

Appendix 1

Phasing Plan  
 2200-2206 Eglinton Avenue East, 75 Thermos Road and  
 1020-1030 Birchmount Road

Table 1: Development and Park Block Phasing

Phase	Subdivision	Park	Street	ROW Widening
1A	Blocks 1, 2			Blocks 10, 11, 12
1B		Block 3 (South Park)		Block 13
2A	Block 4 (south)		Street B1 (part to be relabeled as Street B1 on Draft Plan)	Blocks 14, 15, 16
2B	Block 4 (north)			
3	Block 7	Block 6 (North Park)		Block 8
4	Blocks 5		Street C	Blocks 18

*In reference to KRCMAR Draft Plan of Subdivision, dated June 24, 2022, appended for convenience.*

**A. Parkland Dedication**

1. Section 118 restriction on Block 3 (South Park) and Block 6 (North Park) until such time as the parkland on Blocks 3 and 6 are conveyed to the City.
2. Block 3 (South Park) to be conveyed the earlier of:
  - a. Prior to the registration of any Condominium under the Condominium Act for the final building on Block 2;
  - b. Prior to any residential occupancy of the final building on Block 2; and
  - c. Prior to the issuance of any above-grade building permit on Blocks 4, 5 and 7.
3. Block 6 (North Park) to be conveyed the earlier of:
  - a. Prior to the registration of Condominium under the Condominium Act for the first building on Block 7, excluding the townhouse block;
  - b. first residential occupancy for the first building on Block 7, excluding the townhouse block; and
  - c. Prior to the issuance of any building permit on Block 5.

4. Typical processes 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 Agency Space**

1. The building containing the community agency space on Block 5 shall be substantially completed prior to the earlier of:
  - (i) registration of any Condominium under the Condominium Act for any building on Block 5; or,
  - (ii) residential occupancy of any part of any building on Block 5;
  - (iii) no later than five (5) years after issuance of any Above Grade Building Permit for the first building on Block 5.

## **C. Childcare Facility**

1. Trigger for completion and conveyance: the child care centre on Block 4 shall be substantially completed prior to the earlier of:
  - (i) registration of a Condominium under the Condominium Act for the building containing the Child Care Centre on Block 4;
  - (ii) prior to or concurrent with the residential occupancy of the building containing the Child Care Centre on Block 4; and
  - (iii) issuance of any above-grade building permit on Blocks 5 and 7.
2. Title to the Child Care Centre shall be transferred to the City upon completion.

## **D. Affordable Housing**

1. The owner will provide of 130 affordable rental housing units, based on 100% Average Market Rent and an affordability period of fifteen (15) years, to be delivered on the following basis with the owner's option to consolidate these affordable rental housing units on one or two blocks as part of an early phase of development, with the approximate number of affordable rental housing units to be delivered in each Block as follows:
  - 39 units in Block 2
  - 41 units in Block 4A
  - 19 units in Block 4B
  - 31 units in Block 7.

2. The affordable rental housing units will be provided in contiguous groups of at least 6 units, horizontally and/or vertically.
3. Appropriate triggers shall be set out in the Section 37 Agreement to secure the provision of the affordable rental housing units. In no event should any building permit for Block 5 be issued until the affordable housing units are available for occupancy.

#### **E. Public Streets**

1. Through the proposed development, the owner will convey new public streets to the City including a new east-west street (Street A) and a new north-south streets (Street B and Street C), as follows:
  - a. No above-grade building permits on Block 4 (south portion), until Street B1 is constructed (to base course asphalt). A temporary cul-de-sac is not required for Street B1, provided a temporary access easement is provided along the north boundary of Block 4 to permit vehicular access Thermos Road or if Street B1 and Street B2 are constructed and conveyed at the same time. The details of the easement will be secured through the site plan application for any building on Block 4.
  - b. No above-grade building permits on Block 4B (north portion of Block 4), Block 5 and Block 7 until Street A, Street B1 and Street B2 are constructed (to base course asphalt).
  - c. No above-grade building permit on Block 5 until Street C is constructed (to base course asphalt). A temporary cul-de-sac is not required, provided a temporary access easement is provided along the north boundary of Block 5 to permit vehicular access to Thermos Road.
2. Street C corresponds with the future extension of the north-south street north of Street A. It is ultimately intended that Street C will extend north through the adjacent lands to a future intersection with Ashtonbee Road.
3. The right-of-way widenings (Blocks 9-18) will be conveyed to the City in the Phases identified in Table 1.
4. On-site and off-site transportation improvements and TDM measures to be secured and implemented for the Site in accordance with the settlement letter.

