

Draft Phasing Plan: 1880 Eglinton Avenue East (July 12, 2021)**Development and Park Block Phasing**

Phase	Subdivision	Architectural Plan	Street	ROW Widening
1	Block 6	Block F	A1, B	Block 11, Block 12
2	Block 1, western portion of Block 2	Block G, western portion Block B		Block 10, Block 9
3	Block 4; Block 3*	Block A2; Block A1*	A2, C	Block 13, Block 14
4	Block 8, eastern portion of Block 2^	Block D, eastern portion of Block B^		
5	Block 5	Block C and Block H2*^		
6	Block 7	Block E		

*if Block 3 (Block A1) is not used for municipal services from the north-south segment of Craigton Drive and Street C;

^eastern portion of Block 2 (Block B) cannot develop, save and except for interim surface parking, any earlier than Phase 3, but not required to develop in Phase 3;

*^ if Block H2 being the north-south segment of Craigton Drive acquired, if not Block C may proceed in accordance with agreed to process.

Note for all triggers: reference to building permit does not include demolition permit.

Note for Block 6, Block F: Notwithstanding the requirement for construction and conveyance of municipal infrastructure and rights-of-way prior to the issuance of any building permit, at the discretion of the Chief Building Official and the Chief Engineer and Executive Director, Engineering and Construction Services, the City may issue that below grade building permits may be issued for Block 6 (Block F) subject to any relevant determinations made respecting the Engineering Reports.

A. Parkland Dedication

1. Section 118 restriction on Block 3 (Block A1) and Block 4 (Block A2) until such a time as the parkland on Block 4 (Block A2) is conveyed to the City of Toronto.
2. Section 118 restriction on Block 3 remains until either when Block 3 conveyed to the City as parkland along with Block 4 (Block A2), if not required for municipal servicing, or prior to Block 3 (Block A1) being conveyed to the City, but not as parkland dedication as it includes municipal services.
3. No issuance of any building permits for Block 5 (Block C), Block 8 (Block D), Block 7 (Block E) or eastern half of Block 2 (Block B) until the parkland Block 4 (Block A2) is conveyed to the City of Toronto.
4. No issuance of any building permits for Block 5 (Block C), Block 8 (Block D), Block 7 (Block E) or eastern half of Block 2 (Block B) until Block 3 (Block A1) is

conveyed to the City as land with municipal services or land for public park purposes without municipal services existing below grade.

5. Typical process and procedures, terms and conditions included in Section 37 agreement as a matter of convenience, including matters related to base park and above base park improvements.

B. Community Service Facility Space

1. No issuance of any building permits for Block G (Block 1 Sub) or Phase 4, 5 and 6 until the community service facility space is conveyed to the City of Toronto
2. Trigger for completion and conveyance: the building containing the community centre on Block F shall be substantially completed the earlier of:
 - (i) prior to registration of any Condominium under the Condominium Act for any building on Block 6 (Block F);
 - (ii) prior to fifty (50%) of the market-rent dwelling units being constructed and ready for occupancy on the on Block 6 (Block F); and
 - (iii) no later than five (5) years after issuance of any Above Grade Building Permit for the first building on Block 6 (Block F).
3. Typical process and procedure applies for the design and approval of plans for community service facility, compliance with base building design and any relevant associated regulations, guidelines and by-laws, securities, lease arrangements for not-for-profit entities, operational requirements for community agency space, and standard requirements for conveyance to the City, provided that the value of the community service facility space does not exceed the indexed value in accordance with the Construction Price Index from the date of Section 37 Agreement of \$13,500,000.

C. Affordable Housing

1. The distribution of affordable housing of the 130 affordable housing units as follows:
 - 50% on Block 1 (Block G);
 - 50% on Block 8 (Block D);
 - Option for owner, at its sole discretion, to provide affordable housing units on Block 6 (Block F), with such reduction of the required affordable housing units on Block 8 (Block D);
 - Option for owner, , at its sole discretion, to provide more than 50% of the affordable housing units on Block 1 (Block G), with such reduction of the required affordable housing units on Block 8 (Block D).
2. The owner may apply through Open Door Program to provide financial assistance in accordance with the Open Door Application and approval process.

