference plan(s) which 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.
40. Prior to the registration of the subdivision, 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);
41. Prior to the registration of the subdivision, the Owner shall pay engineering and inspection fees in accordance with the terms and conditions of the standard subdivision agreement;
42. Prior to the registration of the subdivision, the Owner shall submit financial securities in accordance with the terms of standard subdivision agreement;
43. 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 modifications to the driveway or to the adjacent landscaping located within the City’s Right-of-Way are 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”.

Advisory Comments

1. Where any provision of the draft plan of subdivision conditions of approval makes reference to the Owner, it is understood that any rights and/or obligations accruing to the Owner are attributable to its successors and assigns.
2. Where any provision of the draft plan of subdivision conditions of approval makes reference to the draft plan, it is understood that such reference is made to the draft plan prepared by Robb McKibbin, Ontario Land Surveyor, Drawing No. 14 129 01 P01, dated October 29, 2014.
3. Where any provision of these draft plan of subdivision conditions of approval makes reference to a condition to be satisfied or work undertaken by the parties to the agreement, those parties agree to pursue the resolution of such condition or work in a timely, reasonable and cooperative manner.
4. In the event that deeply buried archaeological remains are encountered on the subdivision lands during construction activities, the Heritage Operations Unit of the Ministry of Culture be notified immediately at (416) 314-7149 as well as the City of Toronto, Heritage Preservation Services Unit (416) 338-1096.

In the event that human remains are encountered during construction, the proponent should immediately contact both the Ministry of Culture, and the Registrar or Deputy Registrar of Cemeteries at the Cemeteries Regulation Unit, Ministry of Government Services, (416) 326-8404.

5. Urban Forestry advises that removal of City and privately-owned trees may occur only upon receipt of a "Tree Removal Permit" issued by the General Manager of Parks, Forestry and Recreation upon receipt of the building and/or demolition permits have been obtained and the permitted construction and/or demolition related activities associated with this project warrant the removal of the trees involved.