

135 Plunkett Road (Phase Two) – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Final Report

Date: June 13, 2018

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: Ward 7 – York West

Planning Application Number: 17 271641 WET 07 OZ and 17 271636 WET 07 SB

SUMMARY

These applications propose to amend the former City of North York Zoning By-law No. 7625 and to seek Draft Plan of Subdivision approval to develop a new residential neighbourhood on the former St. Gaspar Catholic School site at 135 Plunkett Road. This proposal is the second phase of a two phase development and would result in the creation of 16 residential lots to permit the development of 15 semi-detached houses and 1 detached house (a total of 31 units).

Phase 1 of the development included a Draft Plan of Subdivision for the creation of 21 residential lots, two public roads (Street A and Street B) and a public walkway and amendments to the former City of North York Zoning By-law No. 7625 to permit the development of 21 semi-detached houses (a total of 42 units) at 111 Plunkett Road, under File Numbers 13 162096 WET 07 OZ and 13 162112 WET 07 SB.

The proposed development on the Phase Two lands is consistent with the Provincial Policy Statement (2014) and conforms with the Growth Plan for the Greater Golden Horseshoe (2017).

The proposal conforms to the *Neighbourhoods* designation and addresses the built form policies of the Official Plan. The proposal would result in a development that is compatible with the surrounding neighbourhood, provide for an appropriate amount of development and integrate the site into the surrounding neighbourhood.

This report reviews and recommends approval of the application to amend the Zoning By-law for 135 Plunkett Road (see Attachment 2: Figure: 2: Location Map).

This report also advises that the Chief Planner and Executive Director, City Planning, intends to approve the Draft Plan of Subdivision subject to the Conditions generally listed in Attachment 11.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend former City of North York Zoning By-law No. 7625, for the lands at 135 Plunkett Road (Phase Two) substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment No. 10 to this report.
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 Bills to City Council for enactment, require the owner to:
 - a. Submit, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, an updated Functional Servicing and Stormwater Management Report;
 - b. Receive confirmation from the Chief Engineer and Executive Director, Engineering and Construction Services that the hydrogeological assessment, included as part of the Functional Servicing Report dated November 3, 2017 prepared by WSP Canada Inc. confirms whether there will be any short-term or long-term discharge of groundwater, directly or indirectly, to a City sewer; and
 - c. Submit, to the satisfaction of the Director, Community Planning, Etobicoke York District, a Landscape Master Plan for the Phase 2 lands that is consistent with the Landscape Master Plan submitted and approved for the Phase One lands.
4. That 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 3: Figure 3 subject to:
 - a. The Conditions as generally listed in Attachment 11 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

At its meeting of May 17, 2012, Etobicoke York Committee of Adjustment approved on condition the creation of new lots as part of a Consent Application (under File Number B6/12EYK). This application consisted of allowing a severance of one property into two lots. The retained lands (135 Plunkett Road) contained the former St. Gaspar Catholic School building which was then occupied by Nile Academy (a private school which offered co-educational programming for students from Kindergarten to Grade 12 in English, French and Turkish). The conveyed lands (111 Plunkett Road) contained the former school yard. The Certificate of Consent was issued on May 17, 2013 for the conveyance of the newly created parcel.

Decisions Pertaining to 111 Plunkett Road (Phase One)

111 Plunkett Road was the subject of Draft Plan of Subdivision and Zoning By-law Amendment applications for the creation of 21 residential lots, two public roads (Street A and Street B), a public walkway and to permit 21 semi-detached houses.

At its meeting of June 18, 2013, Etobicoke York Community Council considered a Preliminary Report dated May 27, 2013. The decision of Community Council and a copy of the Preliminary Report can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.EY25.12>

On May 19, 2017, St. Gaspar's Development Corporation filed an appeal to the Ontario Municipal Board (OMB) for its Zoning By-law Amendment and Subdivision applications citing City Council's failure to make a decision within the timelines required by the *Planning Act*.

At its meeting of January 31, 2018, City Council adopted (without amendments and without debate) a Request for Direction Report dated December 11, 2017 directing City staff to attend the OMB in support of the applications. The decision of City Council can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EY27.4>

A Pre-Hearing Conference/Settlement Hearing was held on February 14, 2018. The OMB is withholding its Order on the Zoning By-law Amendment and the Draft Plan of Subdivision approval until conditions are fulfilled.

Decisions Pertaining to 135 Plunkett Road (Phase Two)

A pre-application meeting was held on June 6, 2017. The current application was submitted on December 5, 2017 and deemed complete on February 2, 2018. A Preliminary Report on the application(s) was adopted by Etobicoke York Community Council on April 4, 2018 authorizing staff to conduct a community consultation meeting.

The decision of Community Council and a copy of the Preliminary Report can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EY29.6>

ISSUE BACKGROUND

Proposal

These applications propose to amend the former City of North York Zoning By-law No. 7625 and to seek Draft Plan of Subdivision approval to develop a new residential neighbourhood on the former St. Gaspar Catholic School site at 135 Plunkett Road.

The subdivision proposes 16 residential lots (see Attachment 3: Figure 3: Draft Plan of Subdivision). The proposed Zoning By-law Amendment is intended to implement the proposed Draft Plan of Subdivision and create site specific performance standards for the development of the subject lands (see Attachment 4: Figure 4: Site Plan).

The lands are proposed to be developed with 15 semi-detached house lots (30 units), as well as one single-detached house lot. All proposed units would contain three bedrooms. The proposed detached house and semi-detached houses would be 3-storeys (approximately 10 m) in height and would provide 2 parking spaces for each unit, one in an integral garage and one in the driveway.

The proposed single-detached lot would have a frontage of 11.53 m and an area of 450 m², with the proposed dwelling having a total gross floor area of 143 m² and a lot coverage of 32%.

The proposed lot frontage would be 6.7 m for each semi-detached lot and 13.4 m for each pair of semi-detached lots except for one block (Block 16 on the Draft Plan of Subdivision) which would have a lot frontage of 17.8 m. The proposed lot area would be 228.5 m² for each semi-detached lot and 457 m² for each pair of semi-detached lots. The proposed gross floor area of each semi-detached house would range from 198 m² to 265 m² and the lot coverage for each semi-detached house would be 43% of the lot.

The proposed buildings would have minimum rear yard setbacks between 8.8 m to 9.0 m, minimum side yard setbacks of 1.2 m, and minimum front yard setbacks of 6 m except for one block (Block 16 on the Draft Plan of Subdivision) which would have a minimum front yard setback of 5.9 m. For additional details, see Attachment 1: Figure 1: Application Data Sheet.

Lots 1 to 8 would front onto a new public street (Street B) created through the first phase of development for 111 Plunkett Road. The remaining lots would front onto Plunkett Road.

Site and Surrounding Area

The subject property is located in the residential neighbourhood southeast of the intersection of Islington Avenue and Steeles Avenue West.

The subject site is located on the east side of Plunkett Road and is irregularly shaped. The site has an approximate area of 0.75 ha (1.85 acre) with a lot frontage of approximately 116 m and a depth of approximately 68 m. The site was formerly a school site (Nile Academy and St. Gaspar Catholic Elementary School) which is currently vacant.

Surrounding uses include:

North:	Residential neighbourhood consisting of semi-detached houses.
South:	Residential semi-detached houses fronting onto Plunkett Road and industrial buildings fronting onto Millwick Drive.
East:	Immediately to the east is 111 Plunkett Road which was the subject of Draft Plan of Subdivision and Zoning By-law Amendment applications for the creation of 21 residential lots, two public roads (Street A and Street B), a public walkway and to permit 21 semi-detached houses (42 units).
West:	Immediately across Plunkett Road, are residential single and semi-detached houses. Immediately north of these houses is Plunkett Park.

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning.

The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through Official Plans".

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act* all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by City Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. City Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its Official Plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017). The outcome of staff analysis and review are summarized in the Comments section of this report.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

Chapter 2 - Shaping the City;
Chapter 3 - Building a Successful City; and
Chapter 4 - Land Use Designation

The City of Toronto Official Plan can be access at this link:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Chapter 2 - Shaping the City

This chapter contains principles for steering growth and change to some parts of the City, while protecting the *Neighbourhoods* and green spaces from development pressures. *Neighbourhoods* are seen as being stable but not static. Section 2.3.1 recognizes that *Neighbourhoods* will not stay frozen and that some physical change will occur as enhancements, additions and infill housing occurs on individual sites over time. Policy 1 of Section 2.3.1 of the Official Plan states that development within *Neighbourhoods* will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas. Policy 5 encourages that environmental sustainability be promoted in *Neighbourhoods* by investing in naturalization and landscaping improvements, tree planting and preservation, sustainable technologies for stormwater management and energy efficiency.

Chapter 3 - Building a Successful City

Section 3.1.2 states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area. New development in Toronto will be located and organized to fit within its existing and/or planned context. It will do this by generally locating buildings parallel to the street or along the edge of a park or open space, have a consistent front yard setback, acknowledge the prominence of corner sites, locate entrances so they are clearly visible and provide ground floor uses that have views into and access from the streets. New development will also locate and organize vehicle parking and vehicular access to minimize their impacts on the public realm. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings, limit shadowing on streets, properties and open spaces, and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

In addition to the policies identified above, new development will also be massed to define the edge of streets, parks and open spaces to ensure adequate access to sky views for the proposed and future uses. New development will provide public amenity, and enhance the public realm through improvements to adjacent boulevards and sidewalks through tree plantings.

