

## **1377 Sheppard Avenue West – Plan of Subdivision Application – Final Report**

Date: March 31, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 6 - York Centre

**Planning Application Number:** 21 211379 NNY 06 SB

Associated Application Number: Site Plan Application No: 19 211730 NNY 06 SA

### **SUMMARY**

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This Draft Plan of Subdivision application proposes to create a new public street in a north-south direction south from Sheppard Avenue West, west of Allen Road is shown as Part 2 on Plan 66R-31787, and which also includes a temporary turn around circle shown as Part 3 on Attachment 8 "Preliminary Plan of Subdivision - Concept Plan". The proposed draft Plan of Subdivision also proposes easements over Parts 6 and Part B in which Part 6 will form the future street continuation of Street A in its ultimate configuration. Street A presently will be a new 18.5 metre wide public street which will form part of a future street network to support future development within the Allen District.

The proposed Draft Plan of Subdivision application is consistent with the Provincial Policy Statement (2020), conforms to the Growth Plan for the Greater Golden Horseshoe (2020) and the City of Toronto Official Plan and Downsview Area Secondary Plan, and has regard for the criteria set out in Section 51(24) of the Planning Act with regards to subdivision of lands.

This report recommends that City Council be advised that the Chief Planner intends to approve the Draft Plan of Subdivision for the lands at 1377 Sheppard Avenue West.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. 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 7 and the Preliminary Plan of Subdivision - Concept Plan, as generally illustrated on Attachment 8, to this report subject to:

a. the conditions as generally listed in Attachment 6 to this report which, except as otherwise noted, must be fulfilled prior to 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**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## **DECISION HISTORY**

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The current application was submitted on September 12, 2021 and deemed complete on February 24, 2022.

## **PROPOSAL**

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The Plan of Subdivision application seeks to create a new public street with a right of way width of 18.5 metres, southward from Sheppard Avenue West, as part of a future street network for the area that will facilitate future development within the Allen District. As shown on Attachment 8, "Preliminary Plan of Subdivision - Concept Plan" the new public street is labelled as Part 2 (Street A) and includes a temporary turn around circle shown as Part 3. The future continuation of Street A is also shown as Part 6. Part B indicates a drainage easement intended to be conveyed to the City. The new 18.5 metre wide public street will form part of a future street network to support future development within the Allen District.

## **APPLICATION BACKGROUND**

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### **Application Submission Requirements**

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

- ☐ Boundary and Topographical Survey
- ☐ Draft Plan of Subdivision
- ☐ Reference Plan
- ☐ Stormwater Management Report
- ☐ Sanitary Analysis Report
- ☐ Traffic Operations Assessment
- ☐ Geotechnical Study
- ☐ Hydrological Report
- ☐ Environmental Impact Study
- ☐ Watermain Analysis

The application is available on the City's [Application Information Centre \(AIC\)](#)

## **Agency Circulation Outcomes**

The application 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 application and to formulate conditions of Draft Plan of Subdivision approval.

## **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have been given had an opportunity to view the oral submissions made at the statutory public meeting held by the North York Community Council which constitutes the Statutory Public Meeting for the subdivision application pursuant to 51(20)(b) and O. Reg. 544/06 s.5 of the Planning Act.

## **POLICY CONSIDERATIONS**

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### **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 (2020)**

The Provincial Policy Statement (2020) (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 use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

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 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 Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 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."

## **Provincial Plans**

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. 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 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 Council shall also be consistent with the PPS and conform with Provincial Plans.

## **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020), establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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 (2020), 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 (2020), 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 Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

### **Toronto Official Plan**

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship, may be applicable to any application. Toronto Official Plan policies may be found here:

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

The subject site is designated Mixed Use Areas on Map 16 of the Official Plan. The proposed road will assist in facilitating future development of the overall site.

### **Downsview Area Secondary Plan**

The subject site is also within the Downsview Area Secondary Plan. The Secondary Plan provides a land use and development framework that supports public investment in rapid transit infrastructure and the National Urban Park to achieve a mix of transit supportive land uses. The subject site is designated Mixed Use Areas and Employment Areas in the Secondary Plan. The proposed new public street provides for a new street connection and transportation improvement that as per the Downsview Area Secondary Plan transportation policies in Section 2.3 and Maps 7-2 Structure Plan, Map 7.4 Road Network and 7.6 Proposed Pedestrian Network, represent transportation improvements intended to accommodate future development within the Secondary Plan Area and enhance connectivity and pedestrian and cycling

The Downsview Area Secondary Plan can be found at the following link:  
<https://www.toronto.ca/wp-content/uploads/2017/11/902d-cp-official-plan-SP-7-Downsview.pdf>

### **Zoning By-laws**

Under the former City of North York Zoning By-law No. 7625, the site is Zoned A - Airport Hazard Area Zone.