## **F. Streetscapes, POPS and Mid-Block Connections**

1. Implementation of the Eglinton Avenue East streetscape will be prioritized and will be coordinated between adjacent lands. Development blocks that have frontage on Eglinton Avenue East will implement the streetscape design on a Phased basis as development proceeds on each of Blocks 2, 3 and 4.
2. The general location of the Privately-Owned Publicly Accessible Spaces (POPS) and the potential locations of mid-block connections are illustrated shown on the SASP Map 1.
3. The following POPS and mid-block connections will be provided upon the completion of their respective Blocks:
  - a. Block 2:
    - POPS at southeast corner (intersection of Birchmount Road and Eglinton Avenue East) with a minimum area of 444 square metres.
  - b. Block 4:
    - POPS at southwest corner (intersection of Thermos Road and Eglinton Avenue East) with a minimum area of 303 square metres.
  - c. Block 5:
    - POPS at southeast corner (intersection of Street A and Street B) with a minimum area of 208 square metres
  - d. Block 7:
    - POPS at northeast corner (intersection of Birchmount Road and Ashtonbee Road) with a minimum area of 234 square metres.
    - A north-south mid-block connection (Pedestrian Easement) connecting the North-South mid-Block connection to Ashtonbee Road.
    - An East-West mid-Block connection (Pedestrian Easement) connecting the East-West mid-Block connection to Birchmount Road.
2. The specific location of the mid-block connections will be refined through individual applications for Site Plan Approval and delivered along with the development of the respective Blocks.

