

530 The East Mall – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Decision Report – Approval

Date: November 14, 2024

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Wards: Ward 2 – Etobicoke Centre

Planning Application Numbers: 22 242149 WET 02 OZ and 22 242153 WET 02 SB

Related Application Number: 23 103643 WET 02 RH

SUMMARY

This application proposes to amend the Zoning By-law to permit the development of three residential apartment buildings, consisting of a 14-storey building, two 22-storey towers connected with an eight-storey base building, and a 22-storey tower with an eight-storey base building, and a public park at the southern portion of the site located at 530 The East Mall. A total of 1095 residential units (including 110 replacement rental units) are proposed with 868 vehicular parking spaces and 822 bicycle parking spaces. The development will have a total Gross Floor Area of 84,098 square metres.

The Draft Plan of Subdivision application submitted as part of this review proposes to establish three residential blocks, a public park, a storm sewer easement, and road widening blocks.

A related Rental Housing Demolition Application has also been submitted as the existing rental apartment building on the site, consisting of 110 units, will be demolished after replacement rental units have been constructed. Assistance will be provided to tenants in the existing rental apartment building to facilitate their relocation to new units in the proposed development.

This report recommends approval of the Zoning By-law amendment and the Draft Plan of Subdivision applications.

RECOMMENDATIONS

The Director, Community Planning, Etobicoke York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 530 The East Mall substantially-in-accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to this report.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. In accordance with the delegated approval under Section 415-16 of the Toronto Municipal Code, as amended, City Council be advised that the Executive Director, Development Review intends to approve the Draft Plan of Subdivision as generally illustrated in Attachment No. 7 subject to:
 - a. The conditions as generally listed in Attachment No. 6 which, except as otherwise noted, must be fulfilled prior to final approval and the release of the Plan of Subdivision for registration.
 - b. Any such revisions to the proposed Plan of Subdivision or any such additional modified conditions as the Executive Director, Development Review may deem to be appropriate to address matters arising from the on-going technical review of this development.
4. City Council approve, in accordance with Section 42 of the Planning Act, and as a component of the registration of Plan of the Subdivision, the owner shall convey to the City, an on-site parkland dedication, having a minimum size of 1345 square metres, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.
5. City Council approve the acceptance of on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition. The owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the General Manager, Parks, Forestry and Recreation, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount to be determined by the General Manager, Parks, Forestry and Recreation and the Executive Director, Corporate Real Estate Management.
6. City Council approve a Development Charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry and Recreation. The Development Charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks, Forestry and Recreation and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time-to-time.
7. Before introducing the necessary Bill to City Council for enactment, require that City Council has approved the Rental Housing Demolition Application (23 103643 WET 02

RH) under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of the existing rental dwelling units.

FINANCIAL IMPACT

The Development Review 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

The Zoning By-law Amendment and Draft Plan of Subdivision applications were submitted on December 23, 2022, and deemed complete on March 1, 2023. Staff conducted a Community Consultation Meeting for the Zoning By-law Amendment application on June 12, 2023, details of which are summarized in the Community Consultation section of this report.

THE SITE

Description

The site is located south of Carpi Road, east of Highway 427 and west of The East Mall. It is occupied by a seven-storey 110-unit, rental apartment building along with associated surface parking. The site is rectangular in shape with a total area of approximately 15,305 square metres and frontage of approximately 233 metres on The East Mall.

The surrounding land uses include:

North: Immediately north of Capri Road is a 19-storey apartment building owned by Toronto Community Housing (municipally known as 7 Capri Road). Further north, is a 16-storey apartment building (Park Edge Place, municipally known as 580 The East Mall) as well as Capri Park, a one-hectare park, bounded by The East Mall to the east, Rathburn Road to the north, Highway 427 off-ramp to the west.

South: Adjacent to the site is a large sports field and the two-storey Burnhamthorpe Collegiate Institute and Adult Learning Centre, municipally known as 500 The East Mall. Further south is a five-storey long-term care facility (Eatonville Care Centre), municipally known as 420 The East Mall, and office buildings with access from Four Seasons Place.

East: Across The East Mall is a four- to seven-storey apartment building, municipally known as 535 The East Mall, and to the southeast is West Glen Junior School.

West: An existing 24-storey apartment building municipally known as 5 Capri Road. In addition, there is a Zoning By-law Amendment approval for the development of a mixed-use building containing three 22-storey towers with a total of 805 residential units, 806 square metres of non-residential space and a public park at the southern portion of the site. A Draft Plan of Subdivision has been submitted where a public street parcel will be

conveyed to the City for the extension and creation of a new cul-de-sac at the end of Capri Road.

THE APPLICATIONS

Description

The application proposes to amend the zoning for this site to permit the redevelopment of the property with three residential buildings (Building A, Building B, and Building C) and a public park at the southern portion of the site. Building A would consist of a 14-storey building with grade-related units fronting onto The East Mall and the park block at the southern portion of the site. Building B would consist of two 22-storey towers with an eight-storey base building containing grade-related units fronting The East Mall. Building C would consist of one 22-storey tower with an eight-storey base building containing grade-related units fronting The East Mall and Carpi Road.