The site is not subject to City of Toronto Zoning By-law No. 569-2013.

### **Draft Plan of Subdivision**

The Chief Planner has delegated authority for Plans of Subdivision under By-law 229-2000, as amended. The Plan of Subdivision application has been reviewed against the relevant sections of the Planning Act, and staff have determined that the proposal has regard for a number of matters identified in Section 51(24) of the Planning Act, including, but not limited to:

- (b) whether the proposed subdivision is premature or in the public interest;
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision;
- (d) the suitability of the land for the purposes for which it is to be subdivided;
- (f) the dimensions and shapes of the proposed lots;
- (h) conservation of natural resources and flood control;
- (i) the adequacy of utilities and municipal services;
- (j) the adequacy of school sites; and
- (k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.

### **COMMENTS**

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

The PPS provides for appropriate development while protecting matters of provincial interest, public health and safety, and the quality of the natural and built environment. The PPS states that healthy and active communities should be promoted by planning public roads, and open spaces that are safe, meet the needs of pedestrians, create community connectivity, and foster social interaction. In addition, redevelopment should promote densities for a range of new development types that efficiently make wise use of land, resources, infrastructure and public services.

The Draft Plan of Subdivision supports the creation of a future street network that will support appropriate future development. The creation of a public street supports the extension of an existing and future transportation network and improves the multi-modal travel options. The new street will allow for enhancement of the local area transportation network within the Allen District.

The proposed Draft Plan of Subdivision will facilitate orderly development that supports the key objectives of the PPS for building strong healthy communities, wise use and management of land, infrastructure, public services and public investments. The Draft Plan of Subdivision is consistent with the PPS. The Growth Plan (2020) encourages intensification by promoting compact and complete communities.

The proposed new street, will also improve pedestrian connections, cycling and active transportation that will improve access and travel options to surrounding public facilities, transit, and the natural environment. The Draft Plan of Subdivision conforms to the Growth Plan for the Greater Golden Horseshoe (2020).  
Draft Plan of Subdivision

Section 51(24) of the Planning Act outlines the criteria for determining whether or not a proposed subdivision is appropriate. These criteria include conformity to provincial plans, whether the plan conforms to the Official Plan and Downsview Area Secondary Plan, and adjacent plans of subdivision, the appropriateness of the proposed land use, the dimensions and shapes of the proposed blocks, and the adequacy of utilities and municipal services. The proposed Draft Plan of Subdivision conforms to provincial policies and Toronto's Official Plan policies. The proposed street is appropriate and will form part of a future street network that will be adequately serviced through the use of existing and new infrastructure to support the future development in the area.

## **Public Street**

The Draft Plan of Subdivision provides for a new public street in a north-south direction south from Sheppard Avenue West. The Draft Plan of Subdivision will provide for an 18.5 metre wide new public street that will form part of a future street network to support future development in the area. The ultimate right of way width for this street is intended to be 20 metres wide and the balance of the right of way width will be secured through the development approval of the lands to the west. As shown, the proposed new street will terminate in a cul-de-sac as an interim condition. This new street is intended to extend further south and terminate in a cul-de-sac design, generally illustrated as Part 6 Future Continuation of Street A in Attachment 8. This extension will accordingly be secured through the development approval of the lands to the south.

The new street meets Official Plan and Downsview Area Secondary Plan objectives. The proposed street is also identified on Map 7-4 Proposed Road Network. It will provide appropriate access to future mixed use development in the area and provide building entrances and address on public streets, pedestrian amenities such as street tree planting, landscaping and new sidewalks.

The conditions of Draft Plan of Subdivision approval, as outlined in Attachment 6, will ensure the new street is constructed in accordance with City of Toronto Development Infrastructure Policy and Standards (DIPS). The necessary land conveyances related to the proposed public street will be conveyed to the City as indicated in the Conditions of Draft Plan of Subdivision Approval in Attachment 6 to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services.

## **Servicing**

The site will require new storm and sanitary service connections within the new public right-of-way, which will be constructed to City standards. The applicant will be required to provide a Functional Servicing Report, and updated Sanitary Sewer Analysis Design Report, Stormwater Management Report and Hydrogeological Report for review and sign off by the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

## **Conclusion**

The proposed Draft Plan of Subdivision application has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the City of Toronto Official Plan and the Downsview Secondary Plan as discussed above. Staff are of the opinion that the

proposal is consistent with the PPS (2020) and conforms to the Growth Plan (2020) and the City of Toronto Official Plan and Downsview Area Secondary Plan. Furthermore, the application has regard for the criteria set out in Section 51(24) of the Planning Act with regards to subdivision of lands, and is in keeping with the intent of the Toronto Official Plan and Downsview Area Secondary Plan, particularly as it relates to the provision of a new public street. Staff recommend that Council support approval of the application.