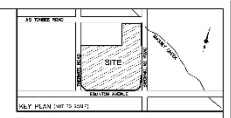
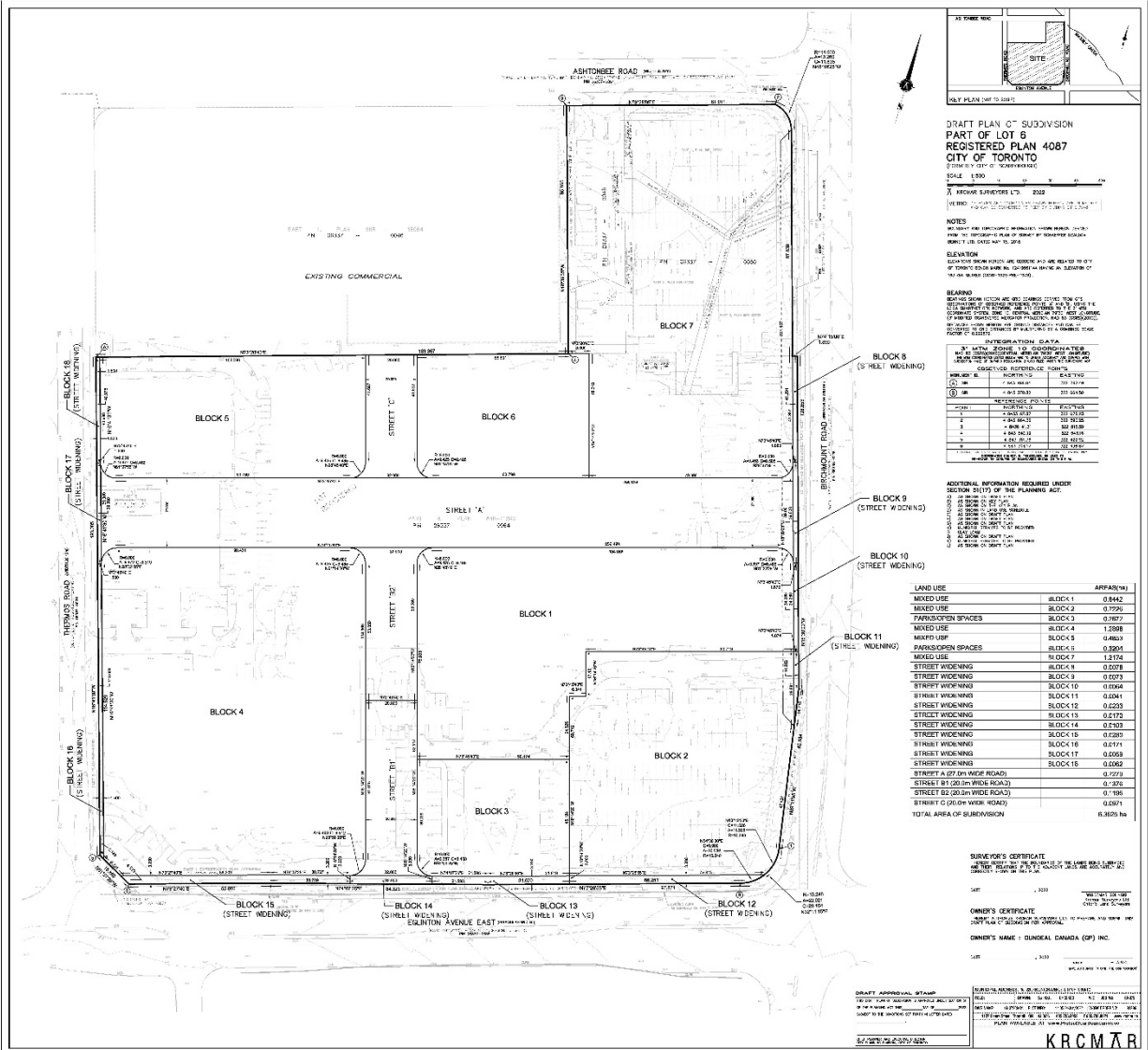
## **G. Municipal Servicing**

1. No building permits on any Blocks, other than a below-grade building permit on Block 1 and Block 2, until a Municipal Infrastructure Agreement ("MIA") is

executed to secure the new external upgrades required to service the Site unless otherwise secured in the conditions of subdivision approval and Subdivision Agreement.

2. No building permits on Block 4, Block 5 and Block 7 until:
  - (i) the new sanitary sewer is constructed and operational for 199 metres of a new 375-450 mm sanitary sewer in Birchmount Road from 90 metres north of Eglinton to the Truck Sewer (near intersection of Birchmount & Ashtonbee);
  - (ii) the new sanitary sewer is constructed and operational for 90 metres of new 300mm sanitary sewer in Birchmount Road from the intersection of Eglinton and Birchmount to be extend the new sanitary sewer in Birchmount Road;
  - (iii) the new sanitary sewer is constructed and operational for 175 metres of 300mm sanitary sewer in Eglinton Ave to be connected to the new sewer in Birchmount Rd; and,
  - (iv) the new storm sewer is constructed and operational for 53 metres of new 300mm storm sewer in Thermos Rd to be connected to the existing storm sewer in Thermos Rd;
3. No above-grade building permits on Block 4 (southern portion), until the municipal services installed within Street B1 are constructed.
4. No above-grade building permits on all of Block 5 and Block 7 and the north portion of Block 4, until the municipal services installed within Street A, Street B1 and Street B2 are constructed.

