

**85 Keeler Boulevard – Zoning Amendment and  
Subdivision Applications – Final Report**

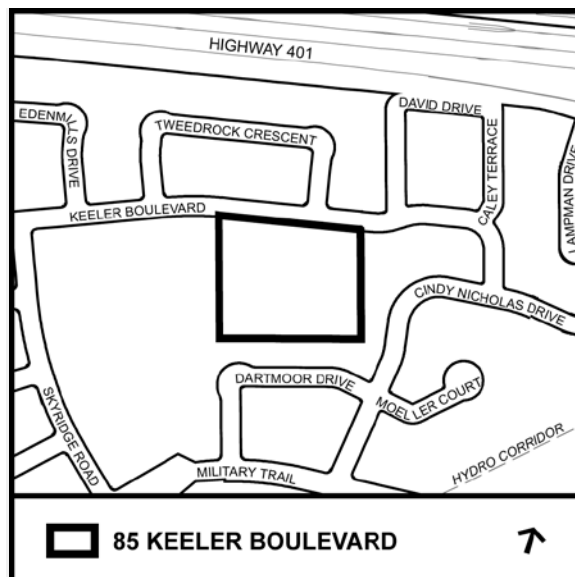
<b>Date:</b>	January 27, 2015
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 43 – Scarborough East
<b>Reference Number:</b>	13 239585 ESC 43 OZ and 13 239568 ESC 43 SB

**SUMMARY**

These applications propose a 51-unit residential subdivision comprised of 25 detached residential lots and 13 lots for a total of 26 semi-detached dwellings and a new 18.5 metre (60.7 foot) wide public street on a former school site at 85 Keeler Boulevard.

This proposal represents the residential infill and redevelopment of an underutilized, former public school site for detached dwellings. The proposed new public street and lot orientation will continue the pattern of development that currently exists throughout this neighbourhood. The proposal conforms to the Provincial Policy Statement, the Growth Plan and the Official Plan. The proposed rezoning and draft plan of subdivision are considered appropriate for the use and development of the lands.

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



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. City Council amend the Morningside Community Zoning By-law No. 11883, as amended, for the lands at 85 Keeler Boulevard substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to the report dated January 27, 2015, from the Director of Community Planning, Scarborough District.
2. City Council amend City of Toronto Zoning By-law No. 569-2013, as amended, for the lands at 85 Keeler Boulevard substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to the report dated January 27, 2015, from the Director of Community Planning, Scarborough District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments 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 8 to the report dated January 27, 2015, from the Director of Community Planning, Scarborough District, subject to:
  - a. the conditions as generally listed in Attachment 8 to the report dated January 27, 2015, from the Director of Community Planning, Scarborough District, which except as otherwise noted must be fulfilled prior final approval and 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 and Executive Director, City Planning may deem to be appropriate to address matters arising from the on-going technical review of this development.

### Financial Impact

The recommendations in this report have no financial impact.

### DECISION HISTORY

Brooks Road Public School, which previously occupied the site, was built in 1970. In 2012, the Toronto District School Board (TDSB) declared the property surplus in accordance with a mandate from the Province of Ontario to raise funds by disposing of lands that the TDSB deems surplus to their needs. The lands were offered for sale and subsequently purchased by the applicant. There are no previous development applications associated with the subject property.

## **ISSUE BACKGROUND**

### **Proposal**

The proposed rezoning is intended to implement the proposed draft plan of subdivision and create specific performance standards for the development of the lands at 85 Keeler Boulevard, which was the former Brooks Road Public School site.

The subdivision application proposes 25 lots for detached dwellings and 13 lots for a total of 26 semi-detached dwellings along with a new 18.5 metre (60.7 foot) wide crescent-shaped public street. The new street is designed with the proposed lots for detached dwellings facing Keeler Boulevard, and backing onto rear and side yards of existing detached homes. Both lots for detached dwellings and semi-detached dwellings back onto Brooks Road Park. The interior of the crescent is proposed to be developed with lots for semi-detached units, each fronting onto the new street.

The proposed lots have three typical sizes, the detached lots have frontages of approximately 10 metres (32.8 feet) or 12 metres (39.4 feet), with lot areas ranging from approximately 384 square metres (4,133 square feet) to a maximum of 778 square metres (8,375 square feet). The proposed semi-detached dwellings have frontages that are typically 15 metres (49.2 feet), and are intended to ultimately be divided into two separate lots each having a minimum frontage of 7.5 metres (24.6 feet). Their proposed lot areas range from approximately 480 square metres (5,167 square feet) to 597 square metres (6,425 square feet), ultimately to be divided into lots areas ranging from approximately 240 square metres (2,583 square feet) to 298.5 square metres (3,213 square feet).

Each lot is proposed to be developed with a two-storey dwelling, the floor area for the proposed detached dwellings is proposed to be approximately either 240 square metres (2,583 square feet) or 320 square metres (3,445 square feet), and the floor area for the semi-detached dwellings will be up to 210 square metres (2,260 square feet). For additional details, please see Attachment 1: Draft Plan of Subdivision, Attachments 2: Elevations – Detached Dwelling, Attachment 3: Elevations – Semi-Detached Dwelling, and Attachment 5: Application Data Sheet.

### **Site and Surrounding Area**

The subject property has a frontage of approximately 170 metres (558 feet) on Keeler Boulevard, and is approximately 2.4 hectares (5.9 acres) in size. The site is relatively flat, sloping from east to west, and is composed primarily of sodded playfields and a small paved parking area. The two-storey 4,123.5 square metre (44,385 square foot) school building was demolished in 2014. The Brooks Road Public School was operated by the Toronto District School Board from 1970 until it was declared surplus in 2012. There are mature trees along the south and east property lines, and along Keeler Boulevard.

Abutting uses include:

North, South and East: Single-family detached dwellings (side-split, and one- and two-storey)

West: Brooks Road Park

## 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 PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

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

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

## Official Plan

The subject property is designated as *Neighbourhoods* in the Official Plan.

The Healthy Neighbourhoods policies of the Official Plan, contained in Section 2.3.1, state that *Neighbourhoods* are considered to be physically stable areas. Development within *Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.

*Neighbourhoods* are physically stable areas made up of residential uses in lower scale buildings such as detached homes, semi-detached house, duplexes, triplexes and townhouses. Policies and development criteria aim to ensure that physical changes to established neighbourhoods are sensitive, gradual and generally "fit" the existing physical character.

Section 4.1.9 *Neighbourhoods* provides policies for infill development for properties that vary from the local pattern in terms of lot size, configuration and/or orientation and requires that development will:

- have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;
- 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;
- front onto existing or newly created public streets wherever possible, with no gates limiting public access; and,
- locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences.

The Built Form policies of the Official Plan, contained in Section 3.1.2, provide a number of policies related to the form of new development, recognizing that for the most part future development will be built on infill and redevelopment sites and will need to fit in, respecting and improving the character of the surrounding area. Among other things, these policies include that new development will:

- be located and organized to fit with its existing and/or planned context. It will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces;

- locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces; and,
- be massed and its exterior face will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties.

The Official Plan is available on the City's web site at:

[http://www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

## **Zoning**

The subject lands are in a School (SC) Zone in the Morningside By-law Number 11883, as amended (see Attachment 4:Zoning). This zone permits schools and day nurseries.

## **City wide Zoning By-law 569-2013**

City Council enacted the City of Toronto Zoning By-law No. 569-2013 on May 9, 2013. The lands at 85 Keeler Boulevard are not subject to the new Zoning By-law.

## **Site Plan Control**

The lands are subject to site plan control, however the form of development is not. A site plan control application is not required for the development of the proposed detached and semi-detached residential dwellings.

## **Reasons for Applications**

A zoning by-law amendment application is required to permit the proposed residential uses and to establish appropriate performance standards for the proposed detached and semi-detached dwellings. The Draft Plan of Subdivision application is necessary to create the proposed new lots and the public street.

## **Community Consultation**

A community consultation meeting was held on January 21, 2014. As directed by Scarborough Community Council, staff gave notice of the community consultation meeting to all landowners and residents within 120 metres of the subject property. Planning staff, the local Ward Councillor, the owner and applicant and approximately 75 members of the public were in attendance.

Planning related concerns expressed by residents included:

- existing traffic congestion and speeding along Keeler Boulevard and Military Trail and the potential worsening of these situations with additional residents generated by the proposed development;
- Semi-detached dwellings were not thought to be inkeeping with the character of the neighbourhood;
- The proposed size of dwellings was considered too large and expensive, out of character with the neighbourhood;
- The number of trees to be removed along the periphery of the site, where they do not appear to conflict with the proposed development;

- The desire that grading concerns related to the existing topography of the site which slopes toward the southwest corner of the site and the occasional flooding of neighbouring properties be addressed;
- Desire of residents to view a construction management plan prior to any approvals, and further that all issues raised by the community be addressed in a subdivision or development agreement.

Other concerns raised at the meeting not directly related to the review of this application include a concern that the residential water pressure in the area has been decreasing in the past several years; a concern that construction may impact the existing playground equipment in Brooks Road Park; the impact of construction vehicles on City streets; and who is responsible for improvements to existing hydro infrastructure.

A second community meeting was held with residents on May 29, 2014. This meeting was arranged and hosted by Councillor Ainslie. City staff from various divisions were at the meeting to address concerns raised by area residents regarding water pressure, tree protection and removals, grading and drainage and current status of the development applications.

### **Agency Circulation**

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

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

On April 30, 2014 a new Provincial Policy Statement came into effect, and replaces the PPS issued March 1, 2005. The proposal is consistent with the new PPS. Among other things, 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 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 conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The guiding principles of the Growth Plan are, including among others, to build compact, vibrant and complete communities; to protect, conserve, enhance and widely use the valuable natural resources of land, air and water for current and future generations; and to optimize the use of existing and new infrastructure to support growth in a compact, efficient form. The proposal represents intensification and redevelopment in an urban areas, in this case by making efficient use of a site that is no longer required for a school use.