Density

The proposal has a density of 5.5 times the area of the lot.

Residential Component

Of the 985 proposed new dwelling units, exclusive of the 110 rental replacement units, 101 (10 percent) are studios, 469 (48 percent) are one-bedroom, 308 (31 percent) are two-bedroom, and 107 (11 percent) are three-bedroom units.

Access, Bicycle Parking, Vehicle Parking and Loading

Parking is proposed to be provided through three levels of below-grade parking. A Type C loading space is proposed for Building A and two Type G loading spaces are proposed for Building B and Building C.

Additional Information

The proposed development requires the demolition of 110 existing rental dwelling units and would have a total Gross Floor Area (GFA) of 84,098 square metres.

A detailed breakdown of the site statistics for each building is summarized in Table 1 below.

Site Statistic	Building A	Building B – Tower 1 and Tower 2	Building C – Tower 3	Total

Building Heights (excluding Mechanical Penthouse)	14 storeys (44.5 m)	Tower 1: 22 storeys (66.4 m) Tower 2: 22 storeys (66.4 m)	22 storeys (66.4 m)	N/A
Tower Floor Plates (sq. m.)	N/A	Tower 1: 850 Tower 2: 850	850	N/A
Residential Gross Floor Area (sq. m.)	20,691.8	43,575.7	19,830.8	84,098
Floor Space Index (FSI)	1.35	2.85	1.30	5.5
Residential dwelling units	275	611	209	1095
Indoor Amenity (sq. m.)	556.6	1233.5	444.3	2234.3
Outdoor Amenity (sq. m.)	556.4	1561.0	562.1	2679.5
Vehicular parking spaces				868
Bicycle parking spaces				822
Loading Spaces	One Type 'C'	One Type 'G'	One Type 'G'	N/A

Project data for the entire development can be found on Attachment No.1: Application Data Sheet.

Reasons for Applications

The proposal requires an amendment to city-wide Zoning By-law 569-2013 to permit the proposed development and establish site-specific performance standards including building height, gross floor area, building setbacks, vehicle parking rates and floor plate requirements.

The Draft Plan of Subdivision application proposes to create three residential blocks (Block 1, 2 and 3), a 2170 square metre new park block (Block 4); a 700 square metre storm sewer easement (Block 5), a 0.4-metre road widening strip along The East Mall (Block 6) and a road widening (Block 7) adjacent to Capri Road, as show in the Draft Plan of Subdivision in Attachment No. 7.

APPLICATION BACKGROUND

Application Submission Requirements

The materials and studies submitted in support of the applications can be found by visiting the [Application Information Centre](#).

Agency Circulation Outcomes

The applications together with the applicable materials have been circulated to all appropriate agencies and City Divisions. Responses received have been used to evaluate the proposal and to formulate an appropriate Zoning By-law amendment and conditions of Draft Plan of Subdivision.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to Provincial plans.

Official Plan

The land use designation for the site is *Apartment Neighbourhoods* on Map 14 of the Official Plan (See Attachment 3: Land Use Map). The East Mall is identified as a Major Street on Map 3 of the Official Plan. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here: [Official Plan](#).

Zoning

According to Zoning By-law 569-2013, the site is zoned Residential Apartment Commercial (RAC) (f24.0; au139.0). Buildings within the RAC zone would be limited to a maximum building height of 14 metres and a maximum lot coverage of 40 percent. (See Attachment 4: Zoning Map.)

City-wide Zoning By-law 569-2013 can be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>.

Toronto/Lester B. Pearson International Airport Zoning Regulations

The site is subject to the Toronto/Lester B. Pearson International Airport Zoning Regulations (Government of Canada Regulations SOR/99-123). The site is subject to obstacle zoning restrictions, which provides a maximum allowable elevation above sea level resulting in a height limit for any proposed development on the lands. The maximum allowable elevation for this site is 219.46 metres above sea level.

Design Guidelines

The following design guidelines are relevant in the consideration of this proposal:

- Tall Building Design Guidelines.
- Mid-Rise Buildings Performance Standards and Addendum.
- Growing up: Planning for Children in New Vertical Communities Urban Design Guidelines.
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

Toronto Green Standard

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

Site Plan Control

The proposed development is subject to Site Plan Control. A Site Plan Control application has not been submitted.

Draft Plan of Subdivision

The Executive Director, Development Review has delegated authority for the approval of Plans of Subdivision under Section 415-16 of the Toronto Municipal Code, as amended. Section 51(24) of the Planning Act outlines the criteria for determining whether a proposed subdivision is appropriate. These criteria include conformity to provincial plans, whether the plan conforms to the Official 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.

