

**32-50, 52, 55, 56, 59, 60, 62, 65, 66, 70, 72, 76, 80, 85 & 90 Forest Manor Road, 100, 106, 110, 123, 123A, 125 and 130 Parkway Forest Drive, 1751 and 1761 Sheppard Avenue East and 125 George Henry Boulevard Zoning By-law Amendment Application – Final Report**

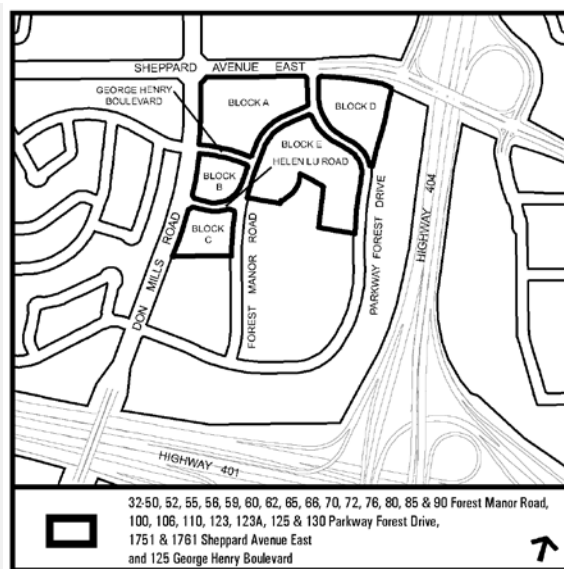
<b>Date:</b>	December 15, 2016
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 33 – Don Valley East
<b>Reference Number:</b>	16 211866 NNY 33 OZ

**SUMMARY**

Elad Canada Inc. (Elad) has filed a zoning by-law amendment application requesting removal of the two remaining holding symbols ("H-4" and "H-5") from the site specific zoning by-law that applies to certain lands in the Parkway Forest community located south of Sheppard Avenue East and east of Don Mills Road. Area specific Official Plan policies contemplate the removal of five holding symbols when specific conditions have been satisfied by the owner.

The removal of the two holding symbols would enable the remaining 617 dwelling units and 3,480 square metres of retail space on Blocks B and C to be completed and/or proceed in accordance with the underlying zoning.

This report reviews and recommends approval of the owner's request to amend Zoning By-law No. 342-2015, to remove holding symbols "H-4" and "H-5" and associated provisions from the lands.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council amend Zoning By-law No. 342-2015(OMB) substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4, to remove the "H-4" and "H-5" holding symbols from lands in the Parkway Forest community.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bill to City Council for enactment the Owner shall submit the following to the satisfaction of the General Manager of Transportation Services:
  - 3.1 a payment of \$100,000, to be allocated towards Bike Share stations to be located in Ward 33, to the satisfaction of the General Manager of Transportation Services and/or the Chief Planner and Executive Director, City Planning;
  - 3.2 a payment of \$12,000 to be allocated towards the long-term bicycle infrastructure along Sheppard Avenue East; and
  - 3.3. a payment of \$2,000 to install 6 post-and-ring bicycle racks within the public boulevard near the Don Mills subway station entrance located on the south side of Sheppard Avenue East, to the satisfaction of the General Manager of Transportation Services.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

On September 15, 2008, Official Plan Amendment No. 579 to the former City of North York Official Plan and Zoning By-law No. 865-2008(OMB) were approved by the Ontario Municipal Board (OMB). The planning instruments implement City Council's settlement on the revitalization of lands in the Parkway Forest community located in the area south of Sheppard Avenue East and east of Don Mills Road.

The amendments permit a mixed-use residential/commercial development consisting of nineteen buildings and a total of 3,753 dwelling units. The approved units comprised 332 rental replacement units, maintaining 1,221 rental apartment units as they existed and the construction of 2,200 new condominium dwelling units in a series of buildings ranging from 7 to 36 storeys in height. The development has been proceeding in phases over the last seven years (see Attachment 1: Phasing Plan).

The zoning by-law appends five holding symbols (“H”) to the lands that set out conditions to be met prior to the removal of a specific holding provision. The conditions deal with matters pertaining to transportation, traffic management and the construction of the new community centre/child care facility. To date, the first three holding symbols (“H-1”, “H-2” and “H-3”) have been removed from the implementing zoning by-law.

