

City File No.: 23 221213 WET 05 SB

CONDITIONS

The following conditions apply to the Draft Plan of Subdivision drawing, prepared by Weston Consulting, and dated March 22, 2024. The plan of subdivision is for lands legally described as Part 1, Part of Lot 6, Humber River Range, Concession 3 from the Bay, City of Toronto.

The Plan of Subdivision is composed of the follow parcels of land:

Parcel	Use	Area (hectares)	Area (square metres)
Block 1	Residential	0.5621	5,621
Public Street	Public Street (Eileen Avenue cul-de-sac)	0.0219	219
Total Subdivision Area		0.584	5,840

Legal Services

1. The Owner shall enter into the City's standard Subdivision Agreement and satisfy all pre-registration conditions contained therein.

Community Planning

2. The approval of this Plan of Subdivision will lapse and become null and void if the Plan of Subdivision is not fully registered within 5 years of the date of draft plan approval.
3. No Site Plan Control application for a building or structure shall be approved prior to registration of the Draft Plan of Subdivision.
4. The Owner shall, at a minimum, construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by the Toronto City Council, as amended, and be encouraged to meet Tier 2 or higher of the Toronto Green Standards applicable at the time of the site plan application for the buildings proposed on the Lands.
5. The Owner shall provide 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*.

Engineering and Construction Services and Transportation Services

6. The Owner shall illustrate, convey and dedicate all public roads, corner roundings and road widenings shown on the draft plan of subdivision as public highway to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services.
7. The Owner shall convey all necessary easements (internal and external) to the City to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services.
8. The Owner shall, prepare all documents to convey lands in fee simple and easement interests to the City for nominal consideration, such lands to be free and clear of all physical and title encumbrances to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services in consultation with the City Solicitor.
9. The Owner shall 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 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.
10. The Owner agrees to pay all costs for preparation and registration of reference plan(s).
11. The Owner shall apply stormwater management techniques in the development of this subdivision to the satisfaction of Engineering and Construction Services.
12. The Owner shall undertake an environmental site assessment for lands to be conveyed to the City in accordance with the terms and conditions of the City's standard subdivision agreement, including providing payment for a peer reviewer and the submission of a Record of Site Condition (RSC).
13. The Owner shall pay engineering and inspection fees in accordance with the terms and conditions of the standard subdivision agreement.
14. The Owner shall submit financial security in accordance with the terms of the City's standard subdivision agreement.
15. The Owner shall pay for and construct all municipal infrastructure required to service the Plan of Subdivision, including municipal infrastructure external to the plan of subdivision, in accordance with the terms and conditions of the City's standard subdivision agreement.
16. The Owner shall pay all costs related to the installation of pavement markings and signage and modifications to existing pavement markings and signage.
17. Prior to registration of the Plan of Subdivision, the Owner shall submit to the Chief Engineer and Executive Director, Engineering and Construction Services for review and acceptance,

a detailed infrastructure phasing plan outlining the necessary infrastructure required to service all phases of the lands.