PUBLIC ENGAGEMENT

Community Consultation

A virtual Community Consultation Meeting was held for the Zoning By-law Amendment application on June 12, 2023. City staff, the Ward Councillor, the applicant's team and approximately 21 members of the public were in attendance. Key comments and concerns raised by the public included:

- Concerns with increased density of the area.
- Concerns with shadow impacts on surrounding properties.
- Concerns about the capacity of local schools to accommodate new students generated by the development.
- Concerns with the proposed increased use of the existing pedestrian crosswalk across The East Mall with respect to student safety.
- Concerns with increased parking demand in the area because of the proposed development.
- Concerns with the lack of commercial and retail uses proposed in the application and surrounding area.
- Questions related to the rental unit replacements and rent control.

- Questions about the timeline for the proposed development.

Staff have worked with the applicant to address these concerns, including the reduction of building height of Building A from 21 storeys to 14 storeys to address the potential impacts on the adjacent properties. With respect to the existing pedestrian crosswalk located on The East Mall, the applicant submitted a Transportation Letter, prepared by R.J. Burnside & Associates Ltd., dated October 20, 2023, which confirms that the existing pedestrian crosswalk is adequate even with the proposed development.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff have reviewed the current proposal and find the proposal to be consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

These applications have been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations section of this report.

Land Use

The site is designated *Apartment Neighbourhoods* in the Official Plan. Permitted uses in *Apartment Neighbourhoods* include apartment buildings, parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents.

Policy 4.2.2 in the Official Plan states that development in *Apartment Neighbourhoods* will contribute to the quality of life by locating and massing new buildings to provide a transition between areas of different intensity and scale; locating and massing building to adequately limit shadow impacts; locating and massing buildings to frame the edge of streets and parks with good proportion; provide indoor and outdoor recreation space; and provide ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces.

The proposal conforms with the land use envisioned in the *Apartment Neighbourhoods* designation. In keeping with the Official Plan directions for this designation, the proposal is compatible with the neighbouring land uses, fits within the existing context of the neighbourhood, contributes to diversifying the housing options in the community and limits negative impacts.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in three residential apartment buildings, with a unit mix that meets the Growing Up Guidelines.

Rental Housing Demolition and Replacement

Official Plan Policy 3.2.1.6 requires new development that would result in the loss of six or more rental dwelling units, to replace at least the same number, size, and type of rental units at similar rents to those in effect at the time of application. The policy also requires the provision of an acceptable Tenant Relocation and Assistance Plan, addressing the right of existing tenants to return to the replacement units at similar rents and other assistance to lessen hardship.

More information and analysis is available in the staff report for the related Rental Housing Demolition Application, which will be considered at the same Etobicoke York Community Council meeting as this report.

Staff are satisfied with the proposed replacement of the existing rental housing units by their respective bedroom type and size including the provision of a Tenant Relocation and Assistance Plan that is consistent with the City's standard practice.

Density, Height, Massing

The proposed density, height and massing of the proposed development have been reviewed against Official Plan policies as well as the design guidelines referenced in the Policy and Regulations Considerations section of the report.

Section 3.1.3 of the Official Plan addresses built form considerations and how sites, buildings and their interface with the public realm should fit within the existing and/or planned neighbourhood context. Policy 3.1.3.1 directs development to frame and support parks by being located parallel to them and Policy 3.1.3.5 further states that new development will be massed to define the edges of the public realm in good proportion. The proposal is adjacent to a new public park at the southern portion of the site, which would be bordered almost in its entire length by Building A with dwelling units overlooking the park edge. In addition, Policy 3.1.3.8 indicates that development adjacent to parks or open space should provide an appropriate transition in scale to the park to allow access to direct sunlight. Building A, with its initial proposed height of 21 storeys (68.8 metres), has been reduced to 14 storeys (44.5 metres) to provide good transition in scale, access to direct sunlight and daylight and reduce the impacts of the proposed development on the park.

The tower floor plates are 805 square metres for the two towers of Building B and the one tower of Building C. The three towers exceed the Tall Building Design Guidelines, which speaks to maximum residential tower floor plates of 750 square metres; however, the larger proposed floor plates are offset by the generous separation distances that reflect the *Apartment Neighbourhoods* context in the Official Plan and exceed the minimum standard of 25 metres separation distance, ensuring adequate sunlight, privacy, and sky views for occupants.

Amenity Space

The proposed development would provide an overall 2.1 square metres of outdoor amenity space per unit and 2.4 square metres of indoor amenity space per unit. As per the Official Plan, outdoor amenity spaces are to be located at or above grade, in

locations with access to sunlight and have comfortable wind, shadow, noise conditions, and promote use in all seasons. Guideline 2.3 of the Growing Up Guidelines indicates that indoor and outdoor amenity spaces should be designed and programmed to support a variety of age groups and activities. This amenity space provision is acceptable by staff.

The proposed outdoor amenity spaces would be located on the ground floor for Building A, Building B and Building C, including the ninth floor of Building B and Building C. The proposed indoor amenity spaces would be located on the ground floor for Building A, Building B and Building C, including floor nine of Building B and Building C. The details on the specific layout of the amenity spaces will be refined through the Site Plan Control review process.