On October 2, 2014, the OMB approved a zoning by-law amendment to permit an increase in the number of dwelling units from 3,753 to 4,344 units (an increase of 591 new condominium units) over the five development blocks. Zoning By-law No. 342-2015(OMB) replaced Zoning By-law No. 865-2008(OMB) and sets out performance standards to accommodate the 591 additional condominium units with amended building heights and with built forms that more appropriately reflected the City's Tall Building Design Guidelines. There were no amendments to the zoning by-law with respect to maximum gross floor area and density.

On November 1, 2016, Elad filed applications to amend the Official Plan and Zoning By-law No. 342-2015(OMB). The application is currently under review. The Official Plan amendment (and amendment to the Sheppard East Subway Corridor Secondary Plan) proposes a density increase on the *Mixed Use Areas* lands from 3.5 to 4.1 times the lot area (Floor Space Index). The application to amend the Zoning By-law proposes an increase in the overall residential gross floor area from 377,431 to 413,616 square metres, an increase in the overall number of dwelling units from 4,344 to 4,749 and an increase in non-residential gross floor area from 4,000 to 5,370 square metres,

The proposed increase in residential gross floor area (36,185 square metres), non-residential gross floor area (1,370 square metres) and dwelling units (405 condominium units) are proposed to be accommodated within the last two phases on Block C (Phase 5B and 5C). No amendments are proposed to the approved building heights or built form.

## **ISSUE BACKGROUND**

### **Proposal**

This zoning by-law amendment application is requesting the removal of the two remaining holding symbols (“H-4” and “H-5”) from the site specific zoning by-law. The removal of the two holding symbols would enable the remaining 617 dwelling units and 3,480 square metres of retail space on Blocks B and C to be completed and/or proceed in accordance with the underlying zoning.

Specifically, the removal of the “H-4” holding symbol would enable the remaining 86 dwelling units and 600 square metres of retail space in Phase 4C (Building B3) and 531 dwelling units and 2,880 square metres of retail space on Block C (Buildings C2 and C3) to be completed in accordance with the underlying zoning.

The removal of the “H-5” holding symbol from the implementing zoning by-law would enable the final Phase 5C (Building C1) located along Don Mills Road to proceed in

accordance with the underlying zoning thereby bringing the total overall number of permitted dwelling units to 4,344 (332 rental replacement units + 1221 existing rental apartment units + 2,791 new condominium units) and total permitted non-residential gross floor area on Blocks B and C to 4,000 square metres.

### **Site and Surrounding Area**

The Elad developments are located on five separate development blocks (A, B, C, D and E) in the Parkway Forest neighborhood (refer to Attachment 1 – Phasing Plan).

Blocks A, D and E maintain five existing 17-storey rental apartment buildings (65 & 80 Forest Manor Road and 100, 110 & 125 Parkway Forest Dr) and incorporate a series of recently constructed/under construction infill rental replacement buildings and/or condominium apartment buildings. The redevelopment of Blocks A and E is complete. Construction is currently underway on Blocks B and D. Block C is currently vacant. Block C was originally developed with rental townhouses (32-50 Forest Manor Road). The units were demolished in 2013 and replaced with new rental replacement units on Block E.

At the centre of the Parkway Forest community is a large public park, an elementary school (Forest Manor Public School) and recently completed Parkway Forest Community Centre. The community centre has a gross floor area of approximately 4,928m<sup>2</sup> (53,044 ft<sup>2</sup>) comprising 4,082m<sup>2</sup> (43,938 square feet) of space dedicated for community recreation space and 846m<sup>2</sup> (9,106 square feet) dedicated for childcare space. The childcare facility serves 82 children, ranging from infants to preschoolers. The recreation component includes multi-purpose rooms and meeting rooms, a gymnasium, walking track, fitness centre, office space, change rooms and kitchen. The community centre also includes an outdoor swimming pool and accessory building.

The community centre, outdoor pool and accessory building and surface parking were designed and constructed at no ‘capital cost’ to the City and funded through Section 37 benefits.

The revitalization of the Parkway Forest community also included a new public road (Helen Lu Road) that was completed in 2014. This new road connects Forest Manor Road to a new signalized intersection at Don Mills Road and is located between Blocks B and C. The developments also feature a series of colourful public art installations located throughout the community that were designed by Canadian artist Douglas Copeland.