Chapter 4 - Land Use Designations

The subject lands are designated *Neighbourhoods* on Map 13 – Land Use Map in the Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four-storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

The Official Plan contains development criteria for assessing new development in *Neighbourhoods*. These criteria are intended to ensure that physical changes to established neighbourhoods are sensitive, gradual and generally fit the existing physical character. Policy 4.1.5 of the Official Plan states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) Patterns of streets, blocks and lanes, parks and public building sites;
- b) Size and configuration of lots;
- c) Heights, massing, scale and dwelling type of nearby residential properties;
- d) Prevailing building type(s);
- e) Setbacks of buildings from the street or streets;
- f) Prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) Continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) Conservation of heritage buildings, structures and landscapes.

Policy 4.1.5 further states that no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of a neighbourhood. The policies state that the prevailing building type will be the predominant form of development in the neighbourhood and that some *Neighbourhoods* will have more than one prevailing building type.

Official Plan Amendment 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 (OPA 320) on December 10, 2015 to strengthen and refine the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods, allow limited infill on underutilized *Apartment Neighbourhoods* sites and implement the City's Tower Renewal Program.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016, and this decision has been appealed in part. On December 13, 2017 the OMB issued an Order partially approving OPA 320 and brought into force new Policies 10 and 12 in Section 2.3.1, Healthy Neighbourhoods and Site and Area Specific Policy No. 464 in Chapter 7. Other portions of OPA 320 remain under appeal, and these appealed policies as approved and modified by the Minister are relevant and represent City Council's policy decisions, but they are not in effect. More information regarding OPA 320 can be found here: www.toronto.ca/OPreview/neighbourhoods.

In addition, OPA 320 adds new criteria to existing Healthy Neighbourhoods Policy 2.3.1.2 in order to improve the compatibility of new developments located adjacent and close to *Neighbourhoods* and in *Mixed Use Areas*, *Apartment Neighbourhoods* and *Regeneration Areas*. The new criteria address aspects in new development such as amenity and service areas, lighting and parking.

The outcome of staff analysis and review of relevant Official Plan policies and designations are summarized in the Comments section of this report.

Zoning

On May 9, 2013 Toronto City Council enacted City-wide Zoning By-law No. 569-2013, currently under appeal to the Ontario Municipal Board. All school sites in the City were excluded from By-law No. 569-2013. As such, the former City of North York Zoning By-law continues to apply to the lands. The subject lands are zoned R4 - One-Family Detached Dwelling Fourth Density Zone in the former City of North York Zoning By-law No. 7625, as amended. The R4 zone permits detached dwellings, community centres, parks, schools and places of worship (see Attachment 9: Existing Zoning By-law Map).

Site Plan Control

The proposed development of detached and semi-detached houses is not subject to Site Plan Control under City of Toronto By-law 774-2012.

Draft Plan of Subdivision

An application for Draft Plan of Subdivision has been submitted to establish the individual blocks (including the corner roundings for the new public roads), under File Number 17 271636 WET 07 SB.

Reasons for the Applications

A Zoning By-law Amendment application is required to permit the semi-detached houses. The proposed amendment would also establish appropriate performance standards for the single-detached house and semi-detached houses. The Draft Plan of Subdivision is necessary to create the proposed new blocks.

Application Submission

The following reports/studies were submitted in support of the applications:

- Planning Rationale
- Public Consultation Strategy
- Environmental Noise Assessment Report - Update
- Stage I & II Archaeological Assessment
- Traffic Operations Review
- Functional Servicing Report
- Stormwater Management Report
- External Sanitary Sewer Report
- Phase 1 Environmental Site Assessment
- Phase 2 Environmental Soil & Groundwater Investigation
- Arborist Report/Tree Preservation Plan
- Tree Inventory

These reports/studies can be accessed at this link:

<http://app.toronto.ca/DevelopmentApplications/mapSearchSetup.do?action=init>

Agency Circulation

The applications, together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the applications and to formulate appropriate Zoning By-law standards and conditions of Draft Plan of Subdivision approval.

Community Consultation

A community consultation meeting was held on May 2, 2018 at 174 Duncanwoods Drive (in the gymnasium of St. Roch Catholic School). Approximately 40 members of the public attended along with staff from the Ward Councillor's office, the applicant, their consulting team and City staff. Issues raised were:

- Concern with the proposed building type (would prefer single-detached houses instead of semi-detached houses);
- Concern with the proposed rear yard outdoor amenity space (lack of space for the new residents to play);
- Concern with the proposed number of parking spaces for each unit;
- Concern with infrastructure capacity (sewer and water);
- Concern with the lack of on-site park space for the new residents; and
- Concern with the process for demolition of the former St. Gaspar Catholic Elementary School building.

Comments provided at the meeting and subsequent to the meeting were used to inform the evaluation of the applications.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2017). The proposal has also been reviewed and evaluated against Policy 5.1 of the Growth Plan as described in the Issue Background section of this report.

Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan as follows:

- The proposed development would accommodate appropriate residential infill growth, supporting the policy objectives related to focusing growth in existing settlement areas. The proposal supports efficient land use, reduces land consumption related to residential development, and makes efficient use of infrastructure.
- Section 2.2.2 of the Growth Plan states that population and employment growth will be accommodated by directing a significant portion of new growth to the built-up areas of the community through intensification. This site is located in a built up area and is considered to represent an appropriate infill development in conformity with the City's Official Plan.

Land Use

This application has been reviewed against the Official Plan policies described in the Issue Background section of this report as well as the policies of the Toronto Official Plan as a whole.

The applicant has proposed 15 semi-detached house lots and 1 single-detached house lot (a total of 31 units). The building types are contemplated by the *Neighbourhoods* designation in the Official Plan and are permitted building types for the surrounding residential neighbourhoods which are predominately comprised of semi-detached houses. Planning staff are of the opinion that the proposed land use is appropriate for the subject site given the Official Plan designation and the uses found within the

neighbourhood. The proposal would result in a development that is compatible with the surrounding neighbourhood, provide for an appropriate amount of development and integrate the site into the surrounding neighbourhood.

To assist in integrating the proposed development into the established residential neighbourhood, the applicant is proposing a Landscape Master Plan which would assist in achieving a plan that would be similar to and coordinated with the Phase One lands, particularly relating to the plantings of new trees. The Landscape Master Plan is still being reviewed by City staff. Should the development be approved, the proposed tree planting would be secured in the Conditions of Draft Plan of Subdivision Approval in Attachment 11.

Traffic Impact, Access and Parking

The owner submitted a Traffic Operations Review prepared by BA Consulting Group Limited dated December 1, 2017.

This review indicates that the proposed 31 units are forecast to generate approximately 23 and 31 total two-way vehicle trips during the weekday morning and weekday afternoon street peak periods, respectively.

Based on the projected volume of vehicle traffic, the applicant's traffic engineering consultant has not identified any negative level-of-service or operational impacts to the adjacent road network. Transportation Services staff concur with the consultant's findings and conclude that no road or operational improvements are required to the adjacent street system to accommodate site-generated traffic. In addition, a property conveyance(s) for Official Plan road allowance widening purposes is not required along the Plunkett Road frontage of the site.

The Draft Plan of Subdivision illustrates two new public roads (Street A and Street B) within the Phase One lands which have been approved. These roads would flank the proposed Phase Two lands to the south and to the east. The east-west road (Street A) will be situated approximately 60 m south of Madonna Gardens connecting to the east side of Plunkett Road, creating a new 'T' intersection. The north-south road (Street B) will be situated approximately 69 m east of Plunkett Road (mid-block along the east-west road). The east-west and north-south portion of the roads will have an 18.5 m right-of-way width and will terminate in two cul de sacs, each with a 30.5 m diameter right-of-way.

For the Phase Two development, 8 residential lots would front Plunkett Road and the remaining 8 residential lots would front the new public road (Street B).

According to former City of North York Zoning By-law No. 7625, at least two on-site parking spaces must be provided for each residential unit in a single and semi-detached house. Each unit would provide 2 parking spaces, one in an integral garage and one in the driveway. Each single vehicle garage would have internal dimensions of 3.2 m in width by 5.6 m in length. The front wall of each integral garage would be set back a minimum of 6.0 m from the street line, in order to accommodate one additional informal vehicle parking space, if required, on the driveway.

As part of the approval of the engineering plans to be approved through the Draft Plan of Subdivision application, the applicant will be required to show the location and design of driveway access to each of the proposed 30 semi-detached units in order to accommodate on-street visitor parking. The applicant will be required to design the driveways in a paired configuration with a minimum of 5.0 m between paired driveways.

The submitted site plan drawings illustrate paired driveway configurations of 6.0 m in width, or two 3.0 m wide driveways. Should the development be approved, these requirements would be secured in the Conditions of Draft Plan of Subdivision Approval in Attachment 11.

Sidewalks

Currently, there is a 1.5 m wide concrete sidewalk extending along the east side of Plunkett Road, adjacent to the subject site.

The owner is required to design the new municipal sidewalk along both sides of the new east-west and north-south roads (Street A and Street B) which have been secured as part of the Draft Plan of Subdivision approval for the Phase One lands.

For the Phase Two lands, the owner is required to redesign the existing municipal sidewalk extending along the east side of Plunkett Road in order to provide a minimum width of 2.1 m, which would satisfy accessibility requirements of the Toronto Green Standard.

Should the development be approved, the required redesign of the existing municipal sidewalk would be secured in the Conditions of Draft Plan of Subdivision Approval in Attachment 11.

Servicing

The owner submitted a Functional Servicing Report prepared by WSP Canada Inc. dated November 3, 2017 as well as an External Sanitary Sewer Study dated November 2017.