18. Prior to registration of the Plan of Subdivision, the Owner shall submit to the Chief Engineer and Executive Director, Engineering and Construction Services for review and acceptance, all revisions and/or updates to the Functional Servicing Report.
19. The Owner agrees to update the accepted Functional Servicing Report, including the stormwater management strategy, if directed by the Chief Engineer and Executive Director, Engineering and Construction Services in the event that the Chief Engineer and Executive Director, Engineering and Construction Services determines that field conditions are not suitable for implementation of the servicing and storm water strategy recommended in the Functional Servicing Report prior to proceeding to the next development phase.
20. Prior to the earlier of the registration of the Plan of Subdivision or the Release for Construction of Services, the Owner shall submit to the Chief Engineer and Executive Director, Engineering and Construction Services for review and acceptance, a plan or plans, showing:
 - a. cross-sections of all roads within the Plan of Subdivision incorporating the approved pavement widths and other infrastructure elements, and including the proposed connections with, and any improvements to, the existing streets within and surrounding site;
 - b. the proposed pavement markings and signage for all new roads;
 - c. modifications required to the pavement markings and signs on the existing roads;
 - d. curb radius, turning radius, according to the City of Toronto Curb Radii Guidelines;
 - e. proposed and existing on-street parking spaces on existing streets, the distances of the beginning and end of the on-street parking limits from the intersecting highway consistent with the City bylaws/regulations;
 - f. existing and proposed driveway accesses; and
 - g. minimum pedestrian clearway of 2.1 metres on all roads and at intersection of all roads.
21. Prior to earlier of the registration of the Plan of Subdivision or the Release for Construction of Services, the Owner shall submit to the Chief Engineer and Executive Director, Engineering and Construction Services:
 1. Regarding Toronto Hydro-Electric System Limited (distribution group):
 - a. copy of "Offer to Connect" (OTC);
 - b. written confirmation that financial securities have been posted; and
 - c. written confirmation that satisfactory arrangements have been made;
 2. Regarding Toronto Hydro Energy (streetlight group):
 - a. cost estimate of the construction/installation of streetlights, and the hydro inspection fee;
 - b. financial security in amount of 130% of the streetlight cost estimate and inspection fee;
 - c. copy of written confirmation from Toronto Hydro Energy that satisfactory arrangements have been made.
22. The Owner shall 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 to the 1983 North

American Datum (Canadian Spatial Reference System and the 3 degree Modified Transverse Mercator Projection).

23. The Owner shall provide a certification letter to Chief Engineer and Executive Director, Engineering and Construction Services by the Professional Engineer who designed and supervised the construction that all building(s) on the subject lands have been constructed in a manner which will not discharge, directly or indirectly any groundwater collected from foundation drains (weeping tiles, sub-floor drains), groundwater collection systems (groundwater collection sump(s), pump(s), etc.) or any other type of permanent drainage system or any direct or indirect connection to the City's sewage works.

Urban Forestry

24. 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.
25. 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.
26. 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 Chief Engineer and Executive Director, Engineering and Construction Services.
27. Prior to the registration of the Plan of Subdivision, the Owner agrees to submit an application and pay the required application fees, tree value and contractor's service agreement for the removal of trees that are subject to the City's Street By-law and associated regulations in effect on the date of draft approval of the Plan of Subdivision, all to the satisfaction of the General Manager of Parks, Forestry and Recreation.
28. 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.
29. Prior to the registration of the Plan of Subdivision the Owner shall submit to the satisfaction of Urban Forestry TPPR, a Tree Protection Guarantee in the form of an Irrevocable Letter of Credit or certified cheque, made payable to "Treasurer, City of Toronto", to Urban Forestry to guarantee the protection throughout the construction period of two existing City owned street trees, identified as tree nos. 2 and 3 in the submitted documentation.
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 Manager 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 Manager 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 Manager 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 Urban Forestry prior to commencement of planting trees on City Road allowance. The Owner further agrees to plant trees in accordance with the approved Landscape Plan and Composite Utility Plan, to the satisfaction of the General Manager 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 metres from the curb, sidewalk, driveway, utility pole or pedestal).

Appendix A – Advisory Comments

1. Road Allowance Permits

The Owner must obtain necessary authorizations and permits from the City's Transportation Services – Permits and Enforcement of Etobicoke-York District, before excavating within or encroaching onto the municipal road allowance. The Owner is advised to contact Permits and Enforcement of Etobicoke-York District at 416-394-8418 regarding site-specific permit and licensing requirements.

In conjunction with the right-of-way permits, the Owner shall provide an adequate financial guarantee to ensure the satisfactory completion of all required work in the City's rights-of-ways, excluding service connections, pay engineering and inspection fees (5% of the estimated construction cost of the work) and provide public liability insurance. The Owner shall construct all work within the City's rights-of-way at no cost to the City in accordance with the accepted drawings.