The following is a summary of the context in the immediate vicinity of Block C where the remaining development will occur:

North: Helen Lu Road, then Block B currently being redeveloped by Elad Canada Inc. with 841 dwelling units in three residential apartment buildings with heights from 7-13 storeys along Don Mills Road, 5-24 storeys along Helen Lu Road and 4-33 storeys along Forest Manor Road/George Henry Boulevard;

Staff report for action – Final Report – 32-50, 52, 55, 56, 59, 60, 62, 65, 66, 70, 72, 76, 80, 85 & 90 Forest Manor Rd, 100, 106, 110, 123, 123A, 125 and 130 Parkway Forest Dr, 1751 and 1761 Sheppard Avenue E and 125 George Henry Blvd

South: a 10-storey, 128-unit rental apartment building municipally known as 24 Forest Manor Road and a tennis court associated with the apartment building at 10 Parkway Forest Drive, adjacent to Don Mills Road;

East: Forest Manor Road, then Parkway Forest Community Centre and Parkway Forest Public School; and

West: Don Mills Road, then the rear yards of single family dwellings fronting onto Skyview Crescent and Farmview Crescent.

## **Official Plan**

The lands are designated *Mixed Use Areas* on Land Use Map 16 of the Toronto Official Plan. This designation provides for a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings as well as parks and open spaces.

The Official Plan contains policies that provide direction and criteria on site design matters pertaining to the location and organization of buildings, vehicle parking, access locations and service areas. The Secondary Plan for the area provides further direction on these matters.

The Toronto Official Plan is available on the City's website at:

[http://www.toronto.ca/planning/official\\_plan/pdf\\_chapter1-5/chapters1\\_5\\_aug2007.pdf](http://www.toronto.ca/planning/official_plan/pdf_chapter1-5/chapters1_5_aug2007.pdf)

## **Sheppard East Subway Corridor Secondary Plan**

The Secondary Plan contains policies that are area-specific and at a greater level of detail than those in the Official Plan.

Parkway Forest is located in the Don Mills Node of the Secondary Plan. The Plan assigns a maximum density of 3.5 FSI on the *Mixed Use Areas* lands along Don Mills Road and Sheppard Avenue East (Blocks A, B, C and D) and 1.9 FSI on the central lands designated *Apartment Neighbourhoods* (Block E) bounded by Parkway Forest Park, Parkway Forest Drive and Forest Manor Road, as indicated on Map 9-2 of the Plan.

In addition to the general policies of the Secondary Plan, Parkway Forest is subject to the area specific development policies of *Section 4.2.8*. Within this community the highest densities are to be located in close proximity to the Don Mills Subway Station and to a lesser extent along the Don Mills Road and Sheppard Avenue East frontages. Lower densities are to be located towards the interior of the community around the public park.

The Sheppard East Subway Corridor Secondary Plan is available on the City's website at:

[http://www.toronto.ca/planning/official\\_plan/pdf\\_secondary/9\\_sheppard\\_subway\\_aug2007.pdf](http://www.toronto.ca/planning/official_plan/pdf_secondary/9_sheppard_subway_aug2007.pdf)

## **Zoning**

The lands are currently zoned RM6(168)A (H-4)("H-5") by site specific Zoning By-law No. 342-2015(OMB)(refer to Attachment 2). The zoning establishes performance

standards for residential development on five development blocks (A, B, C, D and E) in the Parkway Forest neighbourhood. Permitted uses include apartment house dwellings, community agency space, townhouses, commercial uses and community agency space along Sheppard Avenue East, and a public community centre/day care facility.

The zoning by-law permits a maximum gross floor area of 377,431m<sup>2</sup> and 4,344 dwelling units on the five development blocks. The dwelling units comprise 2,791 new condominium units, 1,221 existing rental apartment units in 17-storey apartment buildings and 332 rental replacement units in mid-rise apartment buildings and townhouses. The by-law sets out a maximum number of dwelling units and gross floor area per block and allows increases up to 10% in the number of dwelling units and gross floor area per building provided the total number of dwelling units and gross floor area on all of the Blocks combined does not exceed the overall maximum permissions.