To address the current rise in dog-owning populations, the applicant will provide on-site dog amenities with proper disposal facilities such as dog relief stations within the building to accommodate future residents' needs as this would also help alleviate pressure on existing parks. The details of the on-site pet amenities will be further refined through the Site Plan Control review process.

Sun, Shadow and Wind Impact

The Official Plan requires new development to locate and mass buildings to frame the edges of the streets and parks with good proportion to maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks, and open spaces. A Sun/Shadow Study prepared by Turner Fleischer, dated May 24, 2024, was submitted in support of the applications. Staff determined through review of the study that the sun/shadow conditions generated by the proposed development on the proposed park, amenity spaces, nearby street and public realm are acceptable.

The Official Plan policies require tall buildings to maintain comfortable conditions and mitigate additional wind impacts on adjacent streets and surrounding areas. A Pedestrian Level Wind Study was prepared by Theakston Environmental, dated October 18, 2023, along with an Addendum Letter, dated August 9, 2024. The findings in the most recent letter indicated that with the proposed development, wind conditions at several locations were similar or better than the existing setting. The findings also include proposed mitigation plans for various outdoor amenity spaces throughout the site to improve comfort conditions to an acceptable comfort level. These mitigation measures and additional analysis of wind conditions will be further evaluated and secured through the Site Plan Control review process.

Access, Vehicle and Bicycle Parking and Loading

The Official Plan states that development will locate and organize vehicle parking, vehicular access and ramps, loading, and servicing to minimize their impact and improve the safety and attractiveness of the public realm by providing underground parking and removing existing surface parking. All access to the three levels of underground parking will be provided via an internal driveway and ramp at the southern portion of Building B and the northern portion of Building C, adjacent to Capri Road.

Access to and from the proposed development will be from The East Mall and from Capri Road. While the proposed road accesses are generally acceptable, staff will work with the applicant to further refine them, as necessary, during the Site Plan Control review process.

A Transportation Impact Study was prepared by Burnside & Associated Limited, dated December 2022, with response letters dated October 20, 2023, and May 27, 2024, were submitted in support of the proposed development. The study concluded that the proposed development is estimated to generate 237 two-way trips during the weekday morning peak hour and approximately 286 two-way trips during the weekday evening peak hour, considering existing residential trips generated from the existing rental apartment building on site. Staff are satisfied that the projected increase in vehicle trips generated by the proposed development can be accommodated by the existing road network.

A minimum parking rate for the apartment buildings of 0.73 resident and two parking spaces plus 0.05 visitor parking space per dwelling unit are proposed. The plans show a total of 808 resident and 60 visitor parking spaces, for a total of 868 parking spaces all to be in three levels of an underground parking garage. A total of 30 parking spaces would be reserved for accessible vehicles. A total of 822 bicycle parking spaces including 745 long-term and 77 short-term are proposed. One Type C loading space is proposed in Building A, one Type G loading space is proposed in Building B, and one Type G loading space in Building C is proposed. The proposed amount of vehicular parking, bicycle parking and loading is acceptable.

The draft zoning recommends 10 percent of the total number of parking spaces provided are to be obstructed on one of more sides as a small car space. Transportation Services have reviewed the Traffic Impact Study and are satisfied with the justification for these exceptions. Appropriate signage related to the small car spaces will be secured through this Site Plan Control process.

Road Widening

To satisfy the Official Plan requirement of a 27-metre-wide right-of-way for this segment of The East Mall, a 0.40-metre road widening dedication along The East Mall frontage of the subject site is required. The road widening is proposed to be conveyed to the City by creating a new Block (Block 6), as shown in the Draft Plan of Subdivision in Attachment No. 7, through the Draft Plan of Subdivision approval process. A road widening (corner rounding) of 0.001 hectare along Capri Road is also required and will be conveyed to the City by creating a new Block (Block 7), as shown in the Draft Plan of Subdivision in Attachment No. 7, through the Draft Plan of Subdivision approval process.

Easements

The site is subject to a storm sewer easement in favour of the City, which runs along the southern property boundary with a width of 9.14 metres. This easement will be established through the creation of a new Block (Block 5), as shown in the Draft Plan of

Subdivision in Attachment No. 7, through the Draft Plan of Subdivision approval process.

Streetscape

The Official Plan requires that attention be given to the streetscape to ensure that these areas are attractive, comfortable, and functional for pedestrians through landscaping and setbacks that create suitable transitions from the public to private realms. Staff have worked with the applicant on the design and height of the streetwall of the proposed buildings along The East Mall to provide a comfortable pedestrian scale. Through the Site Plan Control review process, staff will seek further refinement of the design of both the building setback areas and adjacent ground floor residential uses to ensure landscape improvements such as wide planters for privacy and attractive transitions from the public to private realms.

Servicing

The applicant submitted a Functional Servicing Report and a Servicing Report Groundwater Summary, prepared by Lithos Group Inc., dated August 8, 2024, in support of these applications. Engineering and Construction Services staff have reviewed the reports and confirmed that there is sufficient capacity within the existing network to service the proposed development.