The Owner is required to contact the City inspector (Syed Raza 416-659-9192) prior to commencing any work within the City's right-of-way.

Elizabeth Morales – (416-392-8111) is responsible for access permits and Municipal Road Damage Guarantee deposits and all other permits associated with construction activities (piling/shoring, landscaping, hoarding, temporary street occupation, tower crane, etc.) for:

- All new multiple-unit residential developments; and,
- Commercial/industrial developments where there is work being done within the road ROW.

In order to obtain approval for work in the City's right-of-way the Owner will be required to provide up to date stake out information for most construction related work, For further information, please contact Ontario One at 1-800-400-2255 to arrange for an appointment.

2. Construction Management Plans

The Owner must submit a Construction Management Plan for each stage of the construction process provided to the satisfaction of the Engineering and Construction Services Division. The Owner is not allowed to use the rights-of-way for storing construction equipment/materials or for parking purposes. The Owner is advised to contact the Development Engineering Unit (Stephen Mattachini – 416-392-5343) regarding detailed requirements.

3. Encroachments

The Owner is advised that any physical or landscaping features that they propose to introduce in the municipal right-of-way are subject to the requirements of Chapter 743 of the Toronto Municipal Code. Depending on the type of encroachment as specified in Article IV of Chapter 743, it may require an encroachment agreement with the City of Toronto as well as Community Council approval. The Owner is responsible for the costs of installing/planting these encroachments, and the encroachment must be maintained at the owner's expense pursuant to Article V of Chapter 743. For further information regarding encroachment agreements, please contact Ms. Joanne Vecchiarelli at 416-338-1045 of Transportation Services - Permits and Enforcement of Etobicoke-York District.

4. Toronto Hydro Approval

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 <https://www.torontohydro.com/sites/electricsystem/Pages/foryourhome.aspx> for comment and cost estimates for required fieldwork.

5. Utilities

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.

6. Site Servicing Connections

The Owner will be required to make an application to Toronto Water Division by email to TWDCSiteservicing@toronto.ca for the installation of any proposed services within the City right-of-way after acceptance of the stormwater management report and site servicing plan.

For further information, please refer to <https://www.toronto.ca/services-payments/water-environment/your-water-pipes-meter/request-a-watersewer-service-connection-or-disconnection/>.

7. Municipal Numbering

The Owner is advised to contact municipaladdress@toronto.ca 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: <https://www.toronto.ca/city-government/planning-development/municipal-numbering-of-a-property/>.

8. Street Naming Requirements

The Owner is advised to contact streetnaming@toronto.ca to initiate the street naming process. The Owner will be required to follow the City of Toronto's Street Naming Policy which can be found at <https://www.toronto.ca/city-government/planning-development/street-naming/>. It should be noted that all public streets, private access roads and private walkways should be named in order to facilitate access to the units fronting these streets, roads and walkways.

9. Wet Tap Procedure

Toronto Water will not be providing licensed operator's to witness wet taps on new development, third-party and transit projects. Contractor's licensed operator shall perform wet taps on all projects accepted by Engineering and Construction Services. The City of Toronto Protocol respecting the performance of and verification of wet taps can be found at: <https://www.toronto.ca/wp-content/uploads/2022/03/9489-ecs-specs-pipespecs-wet-tap-procedure-notice-Mar2022.pdf>.

10. Implementation of Superpave Asphalt Specifications

Superpave asphalt mixes are mandatory for all new projects approved in the City of Toronto. (please see attached notice dated March 6, 2018 for further information).