3. Matters to be determined: unit mix for each phase of affordable housing, and GFA allocated towards affordable housing, the minimum and average unit sizes, housing access plan provisions, along with other matters standard matters such laundry, vehicle parking, storage lockers, and so forth. Some terms may be finalized in the Section 37 Agreement and other matters may be determined at the Site Plan stage for each applicable block, satisfactory to the Chief Planner and Executive Director, City Planning.

Affordable Housing on Block 1 (Block G)

4. No issuance of any building permits for Block 5, Block 7, and Block 8, until the affordable housing units are available for occupancy on Block 1 (Block G).
5. Trigger for completion and occupation: the building containing the affordable housing units on Block 1 (Block G) shall be substantially completed the earlier of:
 - (i) prior to registration of any Condominium under the Condominium Act for any building on Block 1 (Block G); and
 - (ii) prior to fifty (50%) of the market-rent dwelling units being constructed and ready for occupancy on the on Block 1 (Block G); and
 - (iii) no later than five (5) years after issuance of any Above Grade Building Permit for the first building on Block 1 (Block G).

Affordable Housing on Block 8 (Block D)

6. No issuance of any building permits for Block 5 (Block C) and Block 7 (Block E) until the owner has obtained and have issued an above grade building permit for the building containing the affordable housing units on Block 8 (Block D).
7. No issuance of any above grade building permits for any other building on Block 8 (Block D) until the owner has obtained and have issued an above grade building permit for the building containing the affordable housing units on Block 8 (Block D).
8. No issuance of any above grade building permits for Block 5 (Block C) until the building containing the affordable units in Block 8 (Block D) are made available for occupancy.
9. Trigger for completion and occupation: the building containing the affordable housing units on Block 8 (Block D) shall be substantially completed the earlier of:
 - (i) prior to registration of any Condominium under the Condominium Act for any building on Block 8 (Block D); and
 - (ii) prior to fifty (50%) of the market-rent dwelling units being constructed and ready for occupancy on the on Block D; and

- (iii) no later than five (5) years after issuance of any Above Grade Building Permit for the first building on Block D.

Affordable Housing on Block 6 (Block F) (if option exercised)

- 10. No issuance of any building permits for Block 5, Block 7, and Block 8, until the affordable housing units are available for occupancy on Block 6 (Block F).
- 11. Trigger for completion and occupation: the building containing the affordable housing units on Block 6 (Block F) shall be substantially completed the earlier of:
 - (i) prior to registration of any Condominium under the Condominium Act for any building on Block 6 (Block F); and
 - (ii) prior to fifty (50%) of the market-rent dwelling units being constructed and ready for occupancy on the on Block 6 (Block F); and
 - (iii) no later than five (5) years after issuance of any Above Grade Building Permit for the first building on Block 6 (Block F).

D. Public Street

- 1. No building permits on any Blocks until Street A1 and Street B are constructed (to base course asphalt) and conveyed to the City;
- 2. No building permits on the eastern portion of Block 2 (Block B), Block 5 (Block C), Block 7 (Block E), and Block 8 (Block D) until Street A2 and Street C is constructed (to base course asphalt) and conveyed to the City, unless such permits are required to facilitate the construction of Street A2 and Street C unless such permits are required to facilitate the construction of Street A2 and Street C in the opinion of the Chief Building Official;
- 3. Street C may have a temporary cul de sac on Block 2 (Block B), and upon extension of the northerly terminus of Street C through to the east-west segment of Craigton Drive, the cul-de-sac may be removed from Block 2 (Block B).
- 4. Prior to any development on the eastern portion of Block 2 (Block B), Block 5 (Block C), Block 7 (Block E), and Block 8 (Block D), the owner shall coordinate the construction of Street C (Meadoway Blvd) in conjunction with development of the lands municipally known as 860 Pharmacy Avenue, 9-40 Craigton Drive and 1 Rannock Street ("Starlight lands") between Street A2 and the East-West segment Craigton Drive.
- 5. The applicant must demonstrate to the satisfaction of the City that the coordination of construction of Street C (Meadoway Blvd) from Street A2 (Golden Mile Blvd) to Craigton Drive with Starlight cannot be achieved within a reasonable time. For clarity, if the Owner has put the contract for the construction of Street C out to tender but Starlight has not proceeded to do the same for the