Unit Mix

Of the 985 proposed new dwelling units, exclusive of the 110 rental replacement units, 101 (10 percent) are studios, 469 (48 percent) are one-bedroom, 308 (31 percent) are two-bedroom, and 107 (11 percent) are three-bedroom units. The amount of two-bedroom and three-bedroom units exceeds the Growing Up Guidelines. Staff are satisfied that the proposal will provide an appropriate mix of unit types to meet the community's needs. The location, configuration and size of the units will be advanced in accordance with the Growing Up Guidelines through the Site Plan Control review process.

Parkland

In accordance with Section 42 of the Planning Act, the applicable alternative rate for on-site parkland dedication is one hectare per 600 residential units to a cap of 10 percent of the development site as the site is less than five hectares. In total, the parkland dedication requirement is 1345 square metres. The applicant is satisfying the parkland dedication requirement through an on-site dedication of 2170 square metres on Block 4 as shown in the Draft Plan of Subdivision in Attachment No. 7. Conditions regarding the conveyance and future construction of the park will be included in the Draft Plan of Subdivision conditions set out in Attachment No. 6.

This report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the owner upon agreement with the City. The Development Charge credit shall be in an amount that is the lesser of the cost to the

owner of installing the Above Base Park Improvements and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law. To implement the Above Base Park Improvement, the owner will be required to enter into an agreement with the City stipulating the design and construction of the improvements, accompanied by a financial security to ensure completion of the works.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). A Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc., dated October 4, 2022, and revised May 15, 2024, was submitted in support of the application.

The proposal would require the removal of 21 by-law protected privately-owned trees and the removal of four by-law protected City trees. The applicant provided a Landscape Plan in support of the application, which indicates that six new trees will be planted on the City road allowance along The East Mall and 33 trees on privately-owned property. The application must also comply with Tier 1 – Ecology element of the Toronto Green Standard (TGS), Version 4.

The Tree Inventory and Preservation Plan and Landscape Plan are acceptable to staff and meet the City's by-law requirements.

Toronto Green Standard

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

The applicant is required to meet Tier 1 of the TGS and is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Performance measures for the Tier 1 development features will be secured through the Site Plan Control approval process.

Noise, Vibration and Air Quality

The applicant submitted a Noise and Vibration Impact Study prepared by LEA Consulting Ltd., dated June 28, 2024, and Air Quality Impact Study prepared by R.J. Burnside and Associates Ltd. dated December 20, 2022, along with an addendum dated June 28, 2024, to determine whether the proposal complies with Provincial regulations and guidelines. The City retained a peer review consultant, Cambium Inc., to review the studies. The peer review of these reports has concluded, and staff are satisfied with the study result and recommendations for appropriate mitigation measures.

for the proposed development to inform the future Site Plan Control review process, to the satisfaction of the Executive Director, Development Review.

Toronto District School Board (TDSB)

The local TDSB schools include West Glen Junior School, Bloorlea Middle School, and Martingrove Collegiate Institute. TDSB has determined that there is insufficient capacity to accommodate students from new residential developments at West Glen Junior School and Bloorlea Middle School. To address accommodation challenges that may arise, the TDSB may need to use portables to accommodate students or engage in studies to explore options for creating space at a local school. These options include changing school boundaries, moving programs, or bussing new students to another school, among others.

The TDSB advised the applicant to study the pedestrian crossover location on The East Mall, north of West Glen Junior School, to assess how vehicular traffic from this development proposal and others in the area will impact pedestrian safety. TDSB has reviewed the Transportation Letter, prepared by R.J. Burnside & Associates Ltd., dated October 20, 2023, and is satisfied that the analysis confirms the existing pedestrian crosswalk is sufficient for pedestrians to safely cross The East Mall.

Since the proposed development is adjacent to Burnhamthorpe Collegiate Institute/Adult Learning Centre and across the street from West Glen Junior School, TDSB has requested that a condition should be included in the Draft Plan of Subdivision that prior to Site Plan Control approval, the applicant should submit a construction management that is satisfactory to the TDSB.

Toronto Catholic District School Board (TCDSB)

The local TCDSB schools include St. Gregory Catholic School, Michael Power/St. Joseph High School, and Bishop Allen Academy. TCDSB indicated that the Board can accommodate future increase in enrollment.

TCDSB requests that the owner should be required to erect a sign on-site to communicate to the community that students may need to be accommodated in portable classrooms or directed to a school outside the area as part of the Site Plan Control approval process. In addition, TCDSB has requested that a clause should be included in the agreement of purchase and sale for the proposed units that it may be necessary for students to be accommodated in facilities outside the community.