## **CONTACT**

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E-mail: Ben.DiRaimo@toronto.ca

## **SIGNATURE**

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David Sit, MCRP, RPP  
Director, Community Planning, North York District

## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Downsview Area Secondary Plan
- Attachment 6: Conditions of Draft Plan of Subdivision
- Attachment 7: Draft Plan of Subdivision
- Attachment 8: Preliminary Plan of Subdivision - Concept Plan



## Attachment 1: Application Data Sheet

Municipal Address:	1377 Sheppard Avenue West	Date Received:	September 12, 2021
Application Number:	21 211379 NNY 06 SB		
Application Type:	Subdivision Approval		
Project Description:	Draft Plan of Subdivision application for street and servicing.		
Applicant	Agent	Architect	Owner
Fotenn Planning & Design c/o Jennifer Maestre, 174 Spadina Avenue Suite 304, Toronto Ontario M5T 2C2			Parc Downsview Park Inc c/o Elizabeth Whelan-Marcolini, 70 Canuck Avenue, Toronto Ontario M3K 2C5

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas and Employment Areas	Site Specific Provision:	N
Zoning:	A	Heritage Designation:	N
Height Limit (m):	n/a	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	Frontage (m):	Depth (m):
Building Data	Existing	Retained
Ground Floor Area (sq. m):	Proposed	Total
Residential GFA (sq. m):		
Non-Residential GFA (sq. m):		
Total GFA (sq. m):		
Height - Storeys:		
Height - Metres:		

Lot Coverage Ratio (%)	Floor Space Index:
Floor Area Breakdown	Above Grade (sq. m) Below Grade (sq. m)
Residential GFA:	
Retail GFA:	
Office GFA:	
Industrial GFA:	
Institutional/Other GFA:	

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:

Condominium:

Other:

Total Units:

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
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Retained:

Proposed:

Total Units:

Parking and Loading

Parking Spaces:	Bicycle Parking Spaces:	Loading Docks:
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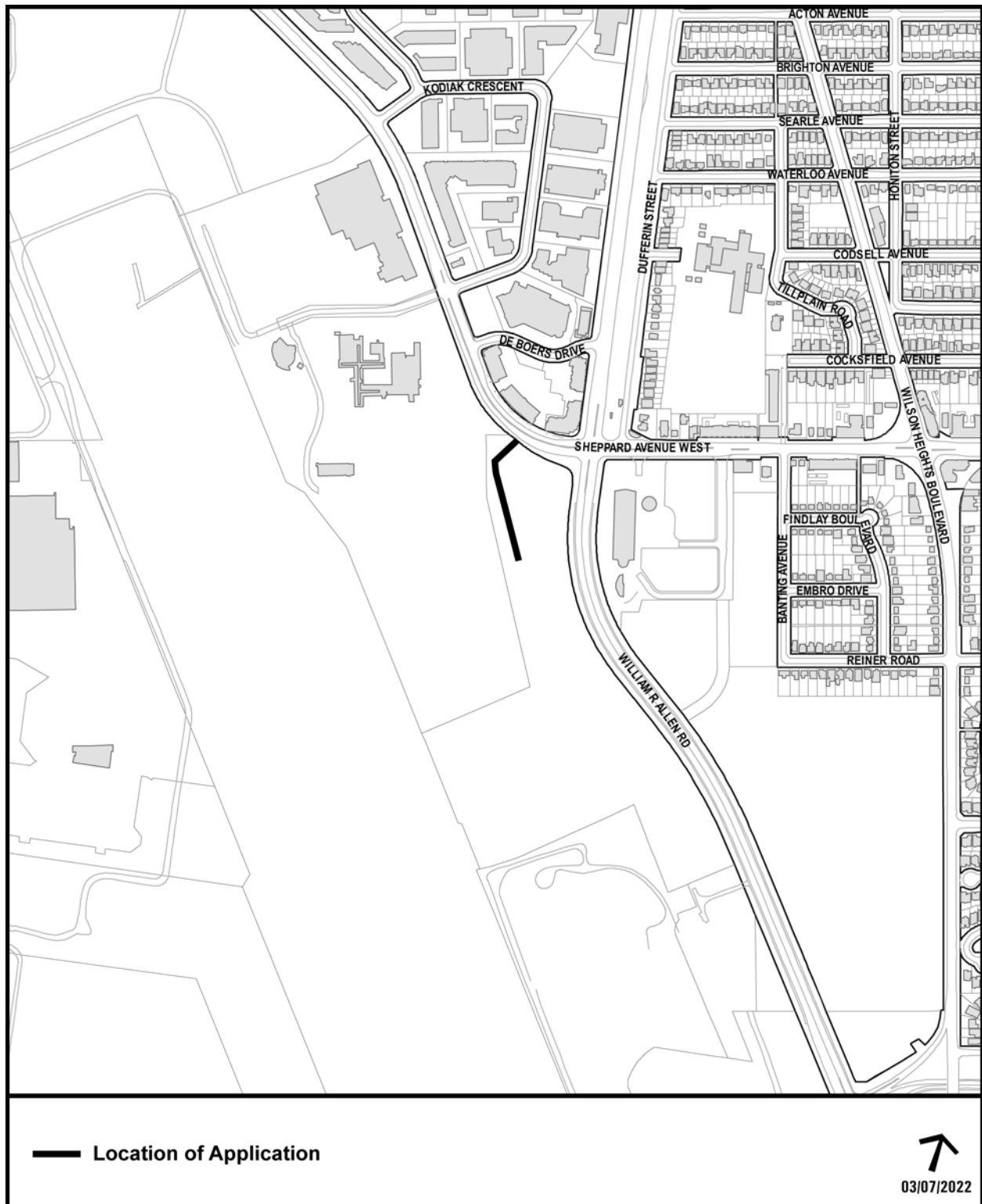
CONTACT:

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(416) 395-7119

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## Attachment 2: Location Map



### Attachment 3: Official Plan Land Use Map



1377 Sheppard Avenue West

## Official Plan Land Use Map #16

File # 21 211379 NNY 06 SB

Location of Application	Parks	General Employment Areas
Neighbourhoods	Regeneration Areas	
Apartment Neighbourhoods	Core Employment Areas	
Mixed Use Areas		

↑  
Not to Scale  
03/08/2021

# Attachment 4: Existing Zoning By-law Map



**Zoning By-law 569-2013**

**1377 Sheppard Avenue West**

**File # 21 211379 NNY 06 SB**

**Location of Application**

**RD** Residential Detached  
**RS** Residential Semi-Detached  
**RM** Residential Multiple

**RA** Residential Apartment  
**CR** Commercial Residential  
**OR** Open Space Recreation



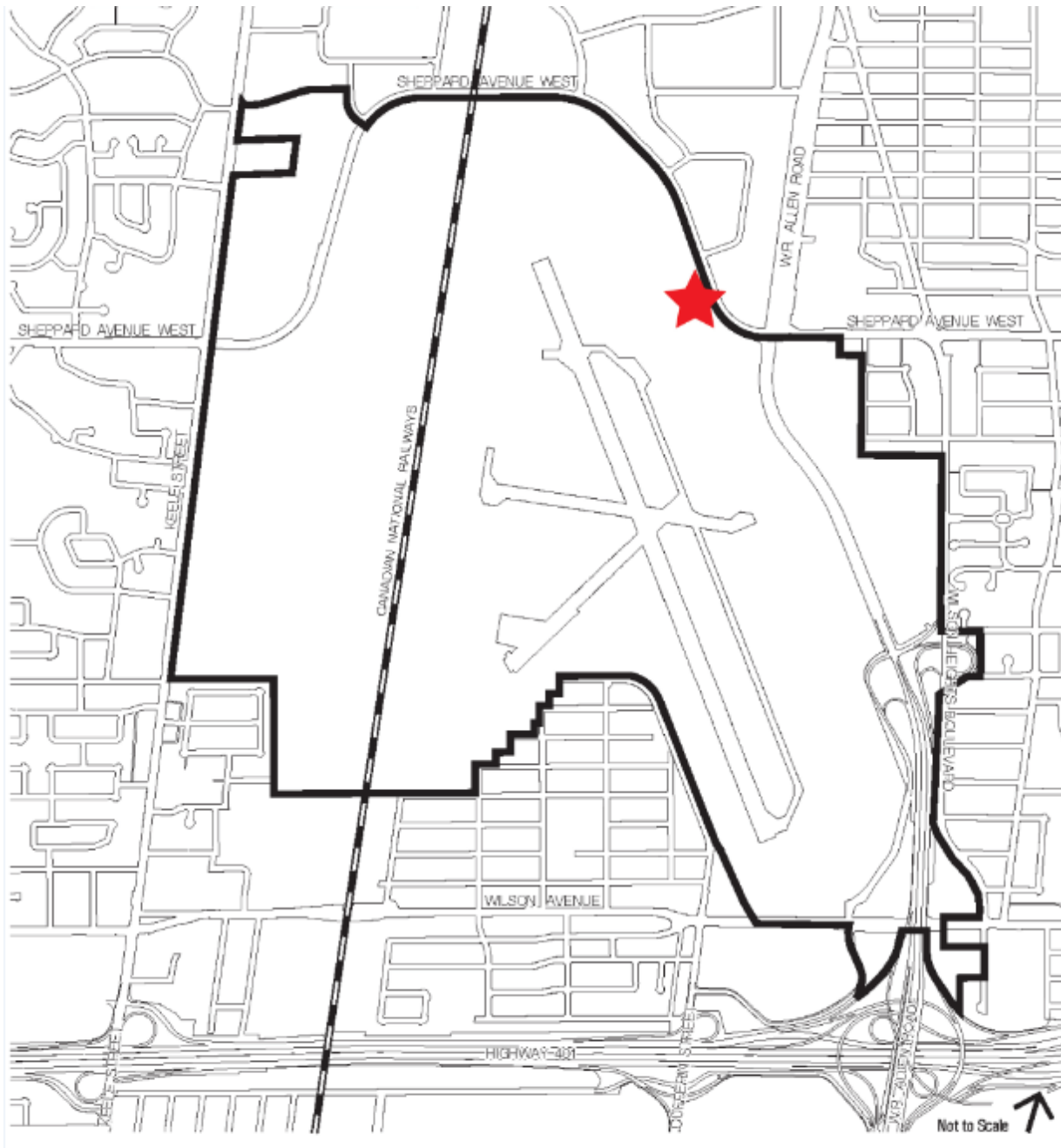
See Former City of North York By-law No. 7625