portion of Meadoway Blvd on the Starlight lands or in the process of doing the same, then Block 3 (Block A1) will be conveyed to the City and municipal services will be constructed within Block 3 (Block A2) connecting the north-south segment of Craigton Drive and Street C.

6. To be determined, on-site and off-site transportation improvements and TDM measures to be secured and implemented on the Site in the accepted Multi-Modal Transportation Study, with timing and coordination with development blocks all to the satisfaction of the General Manager, Transportation Services and the Chief Planner and Executive Director, City Planning.

E. Municipal Servicing

1. No building permits on any Blocks until municipal servicing installed on Street A1 and Street B are constructed and conveyed to the City.
2. No building permits on the eastern portion of Block 2 (Block B), Block 5 (Block C), Block 7 (Block E) and Block 8 (Block D) until the municipal services installed within Street A2 and Street C are constructed and conveyed to the City, unless such permits are required to facilitate the construction of Street A2 and Street C in the opinion of the Chief Building Official.
3. Subject to the Functional Servicing and Stormwater Management Report and associated field verification of existing municipal services, satisfactory and acceptable to the Chief Engineer and Executive Director, Engineering and Construction Services, the following off-site municipal improvements, upgrades and/or new infrastructure is constructed and operational (to be secured in the subdivision agreement), at the sole cost and expense of the owner:
 - (i) no issuance of any building permits for Blocks 1 (Block G), Block 2 (Block B) and Block 6 (Block F), until the three separate segments of sanitary sewers downstream of the development are upgraded to accommodate the flows from the development and other developments, including:
 - New sanitary and storm sewers along Victoria Park Avenue;
 - Sanitary sewer upgrades along East-West Craigton Drive required to service Block 1 (Block G), Block 2 (Block B) and Block 6 (Block F);
 - Sanitary sewer upgrades along Hydro Corridor;
 - Any watermain upgrades identified in the Watermain Distribution Analysis defined in Section E.6;
 - (ii) No issuance of any building permits for Blocks 1 (Block G), Block 2 (Block B) and Block 6 (Block F), until the following watermain improvements are constructed and operational to provide sufficient flows and pressures:
 - Looped watermain distribution system as agreed upon by the Chief Engineer and Executive Director, Engineering and Construction Services and General Manager, Toronto Water;

(iii) If there are municipal services contained within Block 3 (Block A1):

- no issuance of any building permits for the eastern part of Block 2, all of Block 7 (Block E) and Block 8 (Block D) until the following upgrades, modification, and relocation (if applicable) of the existing sewer in N-S Craigton Drive are completed and operational:
 - Sanitary sewer upgrades along N-S Craigton Drive;
 - Alteration, lowering the grade and modification of the existing 1200mm and 900mm storm sewers on N-S Craigton Drive to accommodate the sanitary sewer connection to provide sufficient clearances;
 - Any watermain upgrades identified in the Watermain Distribution Analysis defined in Section E.6;
 - If Block H2 is acquired, the relocation of the municipal infrastructure on N-S Craigton Drive in the road segment (Block H2) to be closed to the municipal right-of-way and the existing overland flow route along N-S Craigton Drive to be rerouted to an accepted path to the satisfaction of to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

(iv) no issuance of any building permits Block 5 (Block C) until the following upgrades, modification, and relocation (if applicable) of the existing sewer in N-S Craigton Drive are completed and operational:

- Sanitary sewer upgrades along N-S Craigton Drive, if not already completed in Section E. 3.(iii) above;
- Alteration, lowering the grade and modification of the existing 1200mm and 900mm storm sewers on N-S Craigton Drive to accommodate the sanitary sewer connection to provide sufficient clearances, if not already completed in Section E. 3.(iii) above;;
- Any watermain upgrades identified in the Watermain Distribution Analysis defined in Section E.6, if not already completed in Section E. 3.(iii) above;
- the owner submits an updated Functional Servicing Report and Stormwater Management Report for Block 5 (Block C) confirming that the existing 1200mm storm sewer in the easement area within Block 5 (Block C) at the corner of N-S Craigton Drive and Pharmacy Avenue does not need to be relocated within the municipal right-of-way in order for the development of Block 5 to proceed, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - If determined to be required by the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water, the relocation of the existing 1200mm storm sewer in easement area within

Block 5 (Block C) at corner of N-S Craigton Drive and Pharmacy Ave. to be within municipal Right-of-way; or

- if determined not to be required to be removed by the City, an appropriate easement width will be determined for the existing municipal services in accordance with City policy at the time of Site Plan Application for Block 5 (Block C); and
 - If Block H2 is acquired, the relocation of the municipal infrastructure on N-S Craigton Drive in the road segment (Block H2) to be closed to the municipal right-of-way and the existing overland flow route along N-S Craigton Drive to be rerouted to an accepted path to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.
- (v) If Street C is able to be constructed and connected from Street A2 to E-W Craigton Drive and there are no municipal services contained within Block 3 (Block A1), prior to any works identified in Item 3(iii) above being commenced, the following matters are instead required to be satisfied instead of the requirements on Item 3(iii), prior to the issuance of any building permits for the eastern part of Block 2, all of Block 5 (Block C), Block 7 (Block E) and Block 8 (Block D) until the following upgrades, modification, and relocation of the existing sewer in N-S Craigton Drive are completed and operational:

- Construction of all municipal infrastructure from Street A2 within Street C connecting to the E-W Craigton Drive;
- Any watermain upgrades identified in the Watermain Distribution Analysis defined in Section E.6; and
- If Block H2 is acquired, all existing sanitary sewers within Block H2 along N-S Craigton Drive are decommissioned, abandoned and, as necessary, all or part removed from the N-S Craigton Drive to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

4. If Item D. 5 above occurs, based on written confirmation of the Chief Engineer and Executive Director, Engineering and Construction Services and the Chief Planner and Executive Director, City Planning, the following is required to be completed, all at the sole cost and expense of the owner:

- (i) The owner to construct their portion of Street C as generally shown on the Subdivision Plan with the cul-de-sac and establish the temporary servicing connection to the east-west segment of Craigton Drive as required to accommodate the development;
- (ii) The City will not accept temporary services in lands that would be parkland (within Block 3) as it encumbers potential use, function and programming of the park and interferes with future expansion of park to north on Starlight lands;

- (iii) Choice will dedicate parkland, minus the lands required for the temporary services being Block 3 (Block A1). The remainder of that shortfall will be required as cash-in-lieu of parkland. If this occurs, Choice acknowledges there is no mechanism available to the City to refund or provide any return of the cash-in-lieu of parkland paid to the City as this is not a payment in protest under the Planning Act;
 - (iv) Choice will dedicate the lands with temporary services to the City and no easement is required. Notwithstanding that these lands are not being conveyed to the City as parkland, the lands must be remediated to the standard of a parkland use pursuant to O. Reg. 153/04 under the Environmental Protection Act and in accordance with the City's Policy for accepting lands, which is Choice's obligation on the remainder of the lands to be dedicated as parkland. The servicing lands will also be established to base park standards after the servicing has been installed. This will be secured in the subdivision agreement and the Section 37 agreement (as a matter of convenience);
 - (v) The financial obligations of Choice to the City regarding the removal of the temporary municipal services to City standards and this obligation will be secured in the subdivision agreement and section 37 agreement (as a matter of convenience). Prior to release for construction services within Block 3 (Block A1), Choice shall provide to the City a financial security at 120% the value of the cost to remove and dispose of such temporary services and restore the City lands to base park condition, on the assumption that the City would be undertaking such works to remove the temporary services on Block 3 (Block A1); and
 - (vi) The financial security provided to the City in association with the removal of the temporary services shall be returned to Choice on the earlier of:
 - Five (5) years following the assumption of services by the City within the portion of Meadoway Blvd on the Starlight Lands if the City has not relocated the temporary services; or
 - Ten (10) years following the issuance of the first above grade building permit for the last block of the site irrespective of whether the temporary services are still required; or
 - Within 120 days of Choice relocating the temporary services to the satisfaction of Chief Engineer and Executive Director, Engineering and Construction Services
5. At least one (1) year prior to the submission of a site plan application and application for any permit under the Building Code for Block 5 (Block C), the owner may make a request to the General Manager, Transportation Services for the closure of Craigton Drive and make a request to the Executive Director, CREM request that such lands be declared surplus by City Council. The identification of this process in no way fetters the discretion or authority of City Council in sale, control and disposition of Block H2 in the ZBL for any purpose it