The report concludes there is generally sufficient servicing capacity within the existing municipal infrastructure to accommodate the proposed development. The study concludes that the increase in post-development demands to the existing sanitary sewer network will not adversely impact the network's performance. The conclusions have generally been accepted by Engineering and Construction Services staff, subject to the submission and acceptance of the final consolidated Functional Servicing Plan.

Should the development be approved, the requirements for any new municipal infrastructure and/or upgrades to the existing infrastructure would be secured in the Conditions of Draft Plan of Subdivision Approval in Attachment 11.

Groundwater

A hydrogeological assessment, included as part of the Functional Servicing Report, has been circulated to Toronto Water for review. It is recommended that should the development be approved, that prior to the Bills being passed, the Chief Engineer and Executive Director, Engineering and Construction Services must confirm that the hydrogeological assessment confirms whether there will be any short-term or long-term discharge of groundwater, directly or indirectly, to a City sewer.

Solid Waste Management

Based on the information provided with the applications, the City would provide single family, curbside cart collection services for garbage, recycling and organic waste provided that the development is built in accordance with the "City of Toronto Requirements for Garbage, Recycling and Organics Collection Services for New Developments and Re-Developments" and Chapter 844, Solid Waste of the Municipal Code, as amended from time to time.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of these applications are in an area with 0.43 to 0.79 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III, of the Toronto Municipal Code. The site is in close proximity to Plunkett Park, which contains outdoor bocce courts, picnic shelters and a playground.

The application is for 15 semi-detached houses and 1 detached house (a total of 31 units). The residential nature of this proposal is subject to a minimum 5% parkland dedication to a maximum of 10%. Parks, Forestry and Recreation staff have advised that the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The value of the cash-in-lieu of the parkland dedication will be appraised through Real Estate Services staff. Payment will be required prior to the issuance of the first above grade building permit.

Street Trees

An Arborist Report/Tree Preservation Plan prepared by Al Miley & Associates dated September 1, 2016 was submitted with the applications.

The Arborist Report indicates the development proposes to preserve five City-owned trees. Urban Forestry staff require a revised Arborist Report and Tree Preservation Plan to show how these trees may be affected by the proposed driveway entrances to the new dwellings fronting Plunkett Road. The revised plan should illustrate the trees plotted over the proposed development/footprints of the new houses, including the proposed driveways.

The owner has been advised that removal of or injury to protected City or private trees may occur only upon receipt of a "Tree Removal/Injury Permit" issued by the General Manager of Parks, Forestry and Recreation and provided that building and/or demolition permits have been obtained and the permitted construction and/or demolition related activities associated with this project warrant the removal of or injury to the trees involved.

Urban Forestry staff require a Landscape/Planting Plan and Planting Details showing new trees on the City road allowance along Plunkett Road and new trees on the City road allowance along the new public roads. Where tree planting are proposed on the City road allowance, Urban Forestry staff require a Tree Planting Security of \$583.00 for each new tree to be planted. The total amount will be determined upon receipt of a revised Landscape Plan to the satisfaction of Urban Forestry staff, on behalf of the General Manager of Parks, Forestry and Recreation. The deposit will be drawn upon to cover all costs incurred by the City of Toronto in enforcing and ensuring that the trees are planted and kept in a healthy and vigorous state during the two-year guarantee period.

Should the development be approved, all of the above matters would be secured in the Conditions of Draft Plan of Subdivision Approval in Attachment 11.

Archaeological Assessment

The site is within the Interim Screening Areas for Archaeological Potential identified in the Archaeological Master Plan of the City. In support of the proposal, the applicant submitted a Stage 1 and 2 Archaeological Assessment (prepared by Archaeological Services Inc. dated November 5, 2012) which indicated that there were no archaeological resources found on site.

The owner is advised that in the event that:

- Deeply buried archaeological remains are encountered on the property during construction activities, the owner should contact Heritage Preservation Services staff and the Ministry of Culture; and
- Human remains are encountered during construction, the owner should contact both the Ministry of Culture, and Registrar or Deputy Registrar of Cemeteries.

Should the development be approved, the above matters would be secured in the Conditions of Draft Plan of Subdivision Approval in Attachment 11.

School Board Requirements

Toronto District School Board staff have requested the owner be required to erect Notice Signs and that warning clauses be included in all purchase, agreements of purchase and sale or agreements to lease, and condominium declaration document(s) for each affected residential unit within the proposed development, that reference the potential for children from the development to be transported to schools outside of the immediate neighbourhood.

Should the development be approved, the above matters would be secured in the Conditions of Draft Plan of Subdivision Approval in Attachment 11.

Toronto Green Standard

City Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS.

Should the development be approved, the Draft Zoning By-law Amendment and the Conditions of Draft Plan of Subdivision Approval would secure the Tier 1 development performance for Construction Activity and Stormwater Retention (see Attachments 10 and 11).

Noise and Vibration Impacts

As part of the Phase One development, the applicant submitted noise, vibration and air quality studies in support of the proposal. In terms of vibration impact, the study concluded there would be no impacts from the neighbouring industrial uses on the proposed residential development. In terms of noise impact, the study recommended that noise abatement in the form of an acoustical barrier and a 1.8 metre high noise barrier wall be provided to mitigate noise impacts from the Stationary Facilities located on the south side of the proposed Phase One development. The report notes that although not required from an acoustical point of view, it is recommended that the wall should be linearly extended to both sides of the acoustical barrier so as to cover the entire southern lots for architectural and aesthetic reasons.

These studies were peer reviewed and the City's peer reviewers concurred with the findings of the reports. The proposed mitigation measures are generally acceptable to staff and would apply to the Phase Two lands.

The owner would be required to include warning clauses in all offers of purchase and sale or any lease agreements to notify prospective purchasers or tenants that the property may be subject to noise, odour, dust, vibrations and other nuisance impacts by neighbouring industry.

Should the development be approved, the requirement for the warning clauses would be secured in the Conditions of Draft Plan of Subdivision Approval in Attachment 11.

Demolition Permit

The current demolition permit (File Number 17 176786 DEM 00 DM) for the former St. Gaspar Catholic School building was issued on August 3, 2017 by the Building Division. As part of the demolition review process, the applicant was required to submit a

designated substance survey report as well as a dust control plan to Toronto Public Health staff for their review and consideration. Toronto Public Health staff have provided clearance, to the Plan Review staff (in the Building Division), confirming that the necessary requirements have been satisfied in order to receive a permit. It should be noted that the demolition file contains the designated substance survey report and the report from the Environmental consultant (prepared by WSP) that provided the review of the environmental management of material. Any requests to review these reports would have to be done through a Freedom of Information request.

In order to close the demolition permit, the applicant is required to submit a compliance letter from their Structural and Environmental Consultants. On May 29, 2018, the Building Division received the required letters from the land owner. On June 9, 2018, the demolition permit file was closed by the Building Division.

Draft Plan Subdivision

The proposed Draft Plan of Subdivision would create 16 residential blocks (Blocks 1 to 16) and 2 additional blocks (Block 17 and Block 18) for the corner roundings for Street A and Street B, as well as secure technical requirements of the development including among other matters, site servicing and tree protection and planting.

Through Chapter 415-16, 18 and 18.1 of the Municipal Code, as amended, City Council has delegated authority to the Chief Planner and Executive Director, City Planning to approve plans of subdivision and to determine appropriate conditions of approval.

The Recommendations of this report advise City Council that the Chief Planner and Executive Director, City Planning intends to approve the Draft Plan of Subdivision as generally illustrated in Attachment 3: Figure 3 and subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 11.

Section 37

Policy 5.1.1 of the Official Plan allows the City to request the provision of community benefits for a proposed development seeking a significant increase in height and/or density, in accordance with Section 37 of the *Planning Act*. Given the proposed increase in height and density is not significant enough to trigger the application of these policies, this development proposal would not be subject to the Section 37 policies of the Official Plan.

Conclusion

The proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2017) and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2014), does not conflict with the Growth Plan (2017) and is in keeping with the intent of the Toronto Official Plan. The proposal is compatible with the surrounding neighbourhood, provides for an appropriate amount of development and integrates the site into the surrounding neighbourhood.

Staff recommend that City Council approve the Zoning By-law Amendment application.

Furthermore, the proposed Draft Plan of Subdivision is consistent with Section 51 of the *Planning Act* as it would conform to the Official Plan, provides for the orderly development of the lands and proposes appropriate utilities and City services. The Chief Planner and Executive Director, City Planning, in accordance with Chapter 415-16, 18 and 18.1 of the Municipal Code, intends to approve the application for Draft Plan of Subdivision as generally illustrated in Attachment 3: Figure 3 and subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 11.

CONTACT

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Fax No. (416) 394-6063
E-mail: Sabrina.Salatino@toronto.ca

SIGNATURE

Neil Cresswell, MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Figure 1: Application Data Sheet
Attachment 2: Figure 2: Location Map
Attachment 3: Figure 3: Draft Plan of Subdivision
Attachment 4: Figure 4: Site Plan
Attachment 5: Figure 5: Front and Rear Elevations (Detached Dwelling)
Attachment 6: Figure 6: Left Elevation (Detached Dwelling)
Attachment 7: Figure 7: Front and Rear Elevations (Semi-Detached Dwelling)
Attachment 8: Figure 8: Right Elevation (Semi-Detached Dwelling)
Attachment 9: Existing Zoning By-law Map
Attachment 10: Draft Zoning By-law Amendment
Attachment 11: Conditions of Draft Plan of Subdivision Approval

Attachment 1: Figure 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 135 PLUNKETT ROAD **Date Received:** December 5, 2017

Application Number: 17 271641 WET 07 OZ
17 271636 WET 07 SB

Application Type: Rezoning, Draft Plan of Subdivision

Project Description: Proposed amendments to the City of North York Zoning By-law No. 7625 to permit the development of 16 new residential lots (15 pairs of semi-detached houses and 1 detached house).