The implementing zoning by-law appends five holding symbols ("H") to the lands that set out conditions to be met prior to the removal of a specific holding provision. The conditions deal with matters pertaining to transportation, traffic management and the construction of the now completed community centre/child care facility.

To date, three holding symbols have been removed from the implementing zoning by-law ("H-1", "H-2" and "H-3") leaving only two remaining holding symbols ("H-4" and "H-5"). The criteria for the removal of the remaining two holding symbols are as follows:

- As a pre-condition to the removal of the "H-4" holding symbol all of the following conditions must be met:
  - a. the owner must have completed the outdoor swimming pool and accessory building and parkland enhancements on the City owned lands on Parkway Forest Park to the satisfaction of the General Manager, Parks, Forestry & Recreation;
  - b. the owner must satisfy the parkland dedication requirements to the satisfaction of the General Manager, Parks, Forestry & Recreation; and
  - c. the owner of the site must have submitted a Traffic Impact Analysis satisfactory to the Director, Transportation Services, North York District, addressing the timing of the westbound Sheppard Avenue to southbound Don Mills Road double left turning lane construction as well as, any other improvements which might be identified at this stage.
  
- As a pre-condition of the removal of the "H-5" holding symbol, both of the following conditions must be met:

- a. the owner must have either constructed or posted financial security for (if deemed required by the Director, Transportation Services, North York District), the westbound Sheppard Avenue to southbound Don Mills double left turning lane; and
- b. the owner must have submitted a Transportation Impact Study to the satisfaction of the Director, Transportation Services, North York District, to demonstrate that there is sufficient transportation capacity available to accommodate additional site generated traffic or measures that can be undertaken to accommodate additional traffic.

On August 23, 2016, Elad submitted a zoning by-law amendment application to remove the last two holding symbols ("H-4" and "H-5") from the site specific zoning by-law.

### **Site Plan Control**

On November 27, 2016 the owner filed a Site Plan Application for their first phase of residential development on Block C (Phase 5B/Building C3). The application is currently under review.

### **Reasons for Application**

The removal of the "H-4" holding symbol would enable the remaining 86 dwelling units and 600 square metres of retail space in Phase 4C (Building B3) and 531 dwelling units and 2,880 square metres of retail space on Block C (Buildings C2 and C3) to be completed in accordance with the underlying zoning.

The removal of the "H-5" holding symbol from the implementing zoning by-law would enable the final Phase 5C (Building C1) located along Don Mills Road to proceed in accordance with the underlying zoning thereby bringing the total overall number of permitted dwelling units to 4,344 (332 rental replacement units + 1221 existing rental apartment units + 2,791 new condominium units) and total permitted non-residential gross floor area on Blocks B and C to 4,000 square metres.

### **Agency Circulation**

Planning staff consulted with the appropriate City Divisions on the application. Given the nature of the application, specifically, the pre-conditions for the removal of the "H-4" holding symbol, planning staff have consulted with Parks, Forestry & Recreation and Transportation Services staff.

### **COMMENTS**

Five holding ("H") symbols have been placed over the implementing zoning by-law to ensure the necessary transportation improvements, the community agency space along Sheppard Avenue East, and the new community centre/child care facility and outdoor swimming pool will be provided in a timely manner as the new resident population

moves into the area. Certain criteria must be satisfied before building permits can be issued for various phases of residential development to proceed. This application deals with the removal of the "H-4" and "H-5" symbols to enable the remaining phase on Block B (Phase 4C) and the three phases on Block C to proceed in accordance with the underlying zoning.

### **Holding Symbol "H-4"**

As a pre-condition to the removal of the "H-4" holding symbol, all of the following conditions must be met:

- a. the owner must have completed the outdoor swimming pool and accessory building and parkland enhancements on the City owned lands on Parkway Forest Park to the satisfaction of the General Manager, Parks, Forestry & Recreation;
- b. the owner must satisfy the parkland dedication requirements to the satisfaction of the General Manager, Parks, Forestry & Recreation; and
- c. the owner of the site must have submitted a Traffic Impact Analysis satisfactory to the Director, Transportation Services, North York District, addressing the timing of the westbound Sheppard Avenue to southbound Don Mills Road double left turning lane construction, as well as any other improvements which might be identified at this stage.