### **Land Use**

The Official Plan recognizes that the subject property, which is designated *Neighbourhoods*, is an appropriate site for residential uses. The proposed building types, detached and semi-detached houses, conform to the low scale building form permitted in the *Neighbourhoods* designation.

Section 4.1.9 of the Official Plan, requires that infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established *Neighbourhoods* 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 majority of the proposed lots will front onto the new public street, and will include rear yard building setbacks that respect and reinforce existing setbacks of abutting dwellings, that will also serve to enable the retention of many existing trees along the property lines. Front and side yard building setbacks are compatible with abutting dwellings, and the overall height of 10 metres, is one metre higher than the permissions in the surrounding community and is considered appropriate and will allow for greater building articulation through roof pitches and detailing. Conditions of draft approval relating to provision of fencing along the east, south and west property lines have also been included in the recommended conditions, as has the requirement for Architectural Control which will work to ensure that the dwellings are compatible and fit with the built form of the existing neighbourhood. Refer to Attachment 8: Conditions of Draft Approval.

Staff has evaluated this proposal against these policies and finds that the proposed land use is consistent with these policies as well as with the Healthy Neighbourhood and Built Form policies of Sections 2.3.1 and 3.1.2 respectively.

### **Density, Height, Massing**

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

The existing neighbourhood context is one with dwellings of two storeys with some split-level residences, developed in three specific time periods, each with specific performance standards. The dwellings that comprise the western segment of the neighbourhood stretching from Neilson Road in the west to Brooks Road Park in the east, north of Military Trail and south of Highway 401 are part of a plan of subdivision that was registered in 1966. These lots are developed with both side-split and back-split detached dwellings on lots that have frontages of between 45 feet and 60 feet, and lot areas of approximately 511 square metres (5,500 square feet) to 725 square metres (7,800 square feet).

The next segment, comprised of two-storey dwellings within plans of subdivision that were registered in the 1980's, is located east and south of the subject lands. These lots have varied lot frontages and lot areas that range from a minimum of approximately 9 metres (29.5 feet) to 14.5 metres, and lot areas of approximately 280 square metres (3,014 square feet) to 1,300 square metres (13,994 square feet).

These areas have many mature trees and the front yards are well landscaped.

The newest development within this area is located north-east of the subject lands, and are part of a plan of subdivision that was developed in approximately 2005. These lots have frontages of 11 metres (36

feet) and 12 meters (39.3 feet), and areas that vary from approximately 311 square metres (3,348 square feet) to 493 square metres (5,307 square feet). These dwellings are two-storey detached.

The proposed lot sizes for the subject development includes seven detached lots with frontages ranging from 13.5 metres (44.3 feet) to 16.3 metres (53.5 feet) and lot areas ranging from approximately 398 square metres (4,289 square feet) to 619 square metres (6,666 square feet), facing or directly abutting Keeler Boulevard.

An additional eighteen detached lots would front onto the new 18.5 metre wide public street and would all back onto the rear of existing dwellings that front onto either Dartmoor Drive, Cindy Nicholas Drive or 93 Keeler Boulevard. Twelve of these lots propose frontages of 12 metres (39.4 feet) and lot areas ranging from approximately 384 square metres (4,133 square feet) to 506 square metres (5,446 square feet). The other six detached lots are pie-shaped and would have frontages of 10 metres (32.8 feet) and lot areas ranging from approximately 498 square metres (5,357 square feet) to 778 square metres (8,376 square feet).

Eight of the thirteen proposed lots for semi-detached dwellings would be located in the centre of the site on the inside of the proposed crescent-shaped public street. The remaining five semi-detached lots would be located on the west side of the site and would back onto the Brooks Road Park. All of the proposed semi-detached lots would have frontages of 15 metres (49.2 feet), and are intended to ultimately be divided into two separate lots each having a minimum frontage of 7.5 metres (24.6 feet). Their proposed lot areas range from approximately 480 square metres (5,167 square feet) to 597 square metres (6,425 square feet), ultimately to be divided into lots areas ranging from approximately 240 square metres (2,583 square feet) to 298.5 square metres (3,213 square feet).

The existing minimum building setbacks and lot coverage within the Morningside Community Zoning By-law varies depending on which of the three time periods the properties were developed.

Minimum required front yard building setbacks range from 3 metres for the main wall of the dwelling and 6 metres for the garage, to 6 metres for the main wall. A minimum front yard building setback of 6 metres is recommended for all dwelling types in the proposed draft plan of subdivision.

Minimum side yard building setbacks range from a minimum of 1 metre for one side of the dwelling to 1.2 metres for a single storey and 600 mm for each additional storey. A minimum side yard building setback of 1.2 metres on one side of the dwelling and 0.6 metres on the other side of the dwelling, where 1.2 metre setbacks must be paired with one another, is recommended for all but two pairs of proposed detached dwelling types in the draft plan of subdivision. A minimum side yard building setback of 1.2 metres is recommended for non-shared end walls of all proposed semi-detached dwellings units.

Minimum rear yard building setbacks are generally a minimum of 7.5 metres. Various minimum rear yard building setbacks are being recommended for the proposed draft plan of subdivision, depending on the location of the lot and abutting uses. Minimum rear yard building setbacks ranging from 7 metres (23 feet) to 10 metres (33 feet) are recommended. The larger setbacks will allow for protection of more trees and greater separation distances from abutting dwellings.

The maximum permitted lot coverage for the neighbourhood is generally 40% of the lot area, with some lots having permissions that allow ground floor areas not in excess of 50% of the lot area. The



maximum lot coverage permissions recommended for the proposed detached dwellings ranges from 25% to 47% for the detached dwellings, depending on lot size. The maximum lot coverage permission recommended for the semi-detached dwellings is 48%.

The maximum floor area of dwellings is not regulated by the Morningside Community Zoning By-law. Maximum floor area restrictions are also recommended for each of the dwelling types, including 320 square metres (3,444.6 square feet) for the detached dwellings, and 210 square metres (2,260 square feet) for the semi-detached dwellings, these values are based on maximum dwelling sizes provided by the applicant.

The maximum height permitted in the neighbourhood is generally 9 metres (29.5 feet) and the number of storeys is not regulated. The proposed overall height of 10 metres (32.8 feet), is one metre higher than the permissions in the surrounding community but is considered appropriate, and will allow for greater building articulation through roof pitches and detailing. A maximum of two-storeys will be permitted.

The proposed 51 residential dwellings have lot sizes, front and side yard setbacks, lot coverage and building heights that are compatible with the existing built form and zoning permissions in the surrounding neighbourhood. Planning staff are of the opinion that the proposed development is compatible with adjacent neighbourhood in terms of height, massing and scale.

## **Streetscape**

In order to ensure that the proposed dwellings are complementary to and compatible with the community, and to ensure a high standard of architecture the applicant has developed Architectural Control Guidelines. These guidelines have been reviewed and deemed satisfactory by Urban Design staff within City Planning. Matters addressed in the guidelines include siting and built form criteria, architectural design criteria, design guidelines for garages, design criteria for priority lots and the design review and approval process. Final architectural control guidelines will form part of the subdivision agreement, and will include details pertaining to matters such as building elevations and materials, repetition, entry features, windows and doors, garages and driveways, chimneys and roofs, and fences.

## **Servicing and Grading**

A Functional Servicing Report which addresses servicing, grading and stormwater management has been submitted in support of the application. The Engineering and Construction Services Division have reviewed the report and it is considered acceptable. Through the conditions of draft approval the owner will be required to enter into a standard subdivision agreement which will detail all obligations related to the development of the plan of subdivision, including provision of services including a detailed Stormwater Management Report along with detailed servicing and grading plans for review and approval prior to construction.

A Construction Management Plan is required as part of the Subdivision Agreement. It addresses various matters including the construction schedule, dust, mud and sediment control both on and off-site, the location of truck loading points and trailer parking; truck access and routing, and storm run-off including siltation and erosion control devices or techniques. The Owner will also need to obtain any necessary permits and/or approvals to implement the Construction Management Plan. These plans are public documents and may be viewed by the community if and when required.

## **Public Street**

Through the review of the draft plan of subdivision application, the plan has been revised to increase the proposed width of the public street from 16.5 meters to 18.5 metres. The proposed street is acceptable to the Transportation Services Division. Other technical matters such as the conveyance of all corner roundings and the construction of new sidewalks will be secured through proposed conditions of draft plan of subdivision approval. Refer to Attachment 8: Conditions of Draft Approval.

## **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Official Plan shows the local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.8 to 1.56 hectares of local parkland per 1,000 people. The site is in the third highest quintile of current provision of parkland. The site is not subject to the Alternative Parkland Dedication By-law, but is subject to a 5% residential parkland dedication rate through the City Wide Parkland Dedication By-law No. 1020-2010.

The Owner has submitted applications to permit the development of 51 residential units within a net site area of 1.912 hectares (19,120 square metres). At the parkland dedication rate of 5% as specified in By-law 1020-2010, the parkland dedication would be 0.0956 hectares (956 square metres). However, a parkland dedication was provided through a prior subdivision agreement. Therefore no further parkland dedication is required.

## **Tree Preservation**

The arborist report and tree preservation plan submitted in support of this application have inventoried a total of 139 trees both within and immediately adjacent to the subject property. The applicant has worked with City Urban Forestry staff to ensure that a maximum number of trees are protected, particularly the mature trees along the east and south property lines abutting the rear yards of existing detached dwellings.