Applicant	Agent	Architect	Owner
BOUSFIELDS INC. TONY VOLPENTESTA			ST GASPAR'S DEVELOPMENT CORPORATION

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision: N/A
Zoning:	R4	Heritage Designation: N/A
Height Limit (m):		Site Plan Control Area: N/A

PROJECT INFORMATION

Site Area (sq m): 7,499 Frontage (m): 116.3 Depth (m): 68 and 68.92

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):				
Residential GFA (sq m):			3,180	3,180
Non-Residential GFA (sq m):				
Total GFA (sq m):			3,180	3,180
Height - Storeys:			3	3
Height - Metres:			10	10
Lot Coverage Ratio (%):		Floor Space Index:	0.42	

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	3,180	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:				
Other:				
Total Units:			31	31

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					
Total Units:					31

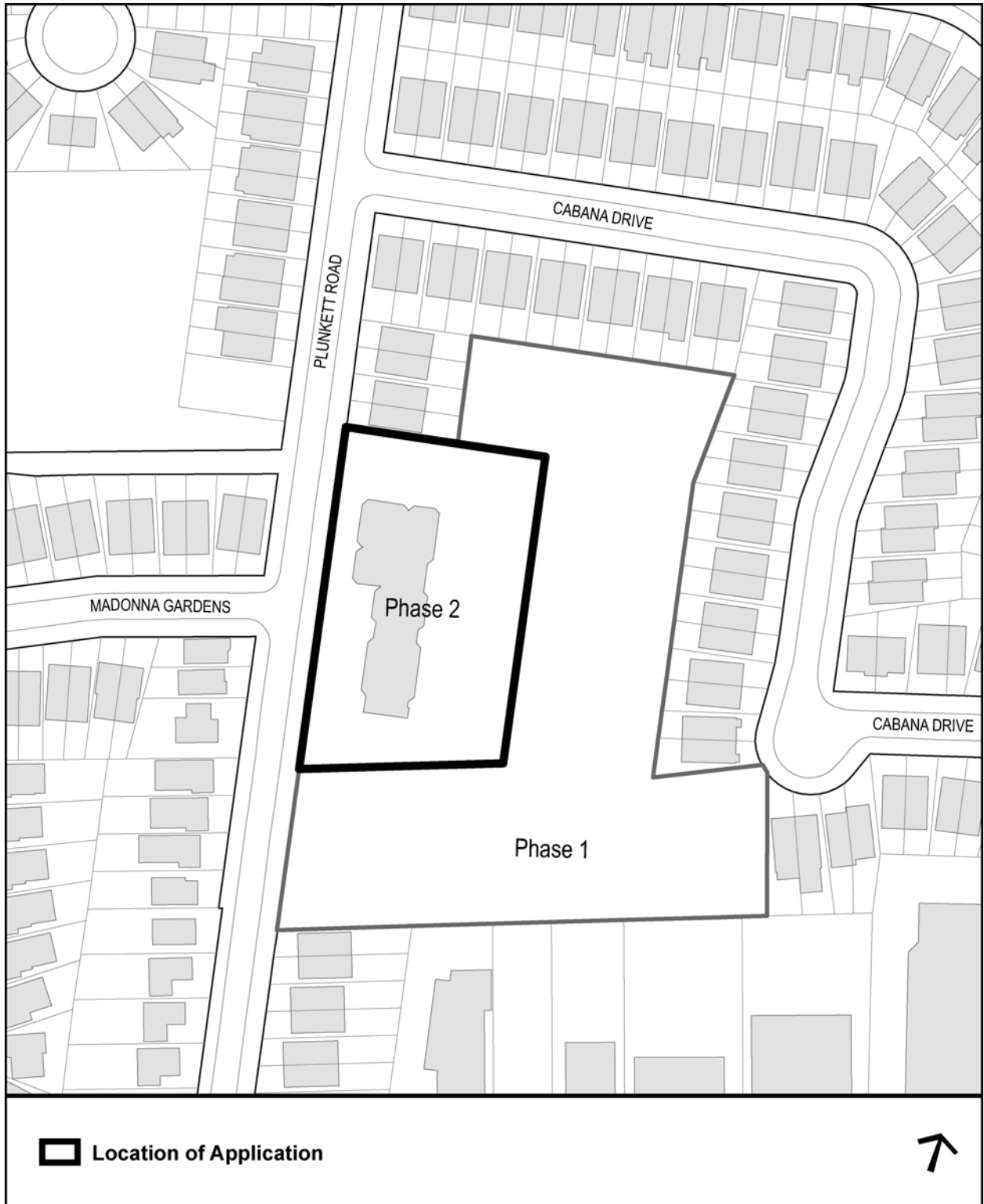
Parking and Loading

Parking Spaces:	31	Bicycle Parking Spaces:		Loading Docks:	0
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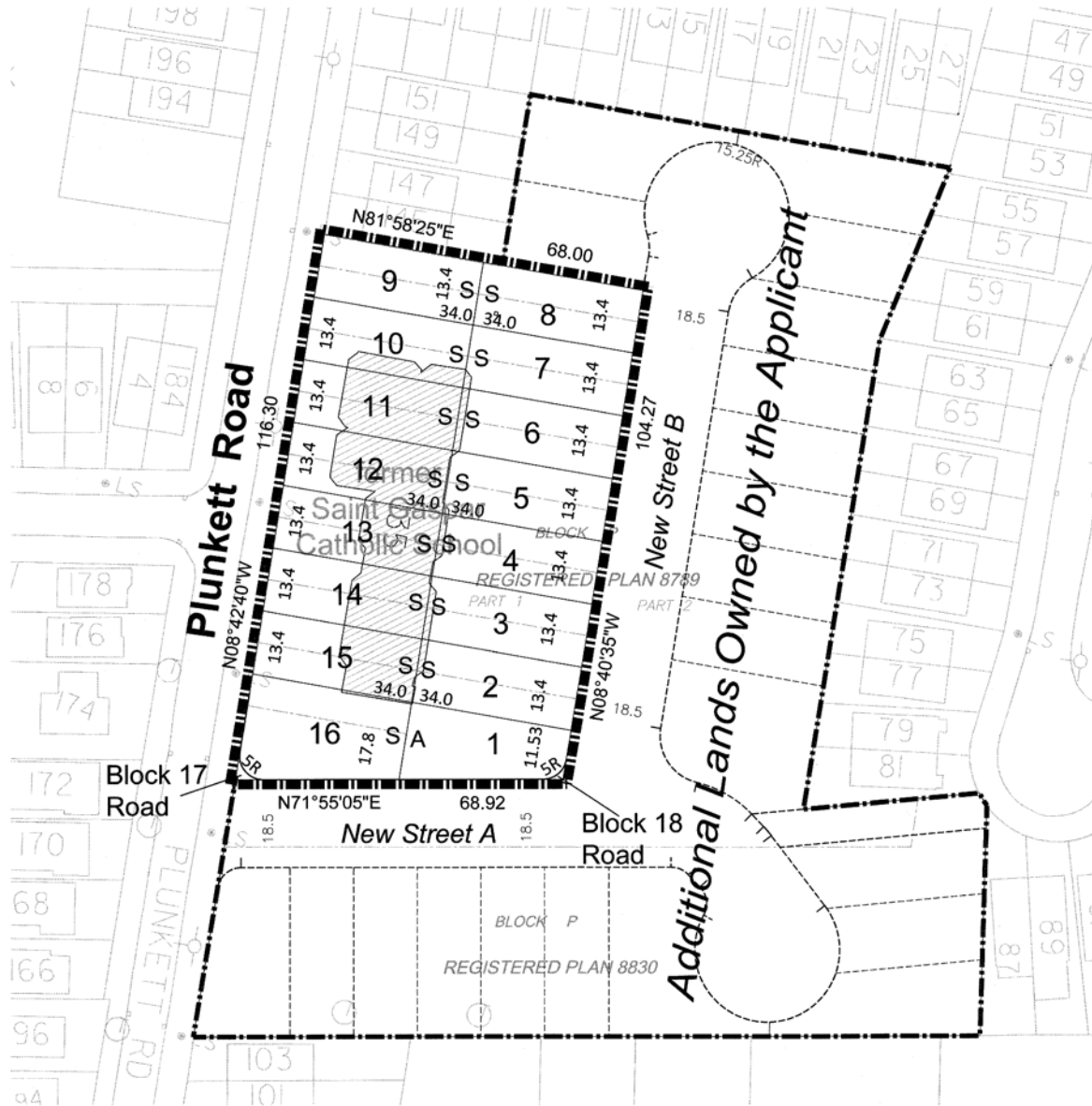
CONTACT:

Sabrina Salatino, Senior Planner
(416) 394-8025
Sabrina.Salatino@toronto.ca

Attachment 2: Figure 2: Location Map



Attachment 3: Figure 3: Draft Plan of Subdivision



Draft Plan of Subdivision

135 Plunkett Road

Applicant's Submitted Drawing



Phase 2



Phase 1

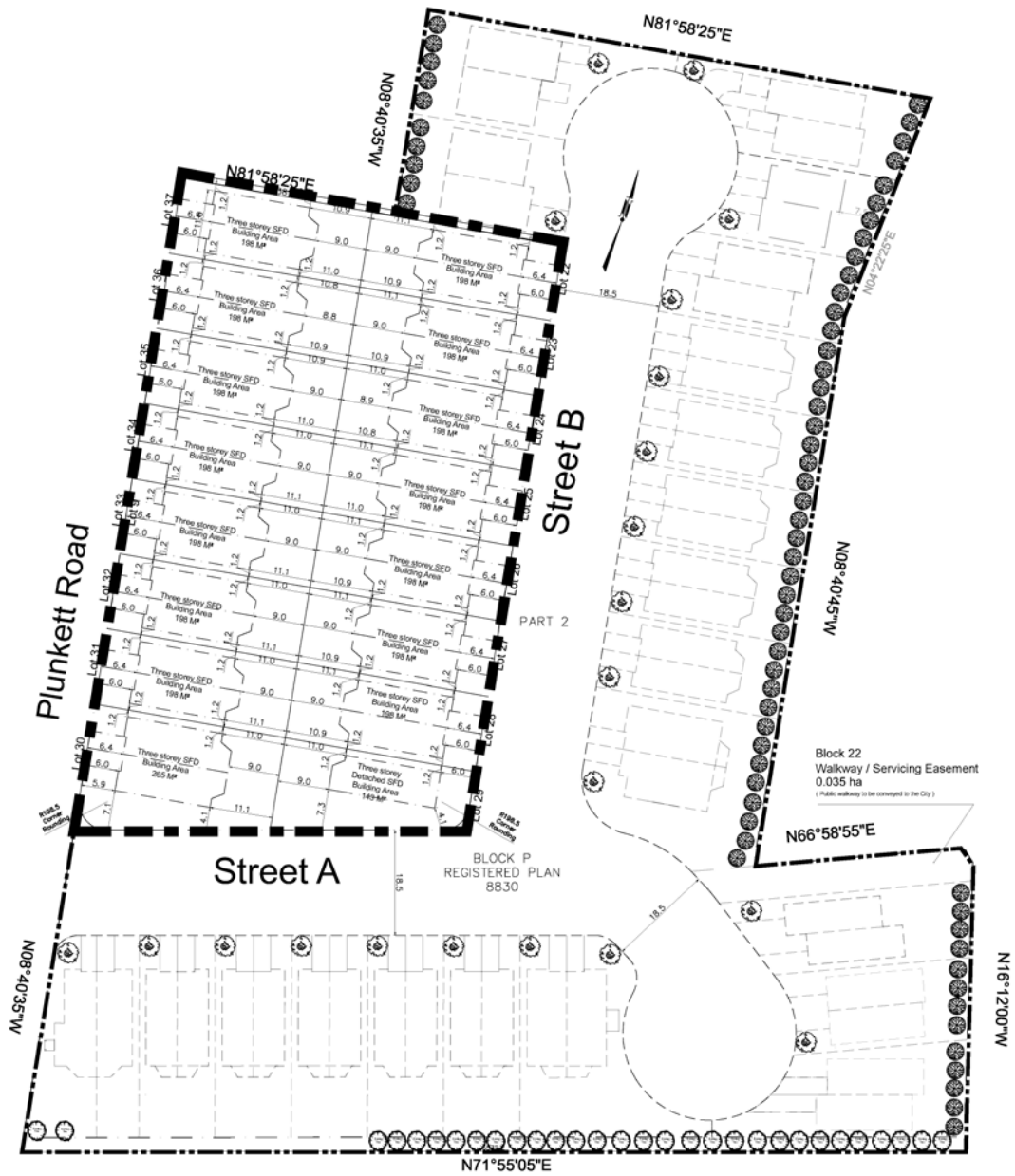
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05/18/2018



File # 17 271641 WET 07 OZ

File # 17 271636 WET 07 SB

Attachment 4: Figure 4: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale
05/18/2018



Phase 2



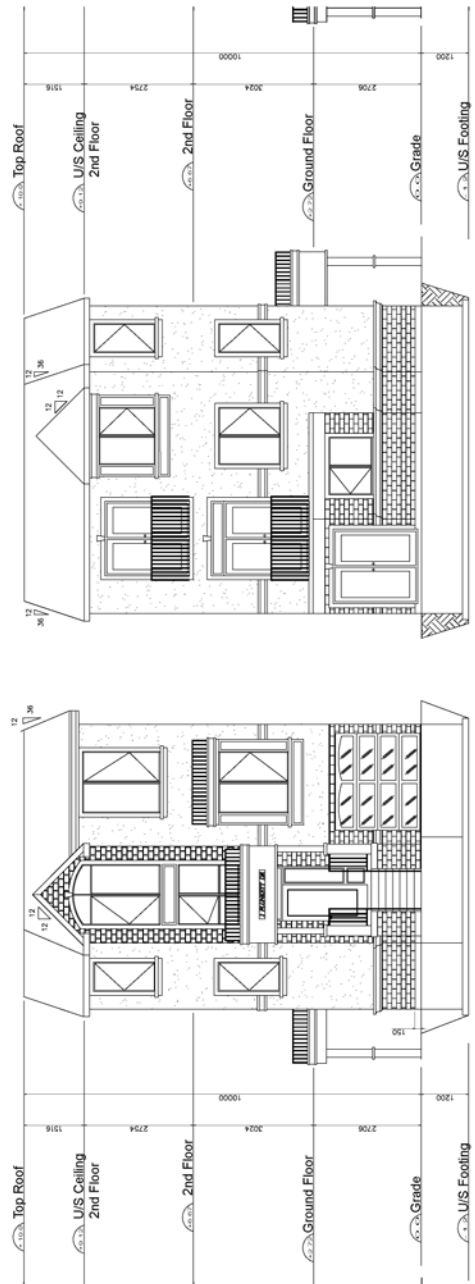
Phase 1

135 Plunkett Road

File # 17 271641 WET 07 OZ

File # 17 271636 WET 07 SB

Attachment 5: Figure 5: Front and Rear Elevations (Detached Dwelling)



Front & Rear Elevations - Detached Dwelling

Applicant's Submitted Drawing

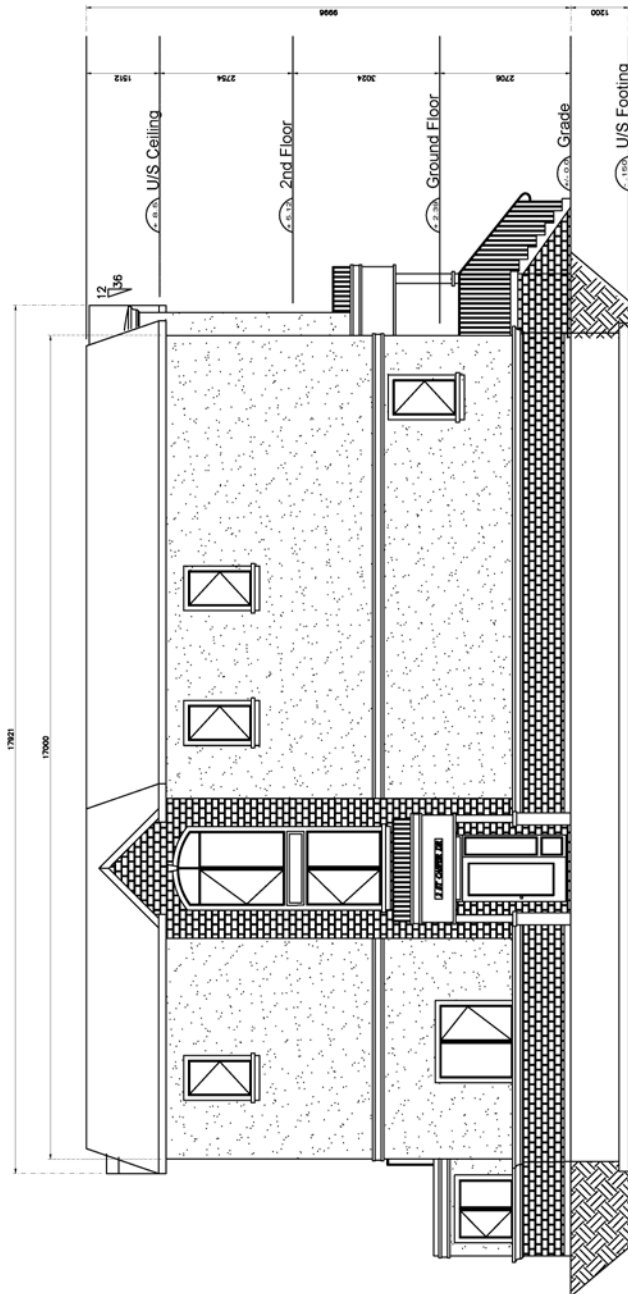
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05/18/2018

135 Plunkett Road

File # 17 271641 WET 07 0Z

File # 17 271636 WET 07 SB

Attachment 6: Figure 6: Left Elevation (Detached Dwelling)