**R4** One-Family Detached Dwelling Fourth Density Zone  
**RM6** Multiple-Family Dwellings Sixth Density Zone  
**C1** General Commercial Zone  
**C4** Mixed Use Commercial Zone  
**MC** Industrial-Commercial Zone  
**A** Airport Hazard Area Zone



Not to Scale  
Extracted: 03/08/2022

## Attachment 5: Downsview Area Secondary Plan



### Downsview Area Secondary Plan

MAP 7-1 Secondary Plan Boundary

— Secondary Plan Boundary



Location of Application

February 2010

## Attachment 6: Conditions of Draft Plan of Subdivision

The Conditions of Draft Plan of Subdivision applies to Draft Plan of Subdivision Survey (File No. 2021 211379 NNY 06 SB), Plan 66R-31787, Part of Lot 15, Concession 2 and Part of Lots 14 and 15 Concession 3 and Part of the Road Allowance between Concessions 2 and 3, West of Yonge street, City of Toronto, (formerly City of North York), Drawing No. R2000294.DWG, deposited May 10, 2021, dated March 5, 2021, prepared by Speight, Van Nostrand & Gibson Limited, Ontario Land Surveyors.

The Conditions of Draft Plan of Subdivision are approved on condition based on Parts labelled Part 2 and Part 3 and related Parts labelled Part 6 and Part B, as also shown on the Preliminary Plan of Subdivision - Concept Plan.

### **LEGAL SERVICES**

1. The Owner shall enter into the City's standard Subdivision Agreement, subject to modifications if required, all to the satisfaction of the City Solicitor and shall satisfy all of the pre-registration conditions contained therein.

### **CITY PLANNING**

2. Prior to registration of the final plan of subdivision, the Owner shall provide to the Director of Community Planning, North 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. If the subdivision is not registered within 5 years of the date of draft plan approval, then this approval shall be null and void and the plans and drawings must be resubmitted to the City of Toronto for approval.

4. The Owner will construct and maintain the development of the site in accordance with Tier 1, Toronto Green Standard, and the Owner will be encouraged to achieve Tier 2, Toronto Green Standard, or higher, where appropriate, consistent with the performance standards of Toronto Green Standards applicable at the time of the site plan application for each building on the site.

### **ENGINEERING AND CONSTRUCTION SERVICES**

5. The Owner is required to prepare all documents and to convey to the City, at nominal cost, the proposed 18.5 metre right-of-way public road, known as Street A, being Part 2

on the Draft Plan of Subdivision and also shown as Part 2 on R-Plan 66R-31787, in fee simple, such lands to be free and clear of all physical and title encumbrances, to the satisfaction of the Engineering and Construction Services and Transportation Services Divisions in consultation with the City Solicitor.