Thirty-eight (38) of the inventoried 139 trees are located on adjacent properties or are City-owned. The arborist report indicates that none of these trees are expected to be impacted by the proposed development as long as proper tree protection measures are taken.

The remaining 101 trees are privately owned trees located on the subject lands, and 62 of these trees are subject to the City's Tree Protection By-law. The arborist report indicates that a total of 73 privately owned trees will require removal of this total 39 are subject to the Tree Protection By-law and will require a permit for removal. The majority of the trees along the southern and eastern perimeter of the site are being preserved.

Through the conditions of draft approval for the plan of subdivision, the owner will be required to address any outstanding tree protection and injury mitigation issues identified through the processing of the applications, as well as tree replacement matters. 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 Number 388-2000, as amended.

### **Toronto Green Standard**

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

The applicant is required to meet Tier 1 of the TGS. Tier 1 performance measures such as erosion and sediment control measures, stormwater retention and water quality for stormwater run-off, through the requirement of an acceptable stormwater management report will be secured through the Subdivision Approval process. Other Tier 1 measures include Tree Protection and plantings of new shade trees, provision of native species of trees and a watering program will also be secured through the Subdivision Approval process.

### **Conclusion**

This proposal represents the residential infill and redevelopment of an underutilized, formerly public school site for detached dwellings. The proposed new public street and lot orientation will continue the pattern of development that currently exists throughout this neighbourhood. The proposal conforms to the Provincial Policy Statement, the Growth Plan and the Official Plan. The proposed rezoning and draft plan of subdivision are considered appropriate for the use and development of the lands.

### **CONTACT**

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E-mail: areaney@toronto.ca

### **SIGNATURE**

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Raymond David, Director  
Community Planning, Scarborough District

### **ATTACHMENTS**

Attachment 1: Draft Plan of Subdivision  
Attachment 2: Elevations – Detached Dwelling

Attachment 3: Elevations – Semi-Detached Dwelling

Attachment 4: Zoning

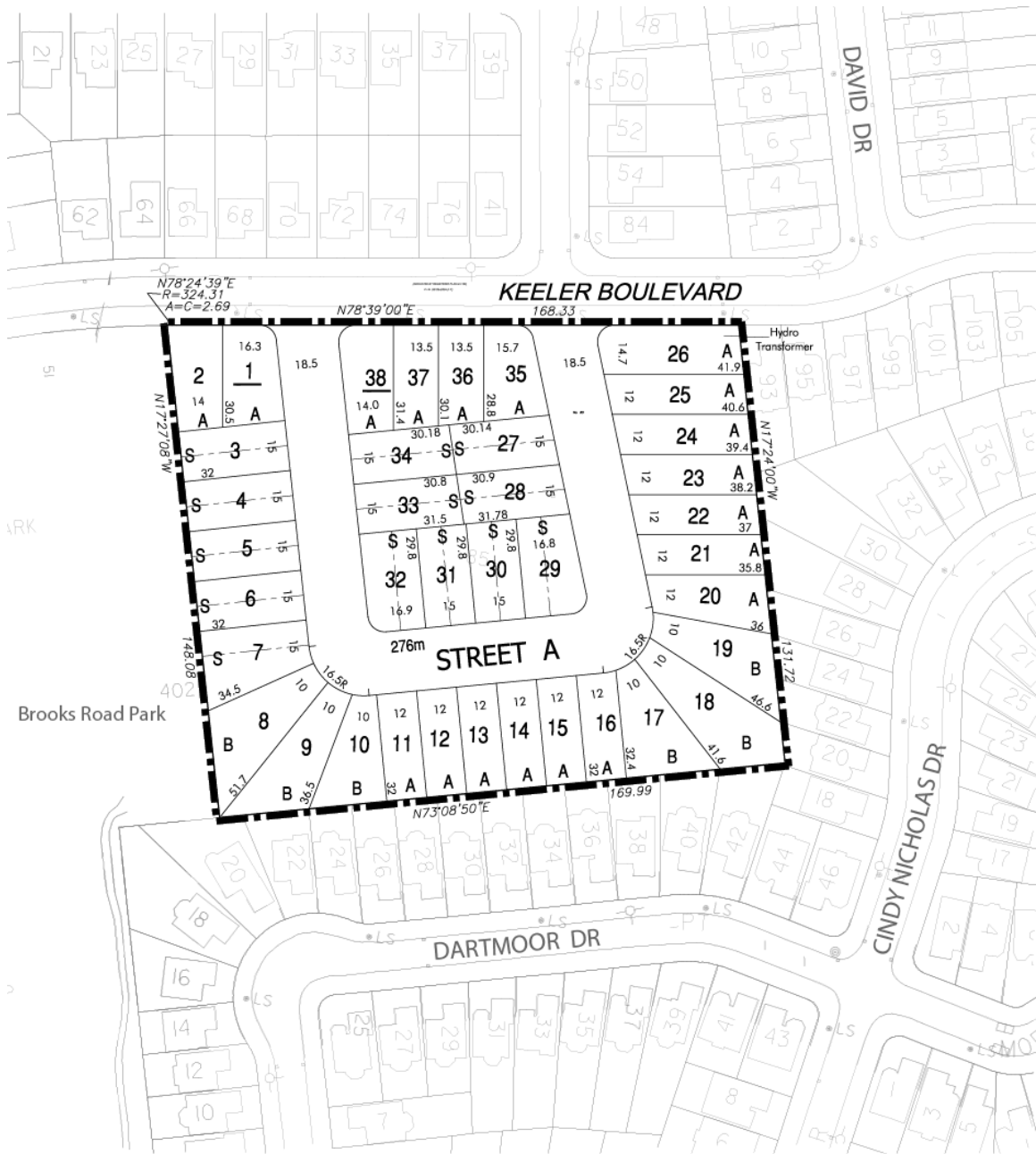
Attachment 5: Application Data Sheet

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

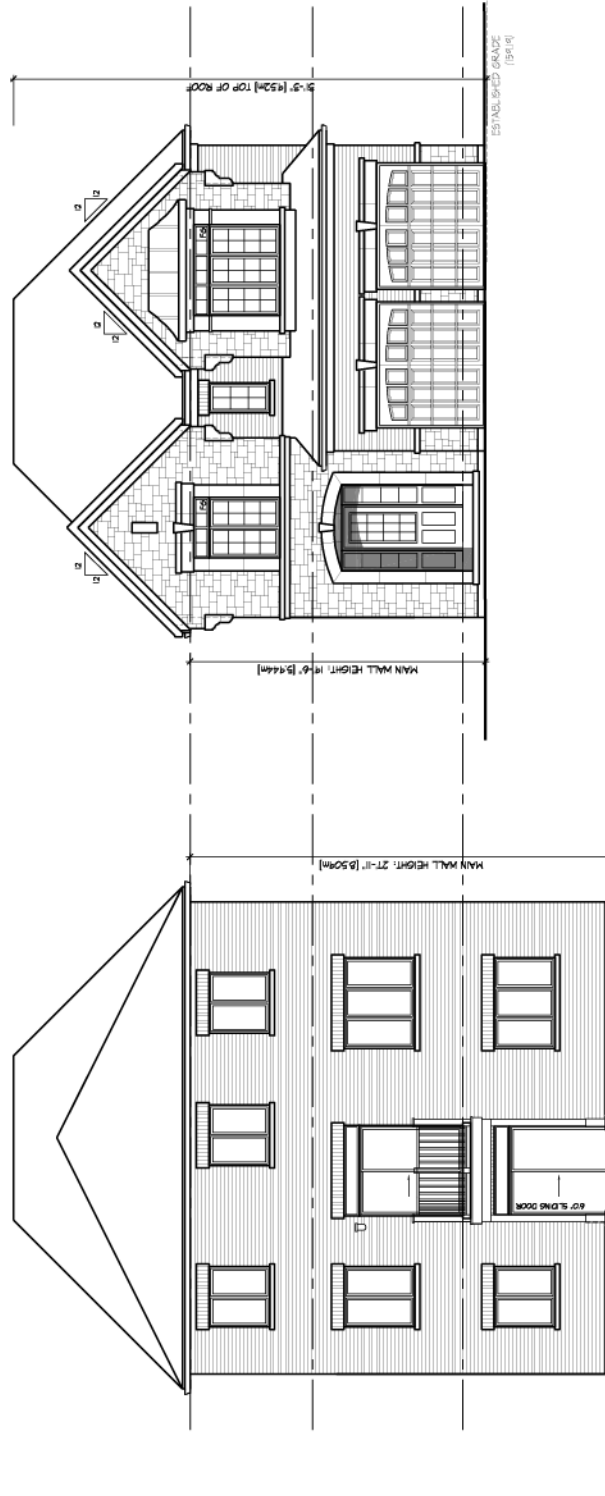
Attachment 7: Draft Zoning By-law Amendment to the Morningside Community Zoning By-law No. 11883