Side Elevation - Detached Dwelling

Applicant's Submitted Drawing

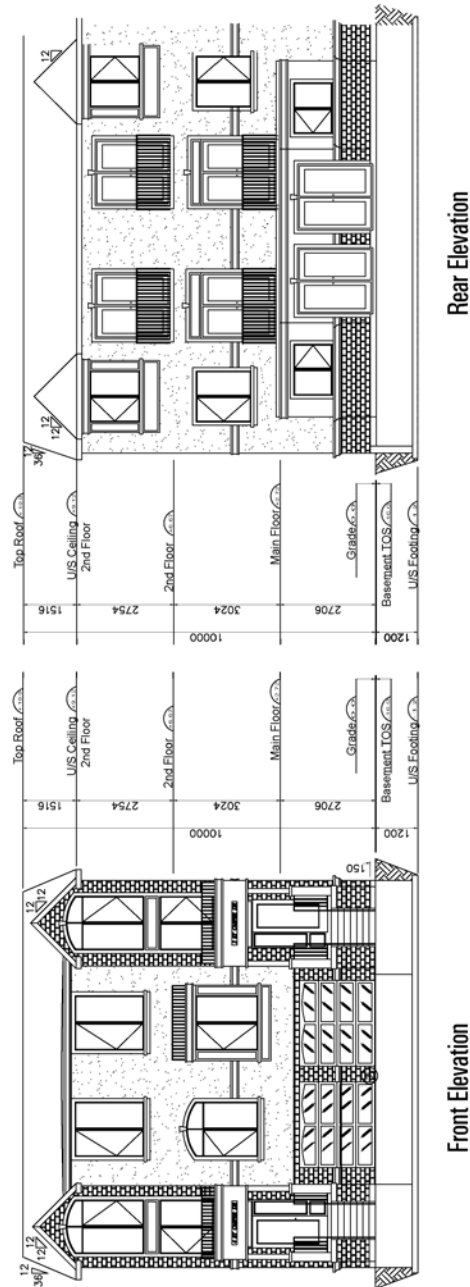
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135 Plunkett Road

File # 17 271641 WET 07 0Z

File # 17 271636 WET 07 SB

Attachment 7: Figure 7: Front and Rear Elevations (Semi-Detached Dwelling)



Front & Rear Elevations - Semi-Detached Dwelling

135 Plunkett Road

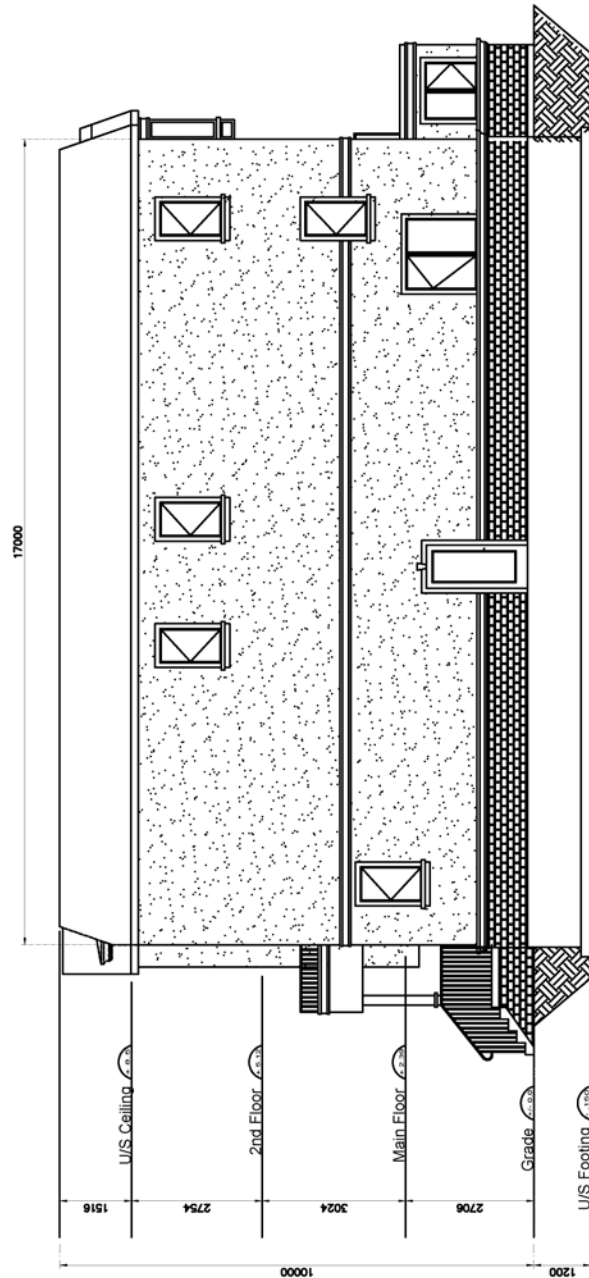
Applicant's Submitted Drawing

Not to Scale
05/18/2018

File # 17 271641 WET 07 0Z

File # 17 271636 WET 07 SB

Attachment 8: Figure 8: Right Elevation (Semi-Detached Dwelling)



Side Elevation - Semi-Detached Dwelling

Applicant's Submitted Drawing

Not to Scale
05/18/2018

135 Plunkett Road

File # 17 271641 WET 07 0Z

File # 17 271636 WET 07 SB

Attachment 9: Existing Zoning By-law Map



Zoning By-Law No. 569-2013

135 Plunkett Road

File # 17 271641 WET 07 OZ

File # 17 271636 WET 07 SB

Location of Application

RD Residential Detached
RM Residential Multiple

CR Commercial Residential
EL Employment Light Industrial
OR Open Space Recreation
UT Utility and Transportation

See Former City of North York By-Law No. 7625
R4 One-Family Detached Dwelling Fourth Density Zone



Not to Scale
Extracted: 01/25/2018

Attachment 10: Draft Zoning By-law Amendment

CITY OF TORONTO BY-LAW No. ____ - 2018

To amend the City of North York Zoning By-law No. 7625 of North York with respect to lands municipally known as 135 Plunkett Road.

WHEREAS authority is given to Council of the City of Toronto 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. The lands subject to this by-law are those lands delineated by heavy black lines shown on Schedule “1” attached hereto.
2. Schedules “B” and “C” of Zoning By-Law No. 7625 of the former City of North York are amended in accordance with Schedule “1” of this by-law.
3. Section 64.13 of By-Law No. 7625 is amended by adding the following new subsection:

“64.13 (___) R4 (___)

EXCEPTION REGULATIONS FOR DETACHED DWELLINGS

- (a) The maximum number of dwelling units shall not exceed 1 unit.
- (b) The minimum lot area shall be 400 square metres.
- (c) The minimum lot frontage shall be 11.5 metres.
- (d) The minimum front yard setback shall be 6.0 metres.
- (e) The minimum rear yard setback shall be 7.5 metres.
- (f) The minimum interior side yard setback shall be 1.2 metres.
- (g) The maximum building height is shall be 10.0 metres.
- (h) The provisions of this exception shall apply collectively to the lands zoned R4(____) notwithstanding their future severance, partition or division for any purpose.

4. Section 64.17 of By-Law No. 7625 is amended by adding the following new subsection:

“64.17 (__) RM2 (__)

EXCEPTION REGULATIONS FOR SEMI-DETACHED DWELLINGS

- (a) The maximum number of dwelling units shall not exceed 30 units.
- (b) The minimum lot area shall be 205 square metres for each semi-detached dwelling unit and 419 square metres for each semi-detached dwelling.
- (c) The minimum lot frontage shall be 6.7 metres for each semi-detached dwelling unit and 13.4 metres for each semi-detached dwelling.
- (d) The minimum front yard setback shall be 6.0 metres.
- (e) The minimum rear yard setback shall be 7.5 metres.
- (f) The minimum side yard setback shall be 1.2 metres for each semi-detached dwelling.
- (g) The maximum building height shall be 10.0 metres.
- (h) The maximum lot coverage for each semi-detached dwelling unit shall be 45%.
- (i) The provisions of this exception shall apply collectively to the lands zoned RM2(__) notwithstanding their future severance, partition or division for any purpose.

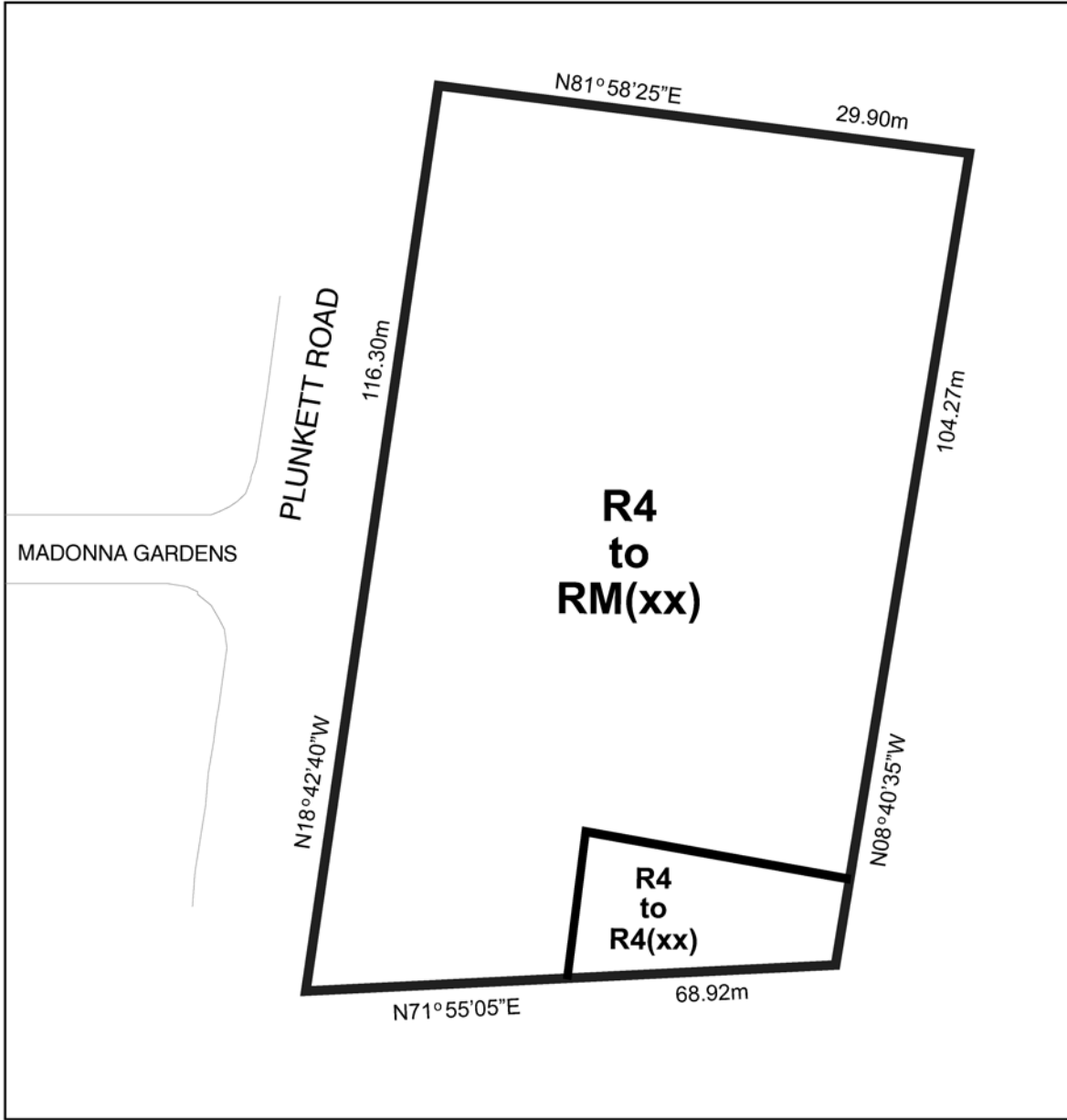
5. Sections 64.13 (__) and 64.17(__) of By-law No. 7625 of the former City of North York is amended by adding Schedule RM2 (__) R4(__) to this by-law.