Toronto Transit Commission (TTC)

TTC advised that Wheel-Trans service and access will be provided to each of the proposed building on site. For Building A and B, the TTC requested for a larger drop-off area that would accommodate at least two seven-metre promaster vehicles at the secondary entrance of the building, along with a minimum 2.4-metre-wide sidewalk to accommodate vehicle side-door loading. For Building C, the TTC requested for a drop-off area be located at the secondary access on the south side of the building, along with a 2.4-metre-wide sidewalk to accommodate vehicle side-door loading. TTC has

reviewed the latest submission and satisfied that their comments have been addressed. TTC requirements will further be refined and secured through the Site Plan Control approval process.

CONCLUSION

The proposal is consistent with the PPS (2024) and in keeping with the intent of the Official Plan, particularly as it relates to the revitalization of *Apartment Neighbourhoods*. Staff recommend that Council support the approval of these applications.

CONTACTS

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SIGNATURE

Michael Mizzi, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map #14
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Zoning By-law Amendment
Attachment 6: Conditions of Draft Plan of Subdivision

Applicant Submitted Drawings

Attachment 7: Draft Plan of Subdivision
Attachment 8: Site Plan
Attachment 9: North Elevations
Attachment 10: South Elevations
Attachment 11: East Elevations
Attachment 12: West Elevations
Attachment 13: 3D Massing Model Looking Southwest and Northeast

Attachment 1: Application Data Sheet

Municipal Address: 530 The East Mall Complete
Application Date: March 1, 2023

Application Number: 22 242149 WET 02 OZ

Application Type: Zoning By-law Amendment

Project Description: Proposal to permit the development of a 14-storey building, two 22 storey towers connected with an eight-storey base building, one 22-storey tower with an eight-storey base building, and a public park. A total of 1095 residential units (including 110 rental replacement units) are proposed with 868 vehicular parking spaces. A Draft Plan of Subdivision application is proposed to create the necessary blocks to support the proposed development.

Applicant/Agent	Architect	Owner
Bousfields Inc. 3 Church Street, Suite 200, Toronto, ON M5E 1M2	Turner Fleischer 67 Lesmill Road, Toronto, ON M3B 2T8	MR-V 530 The East Mall Inc. 1133 Yonge Street, Toronto, ON M4T 2Y7

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	No
Zoning:	Residential Apartment Commercial Zone (RAC)	Heritage Designation:	No
Height Limit (storeys):	14	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m): 15,304.6 Frontage (m): 233 Depth (m): 55

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	0	0	0	6954
Residential GFA (sq m):	14,679	0	84,098	84,098
Non-Residential GFA (sq m):	0	0	0	0
Total GFA (sq m):	14,679	0	84,098	84,098
Maximum Height (storeys):	7	0	22	22
Maximum Height (metres):	20.10	0	66.37	66.37

Floor Space Index: 5.49

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:	84,098	-
Retail GFA:	-	-
Office GFA:	-	-
Industrial GFA:	-	-
Institutional/Other GFA:	-	-

**Residential Units
by Tenure Existing Retained Proposed Total**

Rental:	110	110	985	1095
Freehold:	-	-	-	-
Condominium:	-	-	-	-
Other:	-	-	-	-
Total Units:	110	110	985	1095

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	-		35	56	19
Proposed:	-	101	469	308	107
Total Units:	-	101	504	364	126