11. Construction Dewatering, Private Water Drainage System, Groundwater Discharge

Please be advised the Foundation Drainage Policy and Guidelines will apply to all new development applications received by the City of Toronto under the Ontario Planning Act, including all new Official Plan Amendments, Zoning By-Law Amendments, Plan of

Subdivision applications, as well as new Site Plan applications, except for Committee of Adjustment applications. Please refer to the City website for the policy, guidelines and other information: <https://www.toronto.ca/services-payments/water-environment/water-sewer-related-permits-and-bylaws/sewers-by-law/managing-foundation-drainage/>.

Discharge of Private Water (including but not limited to groundwater, construction wastewater, etc.) directly or indirectly into City's sewage works is prohibited under Toronto Municipal Code (MCC) Chapter 681 – Sewers, unless the subject property has obtained discharge approval in the form of a Discharge Agreement under MCC 681-6 from Toronto Water, Environmental Monitoring and Protection Unit.

If the Owner wishes to discharge groundwater to the City's sewers, the Owner must apply and obtain short-term discharge approval from Toronto Water, Environmental Monitoring and Protection Unit.

In the absence of a short-term discharge approval, the Owner must ensure any private water (including but not limited to groundwater, construction wastewater, etc.) collected from the subject property is hauled away using a Ministry of the Environment, Conservation and Parks (MECP) approved hauler to ensure that no private water is discharged directly or indirectly into the City's sewage works and thereby comply with Municipal Code Chapter 681 – Sewers.

Prior to any approval to discharge Private Water to a City sewer works and the issuance of any agreement or permit respecting same by the General Manager, Toronto Water, the Owner will be required to:

- a. Obtain an Environmental Compliance Approval from the Ministry of the Environment, Conservation and Parks, for the proposed Private Water Treatment System (the "Treatment System")
- b. Install and operate the Treatment System; and,
- c. Notify Toronto Water, Environmental Monitoring and Protection immediately once the Treatment System has been installed so that the City can collect samples of the treated water over a minimum period of six months to determine the effectiveness of the Treatment System.

Any approval to discharge Private Water to a City sewer will not be granted if the Treatment System fails to effectively treat the Private Water to meet the applicable quality limits as set out in the Sewers By-Law.

12. Other Comments

The Owner shall be advised:

- a. That approval for all work that will be carried out within the abutting public rights-of-way, which may include but not be limited to financial responsibility for removal or relocation of existing street furniture (transit shelters, benches, litter bins and bicycle locking rings), must be received from the Transportation Services Division. The Owner must contact the Street Furniture Management Unit to coordinate the removal or relocation of Astral street furniture or bicycle locking rings. There are Third Party costs associated with the removal and relocation of Astral street furniture and costs to remove the City of Toronto bicycle locking ring(s). The City and Astral will not undertake any work associated with removing, reinstalling, or relocating existing street furniture until it receives payment. If clarification is required on how the above standards will apply to this site, the Owner can

contact the Street Furniture Management Unit at streetfurniture@toronto.ca. For all other works within the public right-of-way, the owner can contact the Permits and Enforcement Section, Etobicoke District, Construction Activities, at (416) 394-8718;

- b. To submit costs for the installation of the proposed new City of Toronto Standard bicycle locking rings on public right-of-way at the rate of \$433.92/unit, including HST. The cheque is made payable to the City of Toronto Treasurer and must be forwarded to the attention of:

Rohan Majmudar
Transportation Services, Public Realm
Street Furniture Management
433 Eastern Avenue
2nd Floor, Block B
Toronto, ON M4M 1B7
Tel: 416-338-5406
Rohan.Majmudar@toronto.ca

13. Urban Forestry

The Owner is advised that all payments must be submitted to the attention of *Supervisor of Urban Forestry, Supervisor of Tree Protection and Plan Review*, at the Etobicoke Civic Centre, 399 The West Mall, Main Floor - North Block and payable to Treasurer, City of Toronto. Acceptable methods of payment are in the form of a letter of credit, certified cheque, bank draft, money order, or by credit card or debit card at our front counter between 8:30 am and 3:00 pm, Monday – Friday (excluding holidays).