ENACTED AND PASSED this ____ day of _____, 20____.

JOHN TORY,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



TORONTO
 Schedule 1

135 Plunkett Road

File # 17 271641 WET 07 0Z


 Former City of Etobicoke By-Law 11,737
 Not to Scale
 06/12/2018

Attachment 11: Conditions of Draft Plan of Subdivision Approval

1. The Owner shall enter into the City's standard Subdivision agreement and satisfy all of the pre-registration conditions contained therein.
2. The Owner shall provide to the Director of Community Planning, Etobicoke York District, confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department, City of Toronto (statement of account or Tax Clearance Certificate) and that there are no outstanding City initiated assessment or tax appeals made pursuant to Section 40 of the assessment Act or the provisions of the City of Toronto Act, 2006. In the event that there is an outstanding City initiated assessment or tax appeal, the Owner shall enter into a financially secured agreement with the City satisfactory to the City Solicitor to secure payment of property taxes in the event the City is successful with the appeal.
3. The zoning by-law amendment implementing the proposed development is in full force and effect.
4. The approval of the Draft Plan of Subdivision application (File No. 13 162112 WET 07 SB) for Phase One is completed.
5. 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.
6. 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.

ENGINEERING AND CONSTRUCTION SERVICES

7. The Owner is required to submit a draft Reference Plan of Survey to the Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office. The reference 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.
8. The Owner is required to pay all costs for preparation and registration of reference plan(s).
9. The Owner is required to conduct environmental site assessments for the lands to be conveyed to the City in accordance with the terms and conditions of the standard

subdivision agreement, including providing payment for a peer reviewer and the submission of a Record of Site Condition (RSC).

10. Provide a detailed Stormwater Management Report, and apply stormwater management techniques in the development of this subdivision to the satisfaction of the Executive Director, Engineering and Construction Services.

11. The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a manner satisfactory to the Executive Director of Engineering and Construction Services, and that existing drainage patterns on adjacent properties shall not be altered.

12. The Owner agrees that the following clause will be included in all agreements of purchase of sale and/or rent/lease for all residential units equipped with sump pumps: "The Purchaser/Tenant and/or Lessee specifically acknowledges and agrees that the resident unit is fitted with a sump pump for the purpose of draining stormwater from the foundation of the building and pumping it to the exterior of the building for disposal by permeation into the ground and by runoff. A stormwater connection to the City's storm service is prohibited by City By-law. It is the homeowner's/occupier's responsibility to maintain the sump pump and to ensure its proper operation at all time".

13. The Owner agrees that the following clause will be included in all agreements of purchase and sale and/or rental/lease for any lands within the proposed plan of subdivision: "The Purchaser/Tenant and/or Lessee shall not alter the stormwater management measures (swales, rear lot catch basins, soakaway pits, etc.) implemented within the back yards and shall maintain them free and clear of any encumbrances and structures".

14. The Owner will be required to provide, in the Purchase and Sale Agreement, a warning clause to be registered on title informing the homeowners that they are responsible for the upkeep and maintenance of rear yard catch basins, drainage swales, catch basin leads and soakaway pits located on private property.

15. The Owner shall submit detailed engineering design drawings and detailed cost estimates for the proposed road and services.

16. The Owner also shall submit a detailed pavement marking and signage plan including signage cost, pavement markings, and any other costs deemed necessary by Transportation Services, prior to the registration and execution of the Subdivision Agreement.

17. The Owner is required to pay engineering and inspection fees in accordance with the terms and conditions of the City's standard Subdivision Agreement.

18. The Owner is required to submit financial security in accordance with the terms of the standard Subdivision Agreement.

19. Provide a Composite Utility Plan (CUP) illustrating the locations and dimensions of all existing and proposed development related underground and above ground utility services and structures, and street trees within the City rights-of-way. The CUP must be signed off by all the utility companies and the City's Parks, Forestry & Recreation Division prior to acceptance of the Engineering plans by the Executive Director, Engineering and Construction Services.

20. Provide certification to the Executive Director of Engineering and Construction Services by the Professional Engineer who designed and supervised the construction, that the site servicing facilities have been constructed in accordance with the accepted drawings.

21. The Owner shall obtain/verify the municipal addresses that will be required for the purpose of setting up the water account with Toronto Water when application is made for the proposed sewer and/or water service connections (as applicable).

22. The Owner shall initiate the street naming process so that all public streets, private access roads and private walkways shall be named to facilitate access to the units fronting these streets, roads and walkways.

23. Prior to the registration of the Plan of Subdivision, the Owner shall make satisfactory arrangements with THESL and THESI for the provision of the electrical distribution system and street lighting, respectively, to service the Plan of Subdivision.

Written confirmation from THESL and THESI that said arrangement have been made with respect to the installation of the electrical distribution system and street lighting, respectively, for the Plan of Subdivision, including the provision of any financial requirements set out in any agreement with THESL and THESI shall be provided.

24. Submit a digital copy of the final plan of subdivision in DGN or DWG formats, prepared in metric units with all lot/block corners integrated with the Ontario Co-ordinate System.

PARKS, FORESTRY AND RECREATION

25. Prior to the registration of the plan of subdivision, the Owner agrees to submit an Arborist Report, Tree Preservation Plan and Landscape Plan, to the satisfaction of the General Manager of Parks, Forestry and Recreation.

26. Prior to the registration of the plan of subdivision, the Owner agrees to 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, to the satisfaction of the General Manager of Parks, Forestry and Recreation.

27. Prior to the registration of the plan of subdivision, 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.

28. Prior to the registration of the plan of subdivision, the Owner agrees to submit an application and pay the required fees and to provide 70 mm diameter caliper replacement trees for the removal of trees that are subject to the City's Private Tree By-law and associated regulations in effect on the date of draft approval of the plan of subdivision. The ratio of replacement trees will be determined by Urban Forestry. Replacement trees will be planted on site in accordance with Urban Forestry Services requirements, or if no suitable location on site can be provided, the Owner may pay cash-in-lieu of planting, to the satisfaction of the General Manger of Parks, Forestry and Recreation.

29. 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.

30. 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 Subdivision. The booklet will be prepared to the satisfaction of the General Manger of Parks, Forestry and Recreation and will be distributed to all homeowners for all dwellings within the Subdivision.

31. 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".

32. 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.

33. Prior to any site work, the Owner agrees to protect all existing trees associated with the Subdivision 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 Manger of Parks, Forestry and Recreation.

34. Prior to any site work, the Owner agrees to install tree protection barriers and signage for trees to be preserved in accordance with the approved Arborist Report and Tree Preservation to the satisfaction of Parks, Forestry and Recreation and to maintain the barriers in good repair until removal has been authorized by Urban Forestry, on behalf of General Manger of Parks, Forestry and Recreation.

35. 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.

36. The Owner agrees to contact Urban Forestry prior to commencement of planting trees on City road allowance and on private property or within common areas. The Owner further agrees to plant trees in accordance with the approved Landscape Plan and Composite Utility Plan, to the satisfaction of the General Manger of Parks, Forestry and Recreation.

37. 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).

SCHOOLS

38. The Owner shall enter into an agreement to erect and maintain signs, at points of egress and ingress of the development site, advising that:

"The Toronto District School Board makes every effort to accommodate students at local schools. However, due to residential growth, sufficient accommodation may not be available for all students. Students may be accommodated in schools outside this area until space in local schools becomes available. For information regarding designated school(s), please call (416) 394-7526."

39. These signs shall be to the Board's specifications and erected prior to registration or the issuance of any building permit.

40. The Owner agrees to include in all offers of purchase and sale or lease the following warning clauses prior to the registration of the subdivision plan and for a period of 10 years after registration of the subdivision plan:

"Despite the best efforts of the Toronto District School Board, sufficient accommodation may not be locally available for all students anticipated from the development area and that students may be accommodated in facilities outside the area, and further, that students may later be transferred. Purchasers agree for the purpose of transportation to school, if busing is provided by the Toronto District School Board, that students will not be bussed home to school and/or from school to home, but will meet the bus at designated locations in or outside of the area."