6. The Owner is required to prepare all documents and to grant to the City, at nominal cost, a license over the proposed temporary cul-de-sac, being Part 3 on the Draft Plan of Subdivision and also shown as Part 3 on R-Plan 66R-31787, for the purpose of vehicular and pedestrian access and maintenance by the City, consistent with its use as a public street, to the satisfaction of the Engineering and Construction Services and Transportation Services Divisions in consultation with the City Solicitor. The license for the temporary cul-de-sac shall expire at such time that the continuation of Street A, being Part 2 on the Draft Plan of Subdivision and also shown as Part 2 on R-Plan 66R-31787, through the area identified as Part 6 on Plan 66R-31787 and Part 6 and Part B as shown on the Draft Plan of Subdivision and on the Preliminary Plan of Subdivision - Concept Plan are constructed and conveyed to the City for the future continuation of the proposed 18.5 metre right-of-way public road during the Phase 2 Development, all to the satisfaction of Engineering and Construction Services and Transportation Services Divisions, in consultation with the City Solicitor.

7. The Owner is required to prepare all documents and to convey to the City, at nominal cost, the proposed temporary servicing easements over Part 6 on Plan 66R-31787 and Part 6 and Part B as shown on the Draft Plan of Subdivision and on the Preliminary Plan of Subdivision - Concept Plan to the satisfaction of the Engineering and Construction Services and Transportation Services Divisions in consultation with the City Solicitor, such lands are to be free and clear of all physical and title encumbrances other than encumbrances satisfactory to the City Solicitor. The temporary servicing easements over Part 6 on Plan 66R-31787 and Part 6 and Part B as shown on the Draft Plan of Subdivision and on the Preliminary Plan of Subdivision - Concept Plan shall expire at such time that the continuation of Street A, being Part 2 on the Draft Plan of Subdivision and also shown as Part 2 on R-Plan 66R-31787, through the area identified as Part 6 on Plan 66R-31787 and Part 6 and Part B as shown on the Draft Plan of Subdivision and on the Preliminary Plan of Subdivision - Concept Plan are constructed and conveyed to the City for the future continuation of the proposed 18.5 metre right-of-way public road during the Phase 2 Development, all to the satisfaction of Engineering and Construction Services and Transportation Services Divisions, in consultation with the City Solicitor.

8. The applicant acknowledges that the proposed services within the temporary easement over Part 6 on Plan 66R-31787 and Part 6 and Part B as shown on the Draft Plan of Subdivision and on the Preliminary Plan of Subdivision - Concept Plan may be required to be realigned and/or upgraded as part of Phase 2 Development to meet the ultimate road/block layout of Allen East and West Developments at the Owner's cost.

9. Street A, being Part 2 on the Draft Plan of Subdivision and also shown as Part 2 on R-Plan 66R-31787, shall be dedicated to the City as public road and must be designed and constructed as a fully serviced 18.5 metre wide public road allowance conforming to City of Toronto Drawing No. DIPS-2B modified with 2.1 metre wide concrete sidewalk along both sides of the street.



10. The Owner is required to submit a draft Reference Plan of Survey to the Chief Engineer and 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.

11. The Owner is required to pay all costs for preparation and registration of reference plan(s).

12. Surface and below-grade encroachments are not permitted within the right-of-way limits the proposed public street.

13. 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).

14. The Owner agrees to pay all costs associated with the City retaining a third-party peer reviewer and submit a certified cheque payable to the City of Toronto in the amount of Eight Thousand Dollars (\$8,000.00) as a deposit towards the cost of the peer review, and to make further deposits in the specified amount as required by the City from time to time, all to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services.

15. Prior to the registration of the Plan of Subdivision or Release for Construction of Services, the Owner agrees to submit environmental assessment reports and a Remedial Action Plan (RAP) to the City; and further receive the City's peer review concurrence, pertaining to all lands conveyed to the City, in fee simple and as easements interests, both internal and external to the subdivision lands.

16. The Owner is required to apply stormwater management techniques in the development of this subdivision to the satisfaction of Engineering and Construction Services.

17. 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 Chief Engineer and Executive Director of Engineering and Construction Services, and that existing drainage patterns on adjacent properties shall not be altered.

18. The Owner shall submit detailed engineering design drawings and detailed cost estimates for the proposed road and services. The Owner shall design the proposed public road to City of Toronto Standard DIPS-2B modified, 18.5 metre right-of-way, with minimum xxm (to be determined) radii at all horizontal curves.

19. The Owner 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.

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

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

22. 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 arrangements 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.

23. Prior to acceptance of the engineering drawings, the Owner must provide a composite utility plan illustrating the location and spacing of proposed utilities and street trees, signed off by all utility companies and City Urban Forestry Division.

24. 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).

25. 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.