Parks, Forestry & Recreation staff has confirmed the above noted pre-conditions pertaining to the aquatic facility and parkland dedication have been satisfied. The Aquatic Facility was transferred to the City on October 5, 2016. The cash-in-lieu payments for the remaining approved dwelling units under Zoning By-law 342-2015(OMB) will be paid at the time of issuance of the building permits beginning with Building B3 (Phase 4C).

Transportation Services staff are in receipt of the Traffic Impact Analysis prepared by MMM Group. As such, this pre-condition has been satisfied and they have no objections to the removal of the "H-4" holding symbol.

In view of the above, it is appropriate for Council to amend Zoning By-law No. 342-2015(OMB), to remove the "H-4" holding symbol from the implementing zoning by-law.

### **Holding Symbol "H-5"**

As a pre-condition of the removal of the "H-5" holding symbol, both of the following conditions must be met:

- a. the owner must have either constructed or posted financial security for, if deemed required by the Director, Transportation Services, North York District, the westbound Sheppard Avenue East to southbound Don Mills double left turning lane; and

- b. the owner must have submitted a Transportation Impact Study to the satisfaction of the Director, Transportation Services, North York District, to demonstrate that there is sufficient transportation capacity available to accommodate additional site generated traffic or measures that can be undertaken to accommodate additional traffic.

The Traffic Impact Study submitted by the owner concludes the following:

- a. The projected traffic volumes associated with this redevelopment plan are expected to be accommodated at the boundary road intersections;
- b. It is acknowledged that some critical movements at the boundary roadway intersections are expected to operate over capacity;
- c. The implementation of dual westbound left-turn lanes at the Don Mills Road/Sheppard Avenue East intersection is expected to result in minor improvements to the overall traffic operations at the intersection; and
- d. The benefit of the dual left-turn lanes may not be fully justified in light of other factors such as marginal need for improvement, associated negative impacts to the pedestrian infrastructure and significant road widening and construction costs.

Transportation Services staff concur with the findings of the consultant's report and will not be requiring the construction of the dual westbound turn lanes at the intersection of Sheppard Avenue East and Don Mills Road.

Transportation Services staff advise that the owner has agreed to provide a series of Transportation Demand Measures (TDM) to improve traffic operations in the surrounding area. A description of the owners TDM proposal is provided in Attachment 5: Proposed Transportation Demand Measures and are summarized below:

- a. a payment of \$100,000, to be allocated towards Bike Share stations to be located in Ward 33, to the satisfaction of the General Manager of Transportation Services and/or the Chief Planner and Executive Director, City Planning;
- b. a payment of \$12,000 to be allocated towards the long-term bicycle infrastructure along Sheppard Avenue East; and
- c. a payment of \$2,000 to install 6 post-and-ring bicycle racks within the public boulevard near the Don Mills subway station entrance located on the south side of Sheppard Avenue East.

- d. a bike repair station will be installed on Blocks B and C. The bike repair stations will include tools necessary to perform basic bike repairs and maintenance and located in a publicly accessible area, primarily for use by condominium residents and visitors, as well as staff and patrons of the commercial uses;
- e. a minimum of one carshare space will be provided within the Block C development through an agreement with a carshare operator; and
- f. install and maintain display boards/transportation screens that display transit and alternative transportation services in real time in the condominium lobbies in Blocks B and C.

This report recommends that the payments noted above be provided before introducing the Bill to City Council for enactment. Details pertaining to the bike repair stations, carshare parking and display boards/transportation screens will be finalized and secured at the site plan approval stage.

## **Conclusion**

Planning staff, in consultation with Parks, Forestry & Recreation and Transportation Services staff, are satisfied that the criteria for removal of the "H-4" and "H-5" holding symbols set out in the site specific Zoning By-law and Official Plan, have been satisfied by the owner.

It is appropriate for Council to amend Zoning By-law No. 342-2015(OMB) to remove the "H-4" symbol as well as the "H-5" holding symbol, subject to the owner satisfying the TDM matters associated with the release of the "H-5" holding symbol.