ARCHAEOLOGICAL

41. The Owner agrees in the Subdivision Agreement to include the following clause:

"i. In the event that deeply buried archaeological remains are encountered on the property during construction activities, the owner shall notify the Heritage Operations Unit of the Ministry of Culture immediately at (416) 314-7146 as well as the City of Toronto, Heritage Preservation Services Unit (416) 338-1096; and

ii. In the event that human remains are encountered during construction, the owner immediately contact both the Ministry of Culture, and the Registrar or Deputy Registrar of Cemeteries at the Cemeteries Regulation Unit, Ministry of Government Services, (416) 326-8393".

42. If any expansions to the boundaries of the subject property are proposed, the owner will be required prior to final approval and registration of the Plan to submit further archaeological assessment work.

NOISE AND VIBRATION

43. Prior to final approval and registration of this plan, the Owner shall agree in the subdivision agreement, in wording satisfactory to the City Solicitor, to carry out or cause to be carried out the Recommendations of the Report prepared by WSP Canada Inc, titled "Environmental Noise Assessment Report – Update", dated March 3, 2017 and any addendum to these reports as may be required by the City for the abatement of noise and vibration control.

44. The Owner shall include warning clauses in all offers in all offers of purchase and sale residential units or any lease agreements to notify prospective purchasers or tenants that the property may be subject to noise, odour, dust, vibrations and other nuisance impacts by neighbouring industry.

45. The Owner shall insert the following clauses in all Offers to Purchase and agreements of Purchase and Sale or Lease and, as applicable, in any Condominium declarations associated with the lands and such clauses, as applicable, shall remain on title for each Lot and Block. The warning Clauses shall be referenced to the applicable lots and blocks within the draft Plan of Subdivision approved:

"Purchasers/Tenants are advised that the development is located near existing industrial and commercial operations to the south of the development site. Nearby operations may operate 24 hours a day, 7 days a week with outdoor shipping and trucking operations. Notwithstanding the inclusion of mitigation features, noise and vibrations impacts emanating from the industrial area may sometimes affect all or parts of the development;

Purchasers/Tenants are advised that due to the proximity of adjacent industry and businesses, the property may be subject to noise, noxious odour, dust vibrations and other nuisance impacts arising from the operation of these uses; and

Purchasers/Tenants are advised that in purchasing or leasing they acknowledge and accept the existence of industrial uses, and accept that owners and/or operators of these uses will not be responsible for any complaints of claims arising from the continued legal operation and/or expansion of the same."

LANDSCAPING

46. Prior to the registration of the plan of subdivision, the Owner agrees to submit a landscape plan for the tree planting within the rear yards of the of the new residential units to the satisfaction of the Director, Community Planning, Etobicoke York District in consultation with the General Manger of Parks, Forestry and Recreation.

47. 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 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 Direct, Community Planning, Etobicoke York District.

48. The Owner shall include warning clauses in all offers in all offers of purchase and sale residential units or any lease agreements to notify prospective purchasers or tenants that the trees planted in the rear yard are required to be provided and maintained by the Owner.

BELL CANADA

49. The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

The Owner is advised to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Owner is hereby advised that prior to commencing any work, the owner must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the owner shall 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 the above noted connection, then the owner will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

TORONTO HYDRO

50. Prior to final approval and registration of the plan, the Owner shall provide written confirmation to the Director Community Planning, Etobicoke York District that the owner has made satisfactory arrangements, financial and otherwise with Toronto Hydro for the installation of an underground electrical distribution system and street lighting system.

ADVISORY OF OTHER CITY REQUIREMENTS

The Owner is advised that the following approvals and/or permits are required for this development:

Transportation Services

1. The Owner must obtain the necessary authorizations and permits from the City's Right-of-Way Management Unit before excavating within or encroaching into the municipal road allowance. The Owner is advised to contact the Right-of-Way Management Unit at 416-394-8348 regarding site-specific permit and licensing requirements.
2. The Owner is advised that any physical or landscaping features that they propose to install within public right(s)-of-way are subject to encroachment agreements. The Owner is responsible for the costs of installing and maintaining these encroachments. For further information regarding encroachment agreements, please contact Elio Capizzano, Right-of-Way Management Unit at 416-394-8422.

Fire Services

3. Revisions are required to the submitted site development plans. The Owner is also advised that as established by Toronto By-Law, Chapter 880, it is required that an approved fire access route be provided. Application shall be submitted to Toronto Fire Services prior to occupancy.

Site Servicing

4. Upon Draft Plan Approval, submit a detailed engineering submission in accordance with the requirements of the City's Design Criteria for Sewers and Watermains.
5. The Owner will be required to make an application to the General Manager of Toronto Water for the installation of any proposed services within the municipal right-of-way, after acceptance of the stormwater management report and site servicing plan by Engineering and Construction Services.
6. Please be advised that effective June 2008, reuse of sewer connections is no longer acceptable in accordance with the City's Sewer Use By-Law. In accordance with the requirements of the by-law, all new developments now require new connections.
7. In accordance with the City's Water Supply By-law, if a building or structure on a property is demolished or substantially demolished, the water service connection shall

be disconnected by the City at the connection point to the City watermain. As such, reuse of the existing water service connections will not be feasible.

Wet Tap Procedure

8. The Owner is advised that pursuant to an order issued by the Ontario Ministry of the Environment and Climate Change, all wet taps performed on City watermains must be performed by, or under the supervision of, a Certified Operator in accordance with Ontario Regulation 128/04. The City of Toronto Protocol respecting the performance of and verification of wet taps can be found at:

<https://www1.toronto.ca/wps/portal/contentonly?vgnextoid=1ed73d3085131410VgnVCM10000071d60f89RCRD&vgnnextchannel=9deeabfb06721410VgnVCM10000071d60f89RCRD>

Utilities

9. The Owner is financially responsible for all costs associated with the excavation, improvement, removal and/or relocation of any above or below-grade public or private utility resulting from the development of this property.

Toronto Hydro Approval

10. The Owner shall obtain approval from Toronto Hydro Street Lighting Incorporated, THSLI, for removing and/or relocating any utility with attached municipal street lighting and for any upgrades. The Owner is advised to contact THSLI (416-542-3195) or at the Toronto Hydro web site: www.torontohydro.com/streetlighting_for_comment_and_cost_estimates_for_required_fieldwork.

Environmental Site Assessment

11. City Council requires that all lands to be conveyed to the City be tested to verify that the contaminations do not exceed the Site Condition Standards or Property Specific Standards as prescribed in the Provincial regulations.

Owners are advised that conveyance of Risk Assessed Land to the City must be in accordance with Clause 18, of Works Committee Report 2, "The Use of Risk Assessment Approach to Manage Contaminated Lands Prior to Land Conveyances to the City Under the Planning Act" adopted by City Council on April 25, 26 and 27, 2006 can be found at:

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060425/wks2rpt/cl018.pdf>

Owners are also advised to seek clarification, as early as possible, from the City's Chief Building Official (CBO), whether the development proposed land use will require a Record of Site Condition (RSC) in accordance with O. Reg. 153/04. Owners are required to inform Engineering and Construction Services of the CBO's decision as soon as possible. When a RSC is required, a copy should be provided to the Engineering and Construction Services as early as possible to avoid untimely delays in the conveyance process.

All land conveyances to the City are therefore, subject to the Harmonized Peer Review Process and require concurrence by the City's peer reviewer and appropriate filing of the Record of Site Condition. The Owner is responsible for all costs associated with the peer review service.

12. As per the City's Standard Subdivision Agreement, the Owner is advised that they are required to pay all costs associated with the City retaining a third-party peer reviewer including a 7% administrative cost to the City, and submit a certified cheque payable to the City of Toronto in the amount of \$8,000.00, as an initial deposit towards the cost of the peer review to the Executive Director, Engineering and Construction Services. Submit further deposits when requested to cover all costs of retaining a third-party peer reviewer (unused funds will be refunded to the applicant by the City). To date, this peer review process has not been initiated by Development Engineering Staff.

Municipal Numbering

13. 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. For details please see: <http://www.toronto.ca/mapping/numbers/index.htm>

Urban Forestry, Supervisor of Tree Protection & Plan Review

14. The Owner should be advised that the application and all security deposits and payments must be submitted to the attention of Supervisor of Urban Forestry, Supervisor of Tree Protection & Plan Review, at the Etobicoke Civic Centre, 399 The West Mall, Main Floor - North Block. Payments must be made payable to Treasurer, City of Toronto in the form of a letter of credit, certified cheque, bank draft, money order, or by credit or debit cards at our office.

If you require further information, please contact Hai Nguyen, Urban Forestry Planner, at 416-394-8918, or by e-mail at Hai.Nguyen@toronto.ca.

Rogers

15. Please be advised that Rogers Communications Canada Inc. (RCCI) has aerial & buried cable plant facilities. The Owner must proceed with caution when installing their new infrastructure. The Owner is responsible for any damage to Rogers Cable.

Stake-outs can be arranged by calling 1-800-400-2255.

If Rogers cable is in conflict with the work you are doing and you require us to relocate our plant, please provide RCCI with detailed drawings and give us sufficient time before construction so that we may coordinate any necessary work that apply to this reconstruction. For additional information, please don't hesitate to contact Pourya Rezazadeh at 416- 764-2131.

Enbridge Gas Distribution

16. The Owner shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea10@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and /or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, the Owner will provide the easement(s) to Enbridge Gas Distribution at no cost.

The Owner will contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea10@enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

The Owner will grade all road allowances to as final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.