26. The Owner agrees, prior to the earlier of (a) first use of any building constructed within Parts 1 and 4 as shown on the Draft Plan of Subdivision and also shown as Parts 1 and 4 on Plan 66R-31787 or (b) two (2) years from the date of execution of the Subdivision Agreement, to provide the following municipal services to the lot line and to comply with the following provisions:

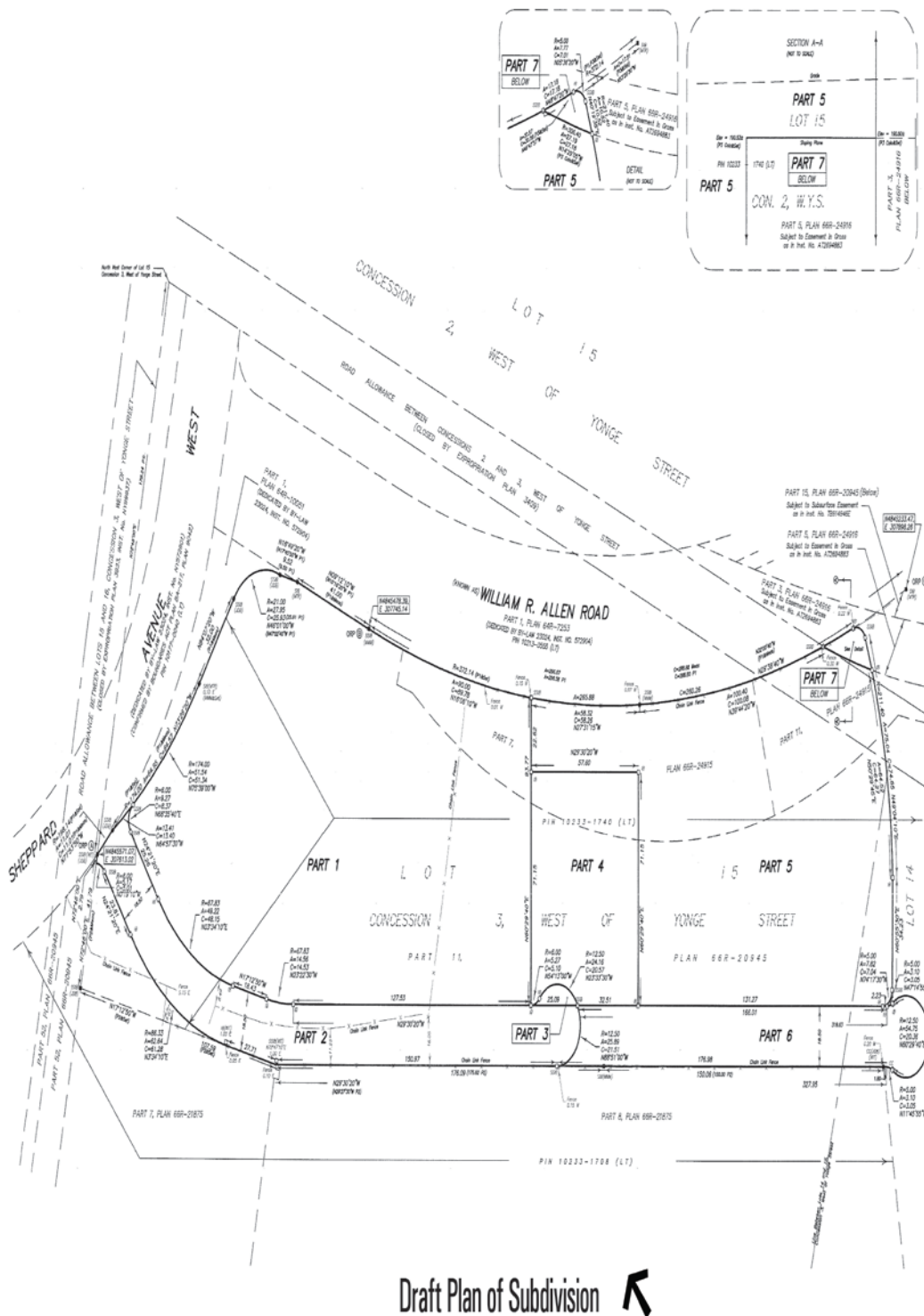
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
- (b) all sanitary and storm sewers, water mains, and appropriate appurtenances, have been installed and are operational.