## **CONTACT**

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E-mail: Steve.Forrester@toronto.ca

## **SIGNATURE**

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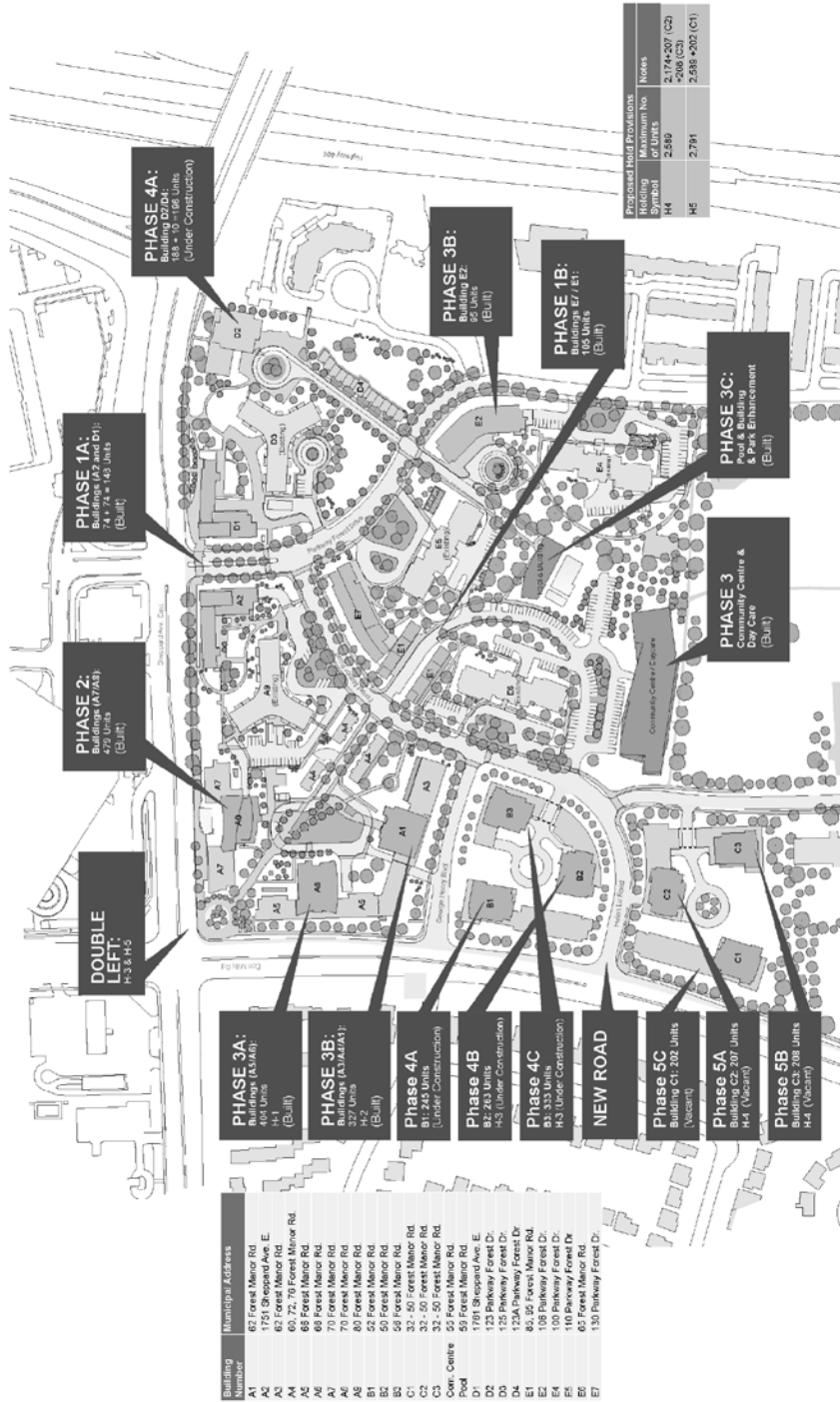
Joe Nanos, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Phasing Plan  
Attachment 2: Zoning  
Attachment 3: Draft Zoning By-law Amendment  
Attachment 4: Proposed Transportation Demand Measures

Staff report for action – Final Report – 32-50, 52, 55, 56, 59, 60, 62, 65, 66, 70, 72, 76, 80, 85 & 90 Forest Manor Rd, 100, 106, 110, 123, 123A, 125 and 130 Parkway Forest Dr, 1751 and 1761 Sheppard Avenue E and 125 George Henry Blvd