Attachment 8: Conditions of Draft Approval

# Attachment 1: Draft Plan of Subdivision



Attachment 2: Elevations – Detached Dwelling



85 Keeler Boulevard

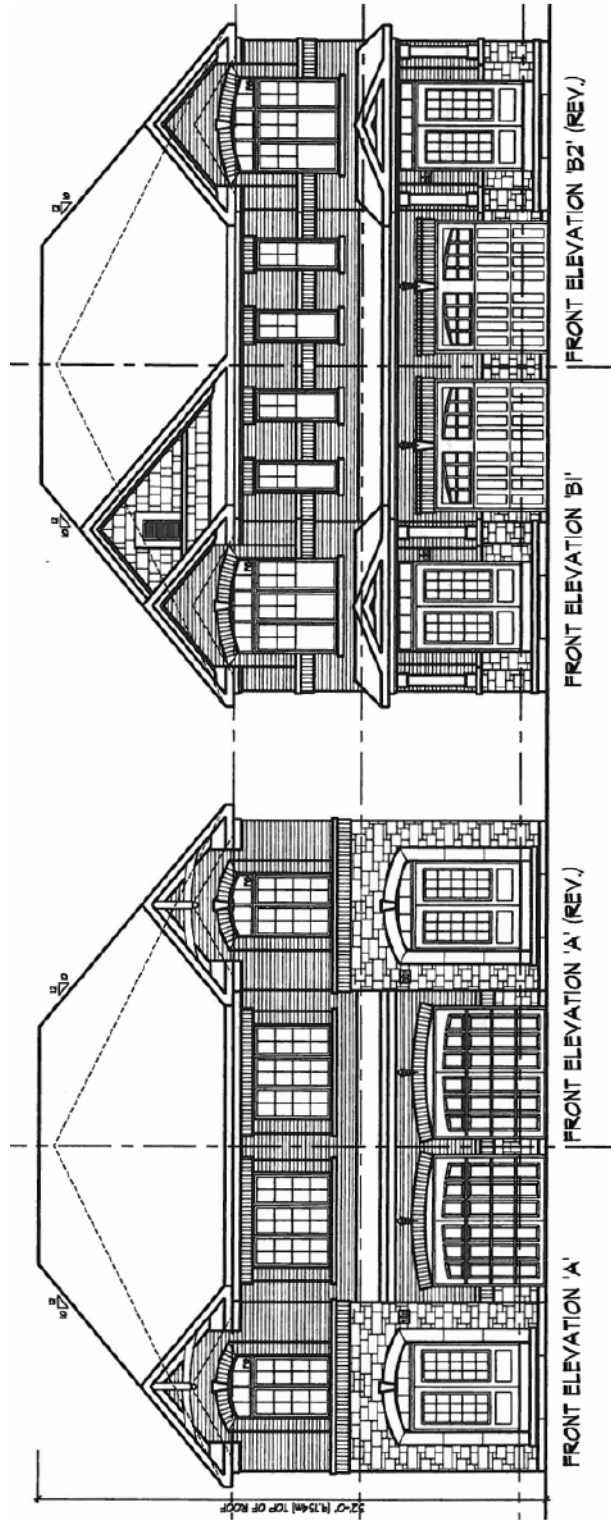
File # 13 239585 ESC 43 0Z, 13 239568 ESC 43 SB

Elevations

Applicant's Submitted Drawing

Not to Scale  
01/16/15

Attachment 3: Elevation – Semi-Detached Dwellings



85 Keeler Boulevard

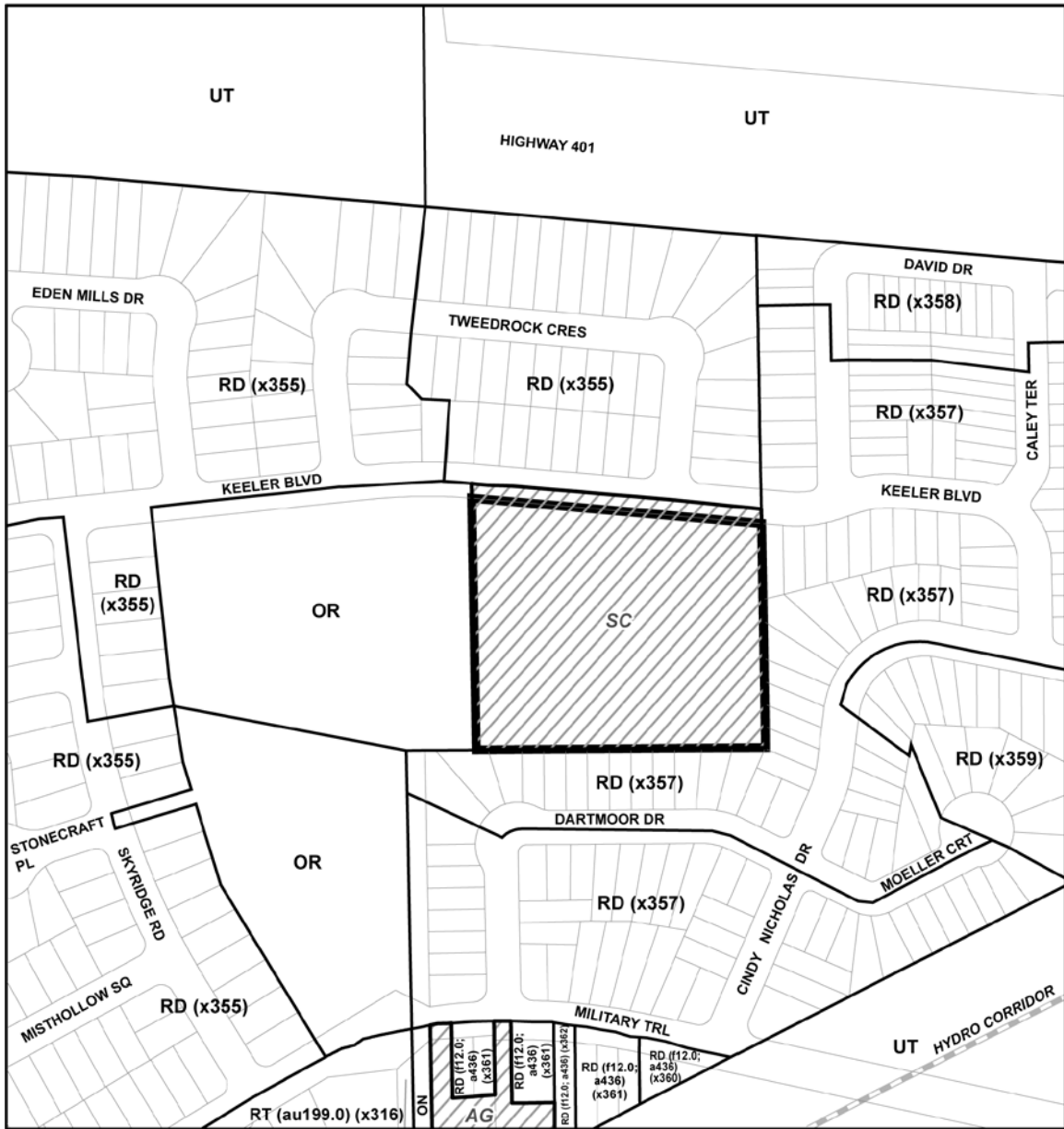
Elevations

Applicant's Submitted Drawing

Not to Scale  
01/16/15

File # 13 2395685 ESC 43 0Z, 13 2395688 ESC 43 SB

## Attachment 4: Zoning



**TORONTO** City Planning  
**Zoning By-law 569-2013**

**85 Keeler Boulevard**  
 File # 13 239585 ESC 43 0Z and 13 239568 ESC 43 SB

	Location of Application			See Former City of Scarborough Morningside Community Bylaw No. 11883
RD	Residential Detached	UT	SC	School
RT	Residential Townhouse		AG	Agricultural Uses
ON	Open Space Natural			
OR	Open Space Recreation			

  
 Not to Scale  
 Extracted 10/02/2013



## Attachment 5: Application Data Sheet

Application Type	Rezoning, Draft Plan of Subdivision	Application Number:	13 239585 ESC 43 OZ 13 239568 ESC 43 SB
Details	Rezoning, Standard Draft Plan of Subdivision	Application Date:	September 20, 2013

Municipal Address: 85 KEELER BLVD

Location Description: PLAN M1133 BLK L BROOKS ROAD PUBLIC SCHOOL \*\*GRID E4301

Project Description: To permit a 51-unit residential subdivision comprised of 13 semi-detached residential lots and 25 detached residential lots and a new 18.5 m wide public street.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BOUSFIELDS INC.			LAURIER HOMES (KEELER) INC

### PLANNING CONTROLS

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

### PROJECT INFORMATION

Site Area (sq. m):	23780	Height:	Storeys:	2	
Frontage (m):	170		Metres:	10	
Depth (m):	140				
Total Ground Floor Area (sq. m):	0				<b>Total</b>
Total Residential GFA (sq. m):	10186		Parking Spaces:	51	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	10186				
Lot Coverage Ratio (%):	0				
Floor Space Index:	0.43				

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

	Freehold		Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	10186	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:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	51			

**CONTACT: PLANNER NAME: Andrea Reaney, Senior Planner**  
**TELEPHONE: (416) 396-7023**

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

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. [0001, 2015]**

**To amend the Zoning By-law for the City of Toronto, being By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2014 as 85 Keeler 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;

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. 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 the lands as shown on Diagram 2 attached to this By-law:

RD (f13.0, a395) (60)

RD (f12.0, a450) (63)

RD (f12.0, a430) (65)

RD (f10.0, a580) (68)

RD (f12.0, a380) (85)

RD (f10.0, a490) (174)

RS (f15.0, a440) (22)

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 label to these lands: HT 10, ST 2, as shown on Diagram 3 attached to this Bylaw; and
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 of 25%, 30%, 47% and 48% to the lands as shown on Diagram 4 attached to this By-law; and
6. Zoning By-law No. 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Area Overlay Map in Section 995.10.1 and the Rooming House Overlay Map in Section 995.40.1, as shown on Diagram 2 attached to this By-law; and,
7. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Numbers RD 60, RD 63, RD 65, RD 68, RD 85, RD 174 and RS 22 so that it reads:

#### **Exception RD 60**

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) On 85 Keeler Boulevard regulations 10.5.40.70(1), 10.5.80.40 (3), 10.20.40.40, 10.20.40.70 (2)(3)(4)(6) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) below;
- (B) These standards apply:
  - (i) In the case of a **corner lot** the shorter of the two **lot lines** abutting a **street** is the **front lot line**.
  - (ii) The minimum **building setback** from a **side lot line** is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre **building setback**, the minimum separation distance between **buildings** must be 2.4 metres.
  - (iii) The minimum **side yard building setback** on a **lot** that abuts a **street** is 2.5 metres to the **side lot line** that abuts the **street** and 1.2 metres on the other side.
  - (iv) The minimum **rear yard building setback** is 7.0 metres;