## **URBAN FORESTRY**

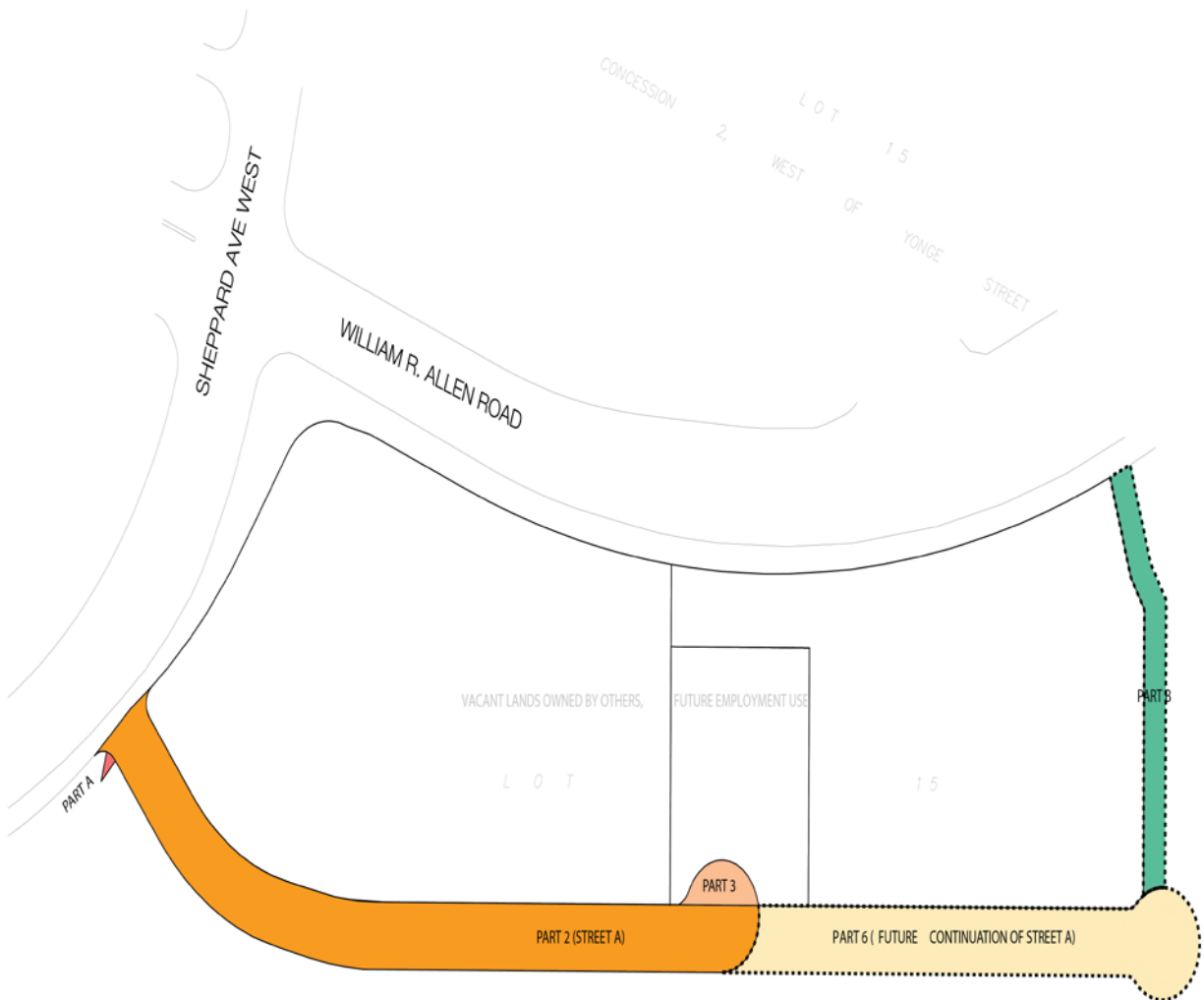
27. Urban Forestry requires a Tree Planting Deposit in the amount of \$23,903.00 (at \$583 per tree) to ensure the planting of forty-one (41) new City owned trees. The Tree Planting Deposit must be submitted to the attention of David Bostock, Supervisor of Urban Forestry, Tree Protection & Plan Review. 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. The General Manager of Parks, Forestry & Recreation shall hold the tree planting security deposit for the duration of the renewable guarantee period.

28. Application to Injure or Remove Tree(s): The above noted plans show that the development proposes the removal of two (2) trees over 30cm in diameter on privately-owned property identified as trees #4 and 23. If approved, an Application to Injure or Remove Tree(s) and an application fee for two (2) trees will be required. Based on standard requirement, Urban Forestry requires a total of six (6) new large growing native shade trees to be planted on private property to replace the two (2) private trees proposed for removal at a replacement ratio of 3:1.

## Attachment 7: Draft Plan of Subdivision



## Attachment 8: Preliminary Plan of Subdivision - Concept Plan



Preliminary Plan of Subdivision - Concept Plan