# Draft Plan of Subdivision (Dated June 24, 2022)



**DRAFT PLAN OF SUBDIVISION  
PART OF LOT 6  
REGISTERED PLAN 4087  
CITY OF TORONTO**  
CITY OF TORONTO  
DATE: 2022  
SCALE: 1:500  
DRAWN BY: MICHAEL S. LUTZ  
DATE: 2022

**NOTES**  
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
2. THE SUBDIVISION IS SUBJECT TO THE CITY OF TORONTO ZONING BY-LAW AND THE CITY OF TORONTO BUILDING CODE.  
3. THE SUBDIVISION IS SUBJECT TO THE CITY OF TORONTO DEVELOPMENT SERVICES ACT AND THE CITY OF TORONTO DEVELOPMENT SERVICES REGULATIONS.  
4. THE SUBDIVISION IS SUBJECT TO THE CITY OF TORONTO DEVELOPMENT SERVICES ACT AND THE CITY OF TORONTO DEVELOPMENT SERVICES REGULATIONS.  
5. THE SUBDIVISION IS SUBJECT TO THE CITY OF TORONTO DEVELOPMENT SERVICES ACT AND THE CITY OF TORONTO DEVELOPMENT SERVICES REGULATIONS.

**INTERPOLATION DATA**

POINT NO.	EASTING	NORTHING	ELEVATION
1	491250.00	551000.00	100.00
2	491250.00	551000.00	100.00
3	491250.00	551000.00	100.00
4	491250.00	551000.00	100.00
5	491250.00	551000.00	100.00
6	491250.00	551000.00	100.00

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 31(1) OF THE PLANNING ACT:**  
1. THE SUBDIVISION IS SUBJECT TO THE CITY OF TORONTO ZONING BY-LAW AND THE CITY OF TORONTO BUILDING CODE.  
2. THE SUBDIVISION IS SUBJECT TO THE CITY OF TORONTO DEVELOPMENT SERVICES ACT AND THE CITY OF TORONTO DEVELOPMENT SERVICES REGULATIONS.  
3. THE SUBDIVISION IS SUBJECT TO THE CITY OF TORONTO DEVELOPMENT SERVICES ACT AND THE CITY OF TORONTO DEVELOPMENT SERVICES REGULATIONS.

LAND USE	APPEARANCE
MIXED USE	BLOCK 1 0.8442
MIXED USE	BLOCK 2 0.2706
PARK/OPEN SPACES	BLOCK 3 0.1677
MIXED USE	BLOCK 4 1.2888
MIXED USE	BLOCK 5 0.8633
PARK/OPEN SPACES	BLOCK 6 0.2804
MIXED USE	BLOCK 7 1.2174
STREET WIDENING	BLOCK 8 0.0278
STREET WIDENING	BLOCK 9 0.0273
STREET WIDENING	BLOCK 10 0.0264
STREET WIDENING	BLOCK 11 0.0241
STREET WIDENING	BLOCK 12 0.0233
STREET WIDENING	BLOCK 13 0.0212
STREET WIDENING	BLOCK 14 0.0203
STREET WIDENING	BLOCK 15 0.0203
STREET WIDENING	BLOCK 16 0.0174
STREET WIDENING	BLOCK 17 0.0263
STREET WIDENING	BLOCK 18 0.0263
STREET A (27.0m WIDE ROAD)	0.2273
STREET B1 (20.0m WIDE ROAD)	0.1276
STREET B2 (20.0m WIDE ROAD)	0.1199
STREET C (20.0m WIDE ROAD)	0.0271
<b>TOTAL AREA OF SUBDIVISION</b>	<b>8.8025 ha</b>

**SURVEYOR'S CERTIFICATE**  
I, MICHAEL S. LUTZ, SURVEYOR, DO HEREBY CERTIFY THAT THE PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT THE DIMENSIONS AND AREAS SHOWN THEREON ARE CORRECT.  
DATE: 2022  
MICHAEL S. LUTZ  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 12345

**OWNER'S CERTIFICATE**  
I, MICHAEL S. LUTZ, SURVEYOR, DO HEREBY CERTIFY THAT THE PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT THE DIMENSIONS AND AREAS SHOWN THEREON ARE CORRECT.  
DATE: 2022  
MICHAEL S. LUTZ  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 12345

**OWNER'S NAME:** GUNDEL CANADA (OP) INC.

**DRAFT APPROVAL STAMP**  
APPROVED BY: MICHAEL S. LUTZ  
DATE: 2022

**REGISTERED PROFESSIONAL SURVEYOR**  
MICHAEL S. LUTZ  
NO. 12345

**KRCM AR**