- (v) Maximum floor area 320 square metres;
- (vi) An attached garage must be erected with each **dwelling unit**.
- (vii) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

Prevailing By-laws and Prevailing Sections (None Apply)

8. **Exception RD 63**

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) On 85 Keeler Boulevard regulations Section 10.5.40.70(1), 10.5.80.40 (3), 10.20.40.20, 10.20.40.30, 10.20.40.40, 10.20.40.70 (2)(3)(4)(6) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) below;
- (B) These standards apply:
  - (i) In the case of a **corner lot** the shorter of the two **lot lines** abutting a **street** is the **front lot line**.
  - (ii) The minimum **building setback** from a **side lot line** is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre **building setback**, the minimum separation distance between **buildings** must be 2.4 metres on all lots except Lots 22 and 23 of the proposed draft plan of subdivision.
  - (iii) The minimum **side yard building setback** on a **lot** that abuts a **street** is 3.7 metres to the **side lot line** that abuts the **street** and 1.2 metres on the other side.
  - (iv) The minimum **rear yard building setback** is 10.0 metres;
  - (v) Maximum floor area 320 square metres;
  - (vi) An attached garage must be erected with each **dwelling unit**;
  - (vii) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

Prevailing By-laws and Prevailing Sections (None Apply)

9. **Exception RD 65**

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) On 85 Keeler Boulevard regulations Section 10.5.40.70(1), 10.20.40.20, 10.20.40.30, 10.20.40.40, 10.20.40.70 (2)(3)(4)(6) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) below;
- (B) These standards apply:
  - (i) The minimum **building setback** from a **side lot line** is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre **building setback**, the minimum separation distance between **buildings** must be 2.4 metres.
  - (ii) The minimum **rear yard building setback** is 8.0 metres;
  - (iii) Maximum floor area 320 square metres;
  - (iv) An attached garage must be erected with each **dwelling unit**;
  - (v) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

Prevailing By-laws and Prevailing Sections (None Apply)

10. **Exception RD 68**

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) On 85 Keeler Boulevard regulations 10.5.40.70(1), 10.20.40.40, 10.20.40.70 (2)(3)(4)(6) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) below;
- (B) These standards apply:

- (i) The minimum **building setback** from a **side lot line** is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre **building setback**, the minimum separation distance between **buildings** must be 2.4 metres.
- (ii) The minimum **rear yard building setback** is 10.0 metres;
- (iii) Maximum floor area 320 square metres;
- (iv) An attached garage must be erected with each **dwelling unit**;
- (v) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

Prevailing By-laws and Prevailing Sections (None Apply)

11. **Exception RD 85**

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) On 85 Keeler Boulevard regulations 10.5.40.70(1), 10.20.40.40, 10.20.40.70 (2)(3)(4)(6) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) below;
- (B) These standards apply:
  - (i) The minimum **building setback** from a **side lot line** is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre **building setback**, the minimum separation distance between **buildings** must be 2.4 metres on all lots except Lots 11 and 12 of the proposed draft plan of subdivision.
  - (ii) The minimum **rear yard building setback** is 8.5 metres;
  - (iii) Maximum floor area 320 square metres;
  - (iv) An attached garage must be erected with each **dwelling unit**;
  - (v) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

Prevailing By-laws and Prevailing Sections (None Apply)

12. **Exception RD 174**

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) On 85 Keeler Boulevard regulations Section 10.5.40.70(1), 10.20.40.20, 10.20.40.30, 10.20.40.40, 10.20.40.70 (2)(3)(4)(6) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) below;
- (B) These standards apply:
  - (i) The minimum **building setback** from a **side lot line** is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre **building setback**, the minimum separation distance between **buildings** must be 2.4 metres.
  - (ii) The minimum **rear yard building setback** is 7.5 metres;
  - (iii) Maximum floor area 320 square metres;
  - (iv) An attached garage must be erected with each **dwelling unit**;
  - (v) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

Prevailing By-laws and Prevailing Sections (None Apply)

13. **Exception RS 22**

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) On 85 Keeler Boulevard regulations 10.5.40.70(1), 10.5.80.40(3), 10.40.40.40, 10.40.40.70(2)(3) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) or (C) below;

- (B) A **semi-detached house** must comply with the following:
- (i) Minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
  - (ii) Minimum **lot area** is 440 square metres per **semi-detached house** and 220 square metres for each **dwelling unit**;
  - (iii) In the case of a **corner lot** the shorter of the two **lot lines** abutting a **street** is the **front lot line**.
  - (iv) The required minimum **side yard setback** is 1.2 metres for a **semi-detached house**.
  - (v) The required minimum **side yard setback** for a **semi-detached house** is 2.5 metres to the **side lot line** that abuts the **street**.
  - (vi) The minimum **rear yard setback** is 7.0 metres where a **lot** does not directly abut a **Park**;
  - (vii) The minimum **rear yard setback** is 7.5 metres where a **lot** directly abuts a **Park**;
  - (viii) Maximum floor area 210 square metres;
  - (ix) An attached garage must be erected with each **dwelling unit**;
  - (x) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.
- (C) A **detached house** must comply with the following:
- (i) Minimum **lot frontage** is 15.0 metres;
  - (ii) Minimum **lot area** is 440 square metres;
  - (iii) In the case of a **corner lot** the shorter of the two **lot lines** abutting a **street** is the **front lot line**.
  - (iv) The required minimum **side yard setback** is 1.2 metres.
  - (v) The required minimum **side yard setback** for a **detached house** is 2.5 metres to the **side lot line** that abuts the **street**.
  - (vi) The minimum **rear yard setback** is 7.0 metres where a **lot** does



not directly abut a **Park**;

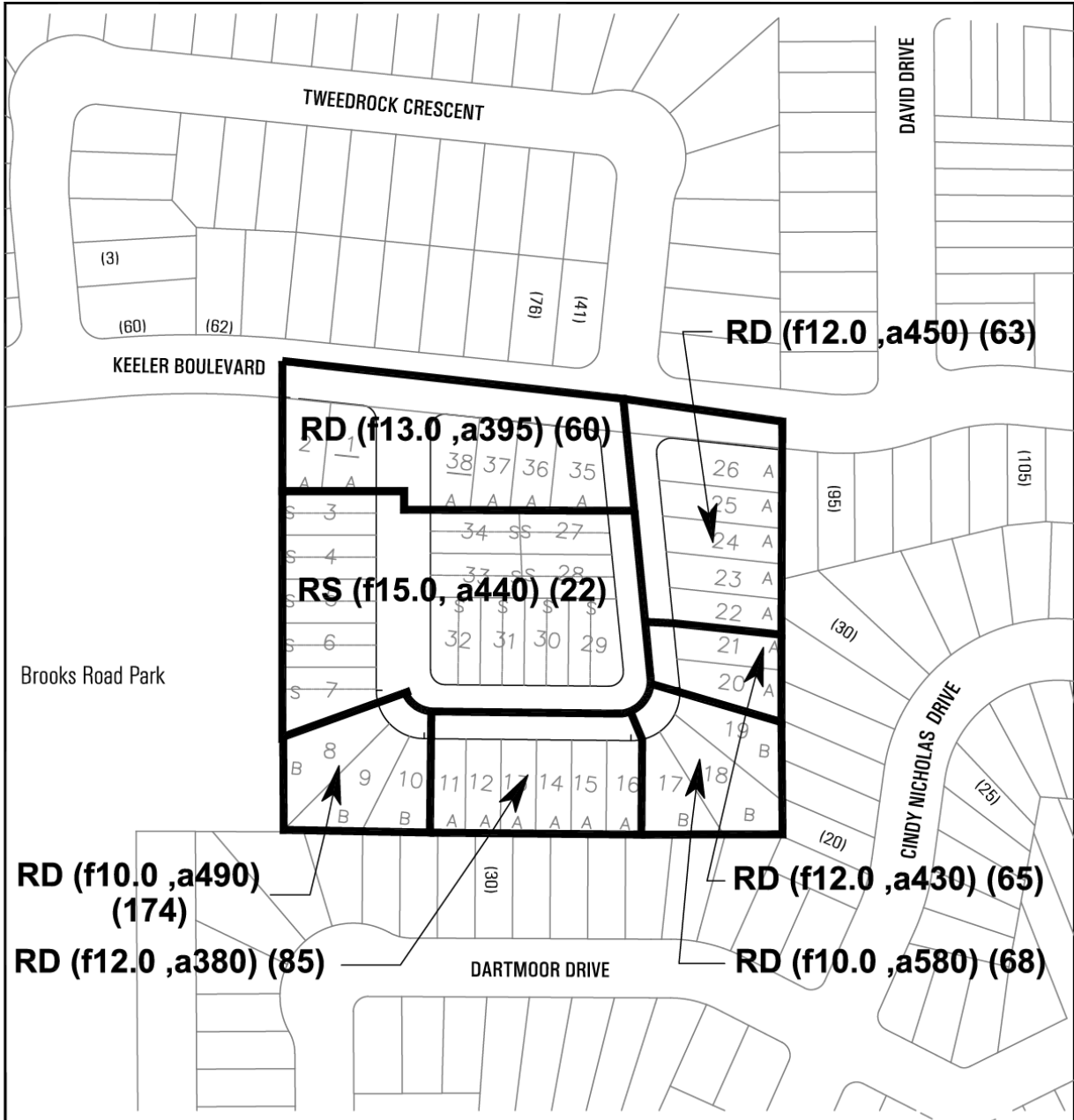
- (vii) The minimum **rear yard setback** is 7.5 metres where a **lot** directly abuts a **Park**;
- (viii) Maximum floor area 240 square metres;
- (ix) An attached garage must be erected with each **dwelling unit**;
- (x) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