# Attachment 1: Site Plan



32-50, 52, 55, 56, 59, 60, 62, 65, 66, 70, 72, 76, 80, 85 & 90 Forest Manor Road,  
 100, 106, 110, 123, 123A, 125 & 130 Parkway Forest Drive,  
 1751 & 1761 Sheppard Avenue East  
 and 125 George Henry Boulevard  
 File # 16 211866 MNY 33 0Z

**Phasing Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 12/12/2016

## Attachment 2: Zoning



32-50, 52, 55, 56, 59, 60, 62, 65, 66, 70, 72, 76, 80, 85 & 90 Forest Manor Road,  
 100, 106, 110, 123, 123A, 125 & 130 Parkway Forest Drive,  
 1751 & 1761 Sheppard Avenue East  
 and 125 George Henry Boulevard  
**File # 16 211866 NNY 33 0Z**

- Location of Application
- RD** Residential Detached
- RT** Residential Townhouse
- RA** Residential Apartment
- UT** Utility and Transportation
- OR** Open Space Recreation

- See Former City of North York Bylaw No. 7625
- RM6** Multiple-Family Dwellings Sixth Density Zone
- O1** Open Space Zone
- C3** District Shopping Centre Zone
- C1** General Commercial Zone

**Not to Scale**  
 Extracted 12/12/2016

**Attachment 3: Draft Zoning By-law Amendment  
(Removal of the "H-4" and "H-5" Symbols)**

Authority: ~ Community Council Item No. ~,  
as adopted by City of Toronto Council on ~, 2017  
Enacted by Council: ~, 2017

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-2017**

**To amend former City of North York Zoning By-law No.7625, as amended by By-law No. 342-2015(OMB), to remove the "H-4" and "H-5" holding symbols (H) with respect to lands known municipally as 32-50, 52, 55, 56, 59, 60, 62, 65, 66, 70, 72, 76, 80, 85 & 90 Forest Manor Road, 100, 106, 110, 123, 123A, 125 and 130 Parkway Forest Drive, 1751 and 1761 Sheppard Avenue East and 125 George Henry Boulevard**

WHEREAS authority is given to Council by Section 34 and Section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to impose the holding symbol (H) and to remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol have been satisfied; and

WHEREAS it is appropriate to remove the "H-4" and "H-5" holding symbols where they are shown on Blocks A, B, C, and D in Schedule "I" attached to By-law No. 342-2015(OMB); and

WHEREAS Council has provided notice of the intent to pass this By-law;

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

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedule I attached to this By-law by removing the "H-4" and "H-5" holding symbols (H) where they are shown on Blocks A, B, C and D in Schedule I attached to By-law No. 342-2015(OMB).

ENACTED AND PASSED this ~ day of ~, A.D. 2017.

JOHN TORY,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)



## **Attachment 4: Proposed Transportation Demand Measures**

### **Redevelopment of Parkway Forest Community – "H-5" Holding Provisions**

#### **Area-Wide TDM Measures**

##### **TDM Measure 1: Pedestrian Friendly Urban Design**

The subject lands are designed with pedestrians and cyclists in mind, in addition to vehicular needs. A network of safe and continuous pedestrian connections between new and existing buildings, as well as nodes of interest is provided throughout the Parkway Forest community. Major pedestrian spines include links between the park, the new Parkway Forest Community Centre and Don Mills subway station, as well as landscaped sidewalks on the Don Mills Road and Sheppard Avenue street edges.

The Transportation Management Plan completed in 2011 by MMM Group for the Parkway Forest redevelopment also recommended traffic calming measures to improve pedestrian safety within the Parkway Forest community. An improved walking environment in the community improves travel choice and mobility and supports other alternative modes, such as public transit and ridesharing.

##### **TDM Measure 2: Financial Contribution to TTC for transit improvements**

As part of Section 37 agreement the owner contributed \$250,000 to pay for the transit improvement costs to the TTC related to Don Mills Road transit improvements and a Don Mills Road bus right-of-way. The contribution to TTC is expected to improve the transit services in the local area, in terms of quality and convenience, making transit a more attractive mode of travel for commuters.