deems appropriate.

6. Prior to final approval of the draft plan of subdivision pursuant to section 51(56.1) of the *Planning Act* and issuance of any final Order of the Ontario Land Tribunal approving the Zoning By-law Amendment, the owner shall provide to the City a satisfactory and acceptable watermain study on water distribution for Golden Mile developments which identifies the required watermain upgrades to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water ("**Watermain Distribution Analysis**"). Any upgrades to the watermain identified in the analysis and impacting the development of the Site shall be constructed and completed by the Owner satisfactory to the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water. The Owner acknowledges and agrees that the Watermain Distribution Analysis may require changes, revisions, modifications and/or additions to the above noted matters as they relate to municipal infrastructure as determined in the sole discretion of Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water.
7. Prior to final approval of the draft plan of subdivision pursuant to section 51(56.1) of the *Planning Act* and issuance of any final Order of the Ontario Land Tribunal approving the Zoning By-law Amendment, if revisions, modifications and/or updates to the Functional Servicing and Stormwater Management Report identify alternative municipal servicing and stormwater strategies, satisfactory and acceptable to the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water, the matters related to municipal infrastructure may be changed, revised, modified and/or added to, as determined in the sole discretion of Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water.

F. POPS and Mid-block Connection (timing to be associated with each Block, design determined at site plan control for each adjacent building(s) on each block).

1. Block 6 (Block F) – Mid-block connection (Pedestrian Access Easement) connecting Eglinton Avenue East and Street A. This pedestrian access easement is not a POPS and retail/commercial/residential use or related programming will not be restricted, provided the Easement lands can be universally accessed by all persons of all ages and abilities. The City acknowledges that the Pedestrian Sidewalk Easement may be subject to encumbrances as necessary in connection with, for example, condominium registration provided that easement lands can be universally accessed by all persons of all ages and abilities.
2. Block 6 (Block F) – Southwest Corner POPs with a minimum size of 380 square metres.
3. Block 1 (Block G) – South GM Blvd POPs with a minimum size of 560 square metres.

4. Block 7 (Block E) – Central Plaza POPS with a minimum size of 680 square metres/Public Art at Intersection.
5. Block 8 (Block D) – POPS along Street C with a minimum size of 740 square metres with a minimum of 10 metres.

G. Registration of Subdivision (to be further reviewed by the Chief Planner and Executive Director, City Planning, the General Manager, Transportation Services, and the Chief Engineer and Executive Director, Engineering and Construction Services, depending on the accepted FSR and transportation reports)

M-Plan Registration 1

- Street A1 to Street B
- Street B
- Block 6 (Development Block)
- Block 11 and 12 (right-of-way Widening)

M-Plan Registration 2:

- Block 1 and Block 2 (Development Block)
- Block 9 and Block 10 (right-of-way widening)

M-Plan Registration 3:

- Street A2 from Street A1 to Pharmacy Avenue
- Street C
- Block 4 (Parkland)
- Block 3 (Municipal Servicing Block, if not a Parkland Block)
- Blocks 5, 7 and 8 (Development Block)
- Block 13 and 14 (Right-of-way widening)