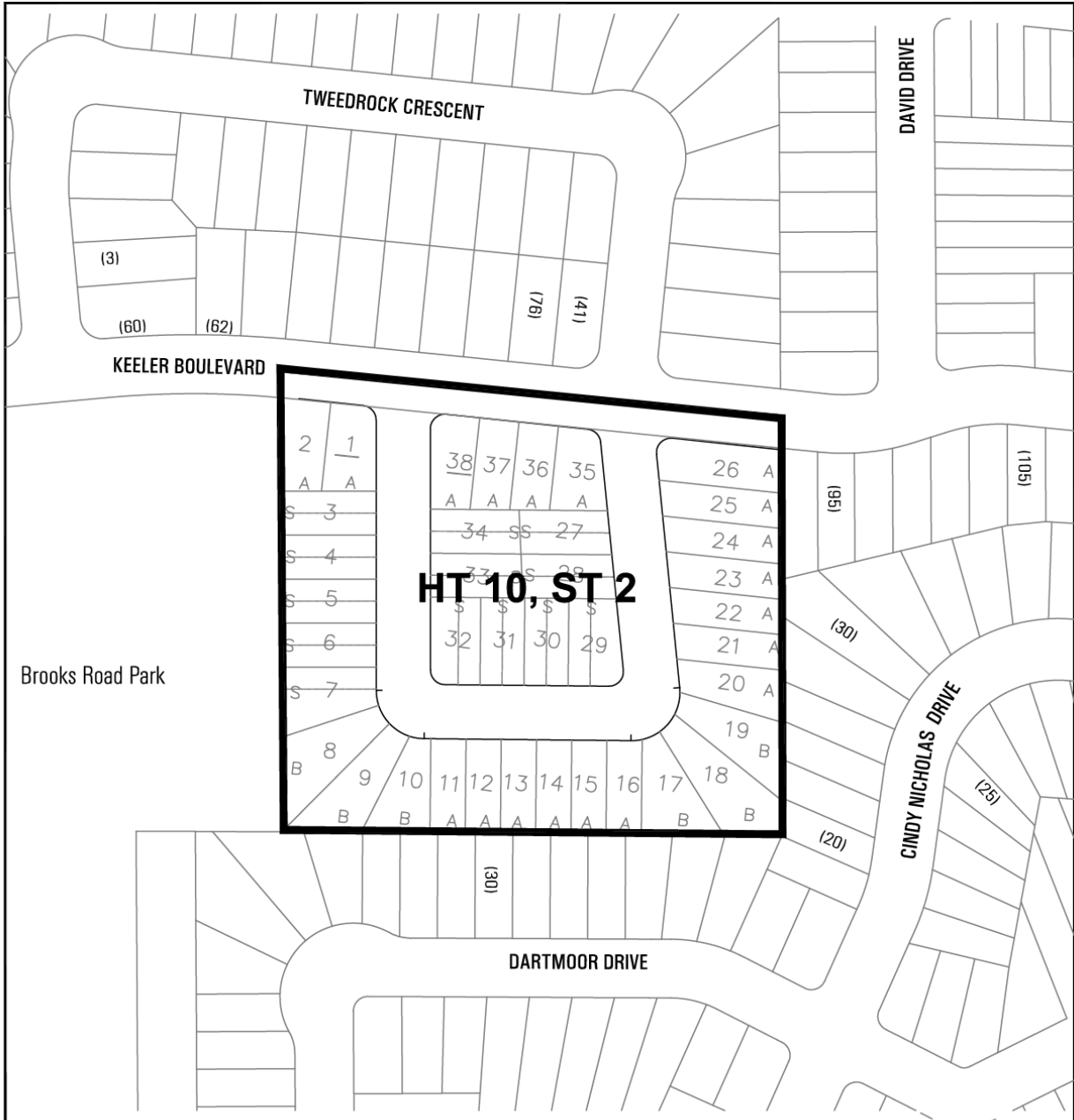
ENACTED AND PASSED this ~ day of ~, A.D. 20XX.

JOHN TORY  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)





**Toronto** City Planning  
**Diagram 3**

**85 Keeler Road**

File # 13 239585 ESC 43 OZ, 13 239568 ESC 43 SB

Approved by: Andrea Reaney

City of Toronto By-Law 569-2013  
 Not to Scale  
 01/29/2015



**Attachment 7: Draft Zoning By-law Amendment to Morningside Community  
Zoning By-law No. 11883**

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To amend the Morningside Community Zoning By-law No. 11883, as amended,  
with respect to the lands municipally known as 85 Keeler 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 School (SC) zoning and replacing it with a Single-Family Residential (S) Zone and a Two-Family Residential (T) Zone, so that the amended zoning shown on the attached Schedule '1' reads as follows:

S – 32 – 98 – 125 – 154 – 182 – 190 – 192 – 193 – 234 – 235

S – 32 – 98 – 125 – 155 – 182 – 190 – 192 – 193 – 234 – 236

S – 32 – 98 – 125 – 152 – 182 – 190 – 192 – 193 – 234

S – 32 – 98 – 125 – 155 – 182 – 190 – 193 – 196 – 234

S – 32 – 98 – 125 – 153 – 182 – 190 – 192 – 193 – 234

S – 32 – 97 – 98 – 125 – 182 – 190 – 193 – 195 – 234

T – 32 – 97 – 98 – 126 – 182 – 190 – 191 – 194 – 237

T – 32 – 98 – 126 – 154 – 182 – 190 – 191 – 194 – 235 – 237

2. **SCHEDULE “B” – PERFORMANCE STANDARD CHART** is amended by adding Performance Standard Nos. 152, 153, 154, 155, 190, 191, 192, 193, 194, 195, 196, 234, 235, 236 and 237 as follows:

**REAR YARD**

152. Minimum 8.0 metre **rear yard** building setback

- 153. Minimum 8.5 meter **rear yard** building setback
- 154. Minimum 7.0 metre **rear yard** building setback.
- 155. Minimum 10.0 metre **rear yard** building setback.

### **MISCELLANEOUS**

- 190. 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.
- 191. Maximum lot **coverage** 48% of the lot area.
- 192. Maximum lot **coverage** 47% of the lot area.
- 193. Maximum floor area 320 square metres.
- 194. Maximum floor area 210 square metres.
- 195. Maximum lot **coverage** 30% of the lot area.
- 196. Maximum lot **coverage** 25% of the lot area.

### **SIDE YARD**

- 234. Minimum **side yard setback** of 1.2 metres on one side and 0.6 metres on the other side except **flankage yards**. On the side with a 1.2 m **setback**, the minimum separation distance between buildings shall be 2.4 metres except for Lots 11, 12, 22 and 23 of the proposed draft plan of subdivision.
- 235. Minimum **flankage yard** 2.5 m and minimum interior **side yard** 1.2 m.
- 236. Minimum **flankage yard** 3.7 m
- 237. Minimum **side yard setback** 1.2 m for non-shared end walls.

3. **SCHEDULE "C"** is amended by adding Exception Numbers 32 to the lands outlined on Schedule '2' as follows:

32. On the lands identified And the accompanying Schedule '2' of the following provisions shall apply:

Notwithstanding the definition of **street** in **CLAUSE V – INTERPRETATION (f) Definitions**, a **street** shall have a minimum width of 18.5 metres.

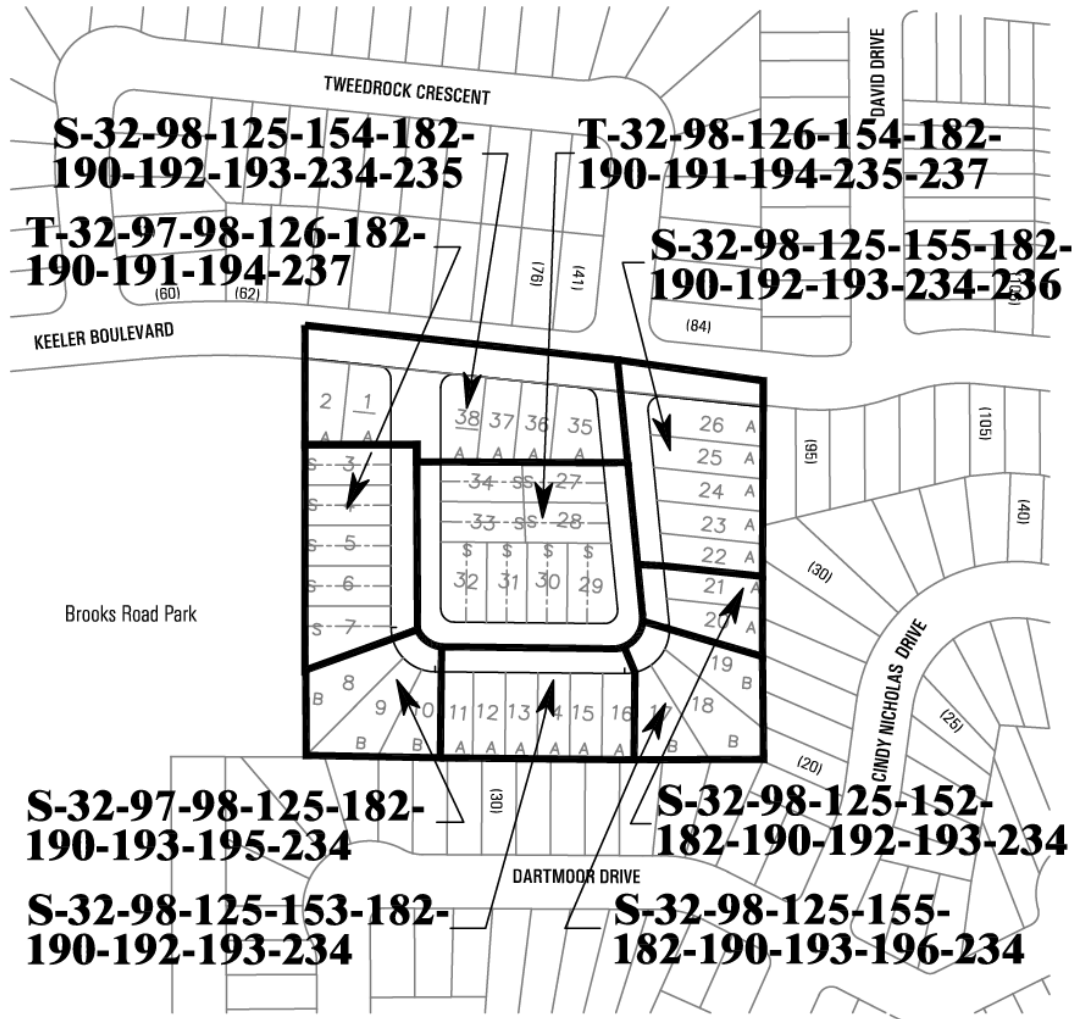
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