##### **TDM Measure 3: Financial Contribution to the City for long-term bicycle infrastructure in the Area**

The City has a long-term plan to install bike lanes along Sheppard Avenue East between Don Mills Road and Scarborough. The future bike lanes along Sheppard Avenue are anticipated to provide better connectivity and comfort to bicyclists in the area, which would potentially encourage commuters to travel by bike, instead of driving.

As part of the application to lift "H-5" holding provisions, the owner is prepared to provide a financial contribution of \$12,000 to the City to support the long-term bicycle infrastructure in the area. This contribution amount is estimated based on the average unit cost of \$11,200 per linear kilometre for signed bike route with edgeline and the approximately 1.0 km distance along both sides of Sheppard Avenue East between Don Mills Road and the Highway 404 overpass.

#### **TDM Measure 4: Financial contribution to the City for Future Bike Share Facilities and Programs**

The City has long-term plans to expand its existing bike share program, Bike Share Toronto, to serve the area in the vicinity of the Parkway Forest community. The future bike share program and facilities near the Parkway Forest community will benefit those visiting, living and working in the area. The bike share program could also help improve transit accessibility by serving as a first mile or last mile connection when walking may not be a feasible or attractive option for some transit commuters.

As part of the application to lift "H-5" holding provisions, the owner is prepared to provide a financial contribution of \$100,000 to the City to support the future bike share facilities and programs to be implemented in the area.

#### **TDM Measure 5: Provision of Carshare Space**

The owner is committed to provide, at a minimum, one carshare space within the Block C development through an agreement with a carshare operator. The owner has initiated discussions with Enterprise CarShare regarding potential arrangement of carshare spaces in the publicly accessible retail parking in Block C. Details of the arrangement will be finalized at the site plan approval stage.

Studies have shown that a car sharing program can reduce car ownership. Some carshare users choose to sell their vehicles while others decide against purchasing one after joining the service. Accessibility to carshare services represents an alternative to car ownership and encourages more sustainable travel by residents and the Parkway Forest community members.

#### **TDM Measure 6: Additional Public Bicycle Parking Spaces**

Currently, there are a limited number of public bicycle parking spaces available near the Don Mills subway station entrance south of Sheppard Avenue. As part of the application to lift "H-5" holding provisions, the owner is prepared to provide a financial contribution of \$2,000 to the City for the City to install 6 post-and-ring bicycle racks along the boulevard space near the Don Mills subway station entrance south of Sheppard Avenue.

The additional public bicycle parking spaces could help improve transit accessibility for those travelling a longer distance to reach the Don Mills subway station.

## **Site-Specific TDM Measures**

### **TDM Measure 7: New Resident “Welcome” Package**

The owner is committed to including transit and active transportation information as part of the “welcome package” to new residents, such as TTC maps, bus schedules, and Toronto Cycling maps. The “welcome package” is expected to increase residents’ awareness of sustainable transportation opportunities and options for residents and visitors, potentially resulting in the increase use of alternative modes and reduced automobile travel.

### **TDM Measure 8: Real-Time Transportation Screens**

The owner is committed to installing and maintaining display boards that display transit and alternative transportation services in real time at condominium lobbies in Blocks B and C. The real time travel information provides convenience to residents and visitors and improves the transit riding experience. With the real-time transportation screens showing the up-to-date transit schedule information at the lobby, people have the option to wait indoor at the lobby instead of waiting outside at the transit stop.

### **TDM Measure 9: Provision of Bike Facilities**

Convenient and secure bike storage facility will be available for residents, along with bike parking for visitors in accordance with the Toronto Green Standard requirements. Cyclists can access the Toronto bike network via the on-street bike routes along Shaughnessy Boulevard and Havenbrook Boulevard to the west of the subject lands, as well as the future bike routes along Sheppard Avenue East.

The availability of bike parking on site encourages cycling as a mode choice for both residents and visitors.

### **TDM Measure 10: Bike Repair Stations**

A bike repair station will be installed at each of Block B and Block C. The bike repair station will include tools necessary to perform basic bike repairs and maintenance. These bike repair stations will be provided in publicly accessible areas primarily for use by condominium residents and visitors, as well as staff and patrons at the retail and grocery stores. The bike repair station serves as an incentive for residents to purchase a bike, knowing that they have easy access to bike repair station in their building block for basic bike repairs and maintenance.