# Schedule '1'



**Zoning By-Law Amendment**

File # 13 239585 ESC 43 OZ, 13 239568 ESC 43 SB

85 Keeler Boulevard



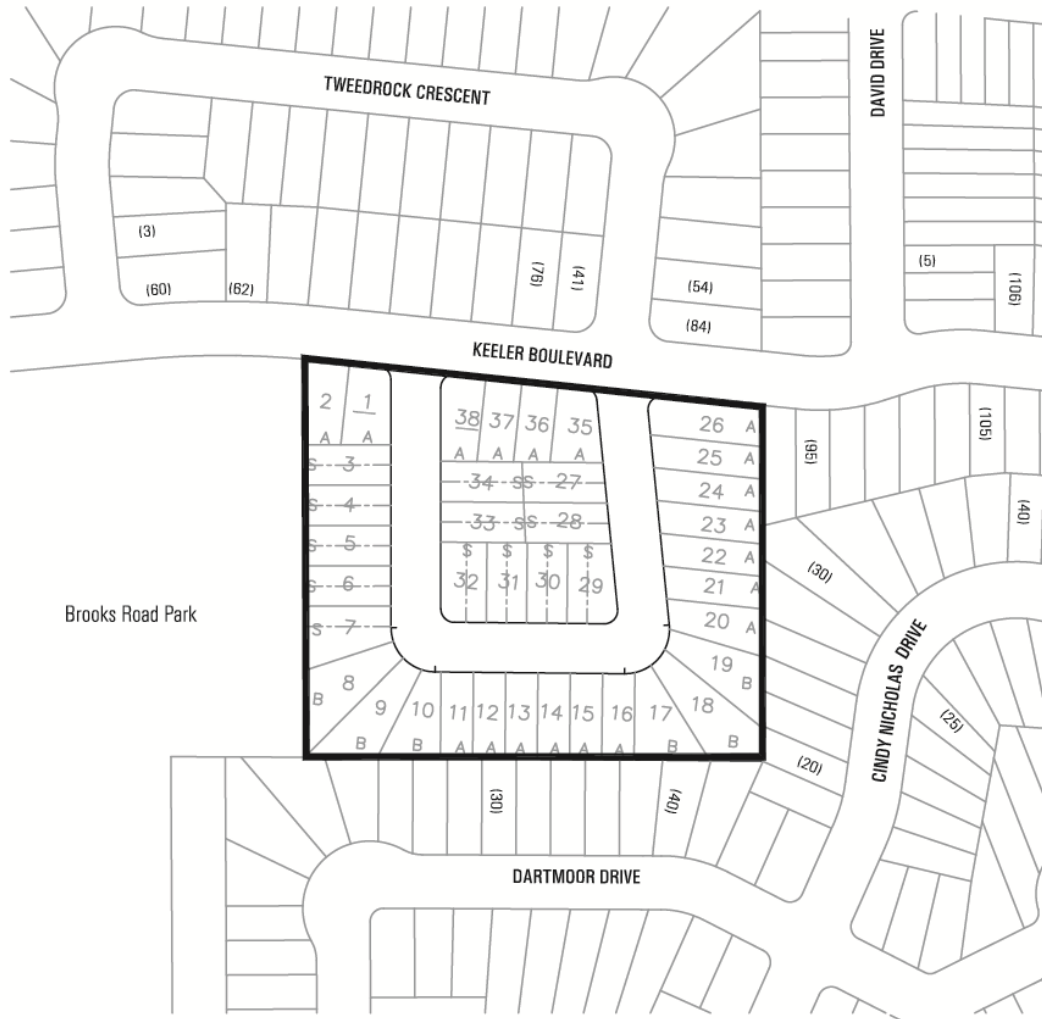
Area Affected By This By-Law

Morningside Community Bylaw  
Not to Scale  
01/29/15





# Schedule '2'



## Exception No.32



**Zoning By-Law Amendment**

File # 13 239585 ESC 43 OZ, 13 239568 ESC 43 SB

85 Keeler Boulevard

 Area Affected By This By-Law

Morningside Community Bylaw  
Not to Scale  
01/23/15



## **Attachment 8: Conditions of Draft Approval**

The Chief Planner's approval as set out in the Notice of Decision letter dated xx, applies to Drawing No. 1351-45dp, prepared by Bousfields Inc., and dated December 23, 2014.

### **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.

### **Fencing**

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 east and south perimeter of the subject property, and decorative fencing along the property line abutting Keeler Boulevard, to the satisfaction of the Chief Planner and Executive Director and the General Manager of Parks, Forestry and Recreation.
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, to the satisfaction of the Chief Planner and Executive Director and General Manager of Parks, Forestry and Recreation.
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 and General Manager of Parks, Forestry and Recreation.

### **City Planning – Architectural Control Guidelines**

9. Prior to the registration of the plan of subdivision, the Owner agrees to provide Architectural Control Guidelines for the lands within the subdivision, to the satisfaction of City Planning.
10. The Owner agrees to implement and administer the approved Architectural Control Guidelines. The Owner further agrees to retain a Control Architect acceptable to City Planning to implement and administer the Guidelines.
11. The Owner further agrees that prior to the issuance of building permits for detached and semi-detached dwelling units, the Control Architect will certify that the building plans for each dwelling unit are consistent with the approved Architectural Control Guidelines.

### **Engineering and Construction Services**

12. Prior to the registration of the subdivision, the Owner shall dedicate the proposed road and 5 metre corner roundings (street line radius) on both sides of the new public roadway intersecting Keeler Boulevard, as specified and/or shown on the accepted plan.
13. Prior to the registration of the subdivision, the Owner shall prepare all documents to convey lands in fee simple 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.
14. 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 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.

15. Prior to the registration of the subdivision, the Owner shall pay all costs for preparation and registration of reference plan(s).
16. 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).
17. The Owner shall agree to apply stormwater management techniques in the development of this subdivision to the satisfaction of Engineering and Construction Services.
18. Pay engineering and inspection fees in accordance with the terms and conditions of the standard subdivision agreement.
19. Prior to the registration of the subdivision, the Owner shall submit financial security in accordance with the terms of standard subdivision agreement.
20. The Owner shall agree to design and construct the proposed street in accordance with the City of Toronto Development Infrastructure Policy and Standards, DIPS-2B specifications for an "Intermediate Local Residential Street", with a Right-of-Way (ROW) width of 18.5 metres and 1.7 metre sidewalks in standard location (one on each side of the street).
21. The Owner shall agree 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 any modification to the driveway or to the adjacent landscaping located within the City’s Right-of-Way may not be carried out without the approval of the City of Toronto.”

"Purchasers are advised that Toronto Municipal Code, Chapter 743, Streets and Sidewalks, Use of, prohibits the use of public boulevards for parking spaces 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 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."

"Purchasers are advised that 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”.

22. Prior to final registration of the plan of subdivision, the Owner agrees to provide its Solicitor's confirmation to the City advising that the clauses set out above have been included in applicable offers of purchase and sale and/or lease agreements to ensure that future occupants are aware of the parking restrictions on these lands.
23. The Owner shall agree to pay for all costs associated with the installation/alterations of municipal street signage/pavement markings required by this application.
24. The Owner shall agree to pay for all costs associated with the re-location, removal, storage and reinstallation of existing connecting sidewalks, street furniture, utility fixtures etc. along the frontage of the property to an alternative location (if required).

### **Parks**

25. Prior to the issuance of a building permit, the Owner shall construct temporary fencing along the entire boundary of the subject site that abuts the parkland to the satisfaction of the General Manager of Parks, Forestry and Recreation.
26. Prior to the occupation of subject property the Owner is required to construct and install a 1.8 metre high, black vinyl coated chain link fence, without gates, along the entire boundary of the subject site that abuts parkland to the satisfaction of the General Manager of Parks, Forestry and Recreation.
27. Prior to the issuance of a building permit, the Owner will provide a letter of credit equal to 120% of the value of the chain link fence to the satisfaction of the General Manager of Parks, Forestry and Recreation.
28. Upon completion of the construction of the 1.8 metre high, black vinyl coated chain link fence, along the entire boundary of the subdivision that abuts City owned parkland, the Owner will provide certification from their landscape architect certifying all work has been completed. At that time, the submitted letter of credit for the fencing will be released subject to the satisfaction of the General Manager of Parks, Forestry and Recreation, less 20% of the total value which will be retained for a two year period as a performance guarantee.

### **Urban Forestry – Tree Protection and Plan Review**

#### **Privately-Owned Trees**

29. Prior to the registration of the plan of subdivision, the Owner agrees to submit a revised Arborist Report, Tree Preservation Plan and Tree Replacement Plan to the satisfaction of the General Manager of Parks, Forestry and Recreation.

30. Prior to the registration of the plan of subdivision, the Owner agrees to protect all existing trees associated with the development for which approval to remove or injure has not been granted in accordance with the approved Arborist Report and Tree Preservation Plan to the satisfaction of the General Manager, Parks, Forestry and Recreation.
31. The Owner shall agree in the subdivision agreement to notify all builders, contractors and agents of all tree protection requirements where any part of the development will be carried out by them on behalf of the Owner to the satisfaction of the General Manager of Parks, Forestry and Recreation.
32. The Owner shall agree in the subdivision agreement to submit an application and pay the required application fees, and to provide 60 mm diameter caliper replacement trees for the removal of trees that are subject to the City's Private Tree By-law and associated regulations in effect on the date of Draft Approval of the Plan of Subdivision. The ratio of replacement trees will be determined by Urban Forestry. Replacement trees will be planted on site in accordance with Urban Forestry Services requirements, or if no suitable location on site can be provided, the Owner may submit cash-in-lieu of planting, all to the satisfaction of the General Manager of Parks, Forestry and Recreation.
33. The Owner shall agree in the subdivision agreement to install tree protection barriers and signage in accordance with the approved Arborist Report and Tree Preservation Plan to the satisfaction of the General Manager of Parks, Forestry and Recreation, and to maintain barriers in good repair until removal has been authorized by the General Manager of Parks, Forestry and Recreation.
34. The Owner acknowledges and agrees that once all site works are complete, including sodding, tree planting will be implemented and completed in accordance with the approved replacement planting plan, to the satisfaction of the General Manager of Parks, Forestry and Recreation.
35. The Owner shall agree in the subdivision agreement, to the satisfaction of the General Manager of Parks, Forestry and Recreation, to contact Urban Forestry Services 48 hours prior to the planting of trees on private property or within common areas, and further agrees to plant the trees in accordance with the approved planting plans.

#### City-Owned Street Trees

36. Prior to the registration of the plan of subdivision, the Owner shall provide a street tree planting plan, in conjunction with a composite utility plan that indicates the species, size, and location of all proposed street trees, as these relate to the location of any roads, sidewalks, driveways, street lines and utilities. The street tree planting plan shall be satisfactory to the General Manager of Parks, Forestry and Recreation.

37. Prior to the acceptance of engineering drawings by Engineering and Construction Services, the Owner agrees to provide a composite utility plan, indicating the location of all underground and above ground utilities, as well as proposed tree planting locations, to the satisfaction of the General Manager of Parks, Forestry and Recreation, and Engineering and Construction Services.
38. Prior to the registration of the plan of subdivision, the Owner shall post a Letter of Credit equal to 120% of the value of the street trees, to guarantee the planting and maintenance by the Owner of the new street trees for a period of two years after the planting date, to the satisfaction of the General Manager of Parks, Forestry and Recreation.
39. Prior to the registration of the plan of subdivision, the Owner agrees to contact the Supervisor of Urban Forestry, Tree Protection and Plan Review or his/her designate at least 48 hours prior to commencement of street tree planting. The Owner further agrees to plant the street trees as per the approved street tree planting and composite utility plans, to the satisfaction of the General Manager of Parks, Forestry and Recreation. There shall be a two-year maintenance period, with an annual inspection involving Urban Forestry and the Owner (and their agents). At the end of the two-year maintenance period, if the street trees are in good condition, the General Manager of Parks, Forestry and Recreation shall accept maintenance responsibilities, and return the Letter of Credit. The Owner acknowledges that any trees requiring removal will be replaced, maintained and guaranteed by the Owners for an additional two-year period.
40. Prior to the registration of the plan of subdivision, the Owner agrees to prepare an information booklet outlining the tree planting strategy within the community and the ongoing responsibilities of the homeowners and the City in order to achieve a successful urban tree planting strategy within the community. This booklet will be prepared to the satisfaction of the General Manager of Parks, Forestry and Recreation and will be distributed to all homeowners for all dwellings within the Subdivision.
41. The Owner agrees that the following clause will be included in all agreements of purchase and sale and/or rental/lease agreements for any lands within the proposed plan of subdivision:

“The Purchaser(s) and/or Tenant(s) are hereby advised that they may not receive a street tree in front of their property.”
42. Prior to the registration of the plan of subdivision, the Owner agrees to provide its Solicitor’s confirmation to the City advising that the above clause has been included in all agreements of purchase and sale and/or rental/lease agreements within the plan of subdivision to ensure that future occupants are aware that they

may not receive a street tree in front of their property and be registered on title to the satisfaction of the City Solicitor.

43. Following the planting of street trees, the Owner agrees to provide a Certificate of Completion of Work and an as-installed plant list in the form of a spreadsheet identifying street trees, as shown on the approved planting plan, by street addresses. The as-installed plant list shall also include tree species, caliper, condition and specific location of the trees by identifying two points of references (i.e., distances in meters from the curb, sidewalk, driveway, utility pole or pedestal).

### **Toronto Hydro**

44. Prior to the registration of the subdivision the Owner shall provide Toronto Hydro any necessary easements for the existing hydro transformer.

### **Bell Canada**

45. 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).
46. The Owner shall agree in the Agreement, in words satisfactory to Bell Canada, to grant Bell Canada any easements that may be required for telecommunications services. Easements may be required prior to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer may be responsible for the relocation of such facilities and easements.

### **Canada Post**

47. 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.



48. The Owner will be responsible for notifying the purchaser of the exact community mailbox locations prior to the closing of any home sale.
49. 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.
50. 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.
51. 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.

### **Enbridge**

52. The Owner is responsible for preparing a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities.
53. The Owner shall grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information required for the installation of the gas lines.
54. The Owner shall provide current City approved road cross-sections showing all Utilities in the configuration proposed for all of the street widths within the development.

## 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 Drawing No. 1351-45dp, prepared by Bousfields Inc., and dated December 23, 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. Heritage Preservation Services Advisory Comments:

In the event that deeply buried archaeological remains are encountered on the property during construction activities, the Heritage Operations Unit of the Ministry of Tourism, Culture and Sport, be notified immediately at (416) 314-7146 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 Tourism, Culture and Sport, and the Registrar or Deputy Registrar of Cemeteries at the Cemeteries Regulation Unit, Ministry of Government Services, (416) 326-8393.

If any expansions to the boundaries of the subject property are proposed, further archaeological work may be required.

5. Engineering and Construction Services Advisory Comments:

- a) Prior to any construction activity, the Owner is required to provide a fee of \$723.93 for the access permit. The Owner is responsible for obtaining the applicable permits/licences and providing securities and must be advised to contact the Right-Of-Way Management Section at (416) 396-7505 regarding the site-specific permit/licence requirements and associated securities and obligations. Other permits/licenses associated with construction activities (such as hoarding, piling, shoring, etc.) may also be required.
- b) Lot layouts shall create street frontages such that no driveway entrance shall overlap with the adjacent driveway approach within the boulevard. All driveway entrances shall be constructed (minimum width of 3 metres) to the satisfaction of the Executive Director, Engineering and Construction Services.

- c) Residential driveways must be designed in accordance with the attached Ontario Provincial Standard Drawing number OPSD-351.010.
- d) The Owner is responsible for all costs associated with the removal of all existing accesses, curb cuts, traffic control sign, etc. along the development site frontage that are no longer required and reinstate the boulevard within the right-of-way, in accordance with City standards and to the satisfaction of the Executive Director of Engineering and Construction Services.
- e) A minimum clearance of 1 meter must be provided and maintained from any utility fixture(s) in public road allowance. If this is not possible, such fixtures must be relocated at the Owner's expense. The reinstatement of any existing curb cuts/utilities is to be completed at the Owner's expense.
- f) Ensure that a "clear throat" distance of minimum of 6 metres from the Keeler Boulevard property line into the site to avoid congestion and traffic operational concerns at the newly created intersection with Tweedrock Crescent.
- g) The revised requirements can be found on the Solid Waste and Recycling website and to be in accordance with "City of Toronto Requirements for Garbage and Recycling Collection from new Developments and Redevelopments" guidelines, last Revised: November 2006 and with Chapter 844 of the city of Toronto Municipal Code, Waste Collection, Residential Properties. A copy of this document may be downloaded from the City of Toronto website at: [www.toronto.ca/garbage/development.htm](http://www.toronto.ca/garbage/development.htm)
- h) The Owner is advised to contact Mr. John House, Property Records Supervisor, at 416-392-8338 to obtain or verify new municipal addresses prior to submitting a building permit application. It should be noted that all addressed parcels and structures must have the correct municipal addresses posted.  
  
Please see <http://www.toronto.ca/mapping/numbers/index.htm> for details.
- i) The municipal addresses will be required for the purpose of setting up the water account with the City of Toronto when application is made for the proposed sewer and or/water service connection (as applicable).
- j) The Owner is advised to contact Mr. Kerry Ferguson, Titles and Status Supervisor, at 416-392-7757 to initiate the street naming process. The Owner will be required to follow the City of Toronto's Street Naming Policy which can be found at [http://www.toronto.ca/mapping/street\\_naming/index.htm](http://www.toronto.ca/mapping/street_naming/index.htm).

- i. It should be noted that all public streets, private access roads and private walkways should be named in order to facilitate access to the units fronting these streets, roads and walkways.

6. Toronto Hydro Advisory Comment:

Toronto Hydro advises that any landscaping and fencing should be 1 metre from any side of the existing padmount transformer.