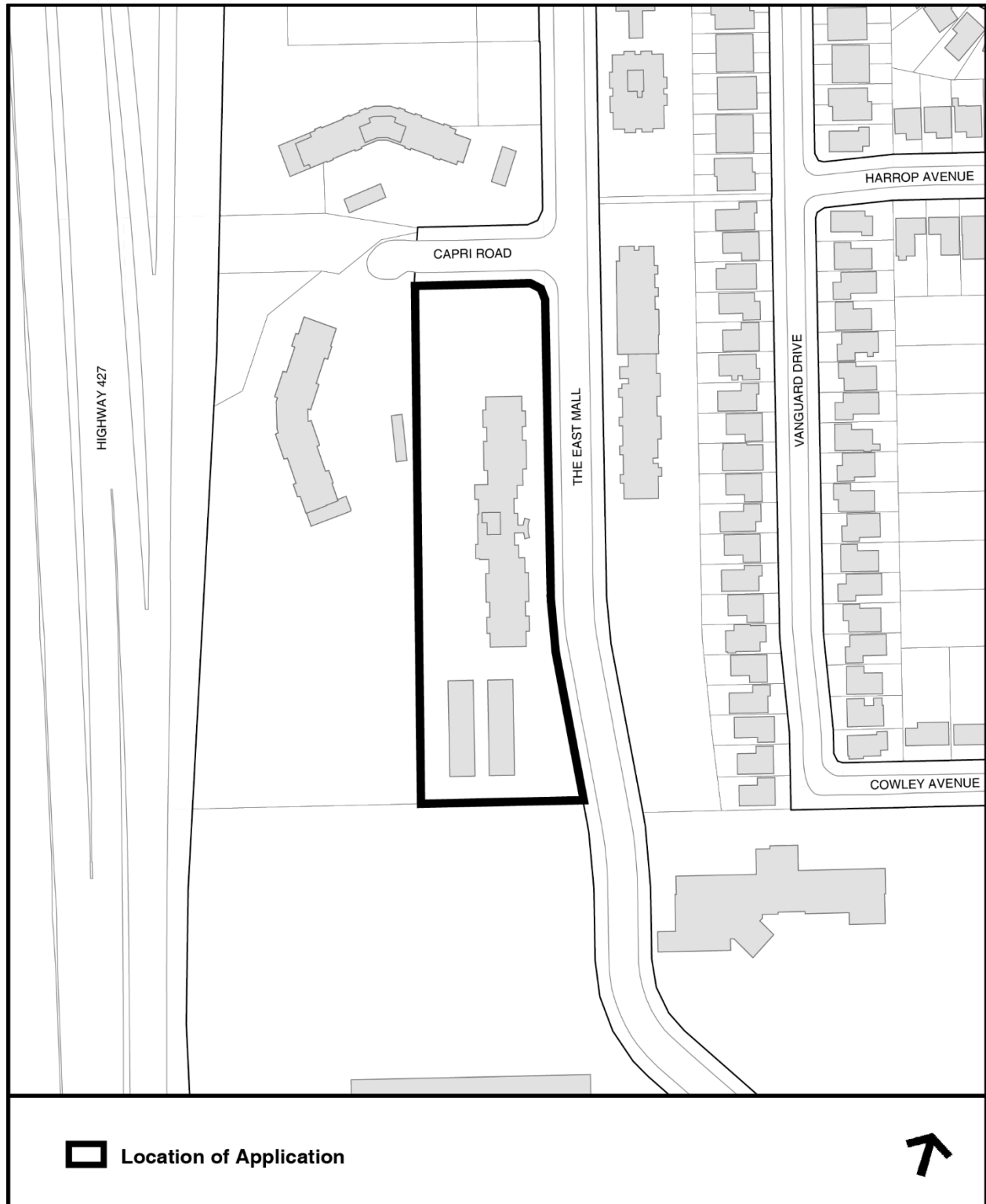
Parking and Loading

Parking Spaces:	868	Bicycle Parking Spaces:	822	Loading Docks:	3
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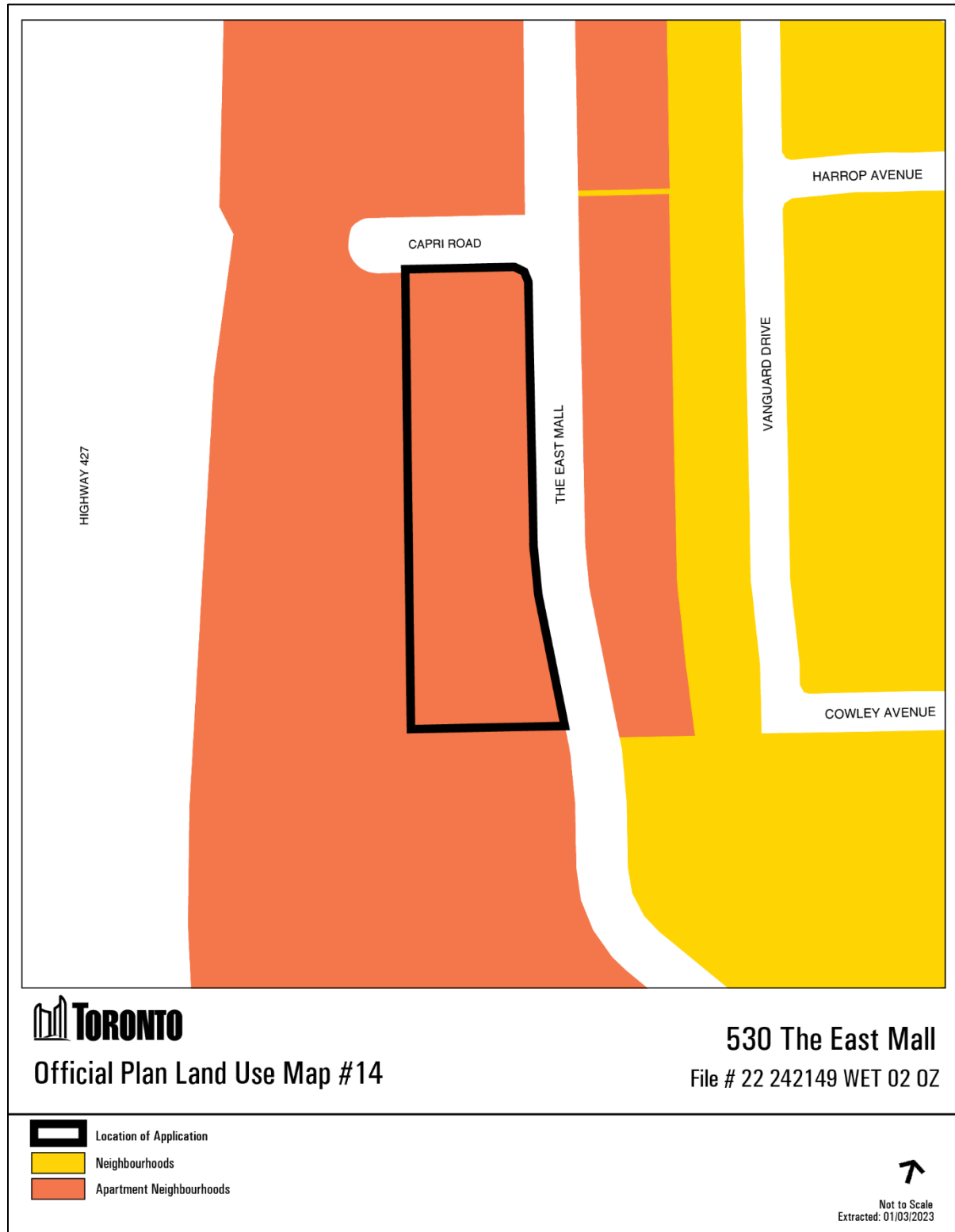
CONTACT:

Alexandra Mangat, MCIP, RPP
Planner, Community Planning
Tel.: 416-396-7312
E-mail: Alexandra.Mangat@toronto.ca

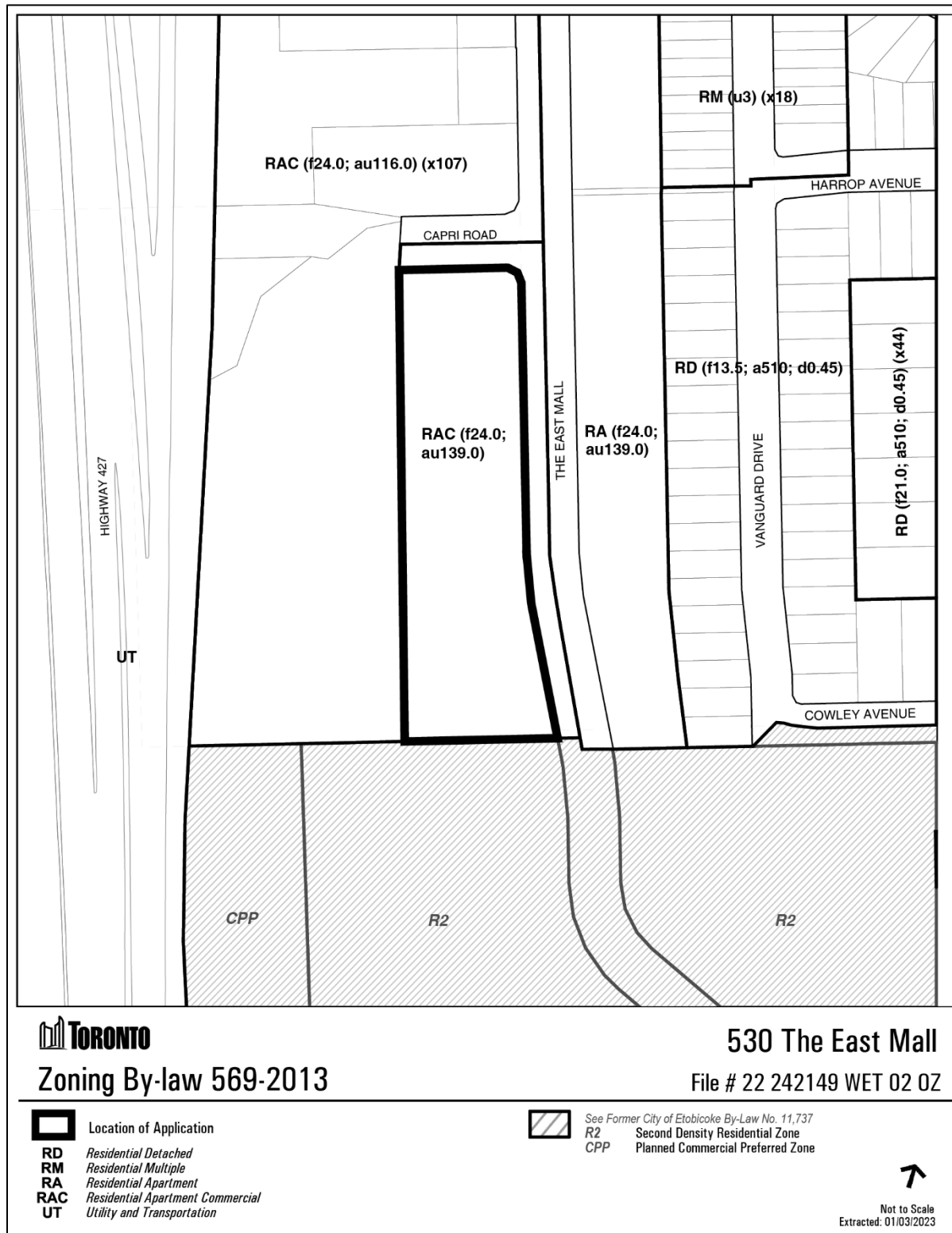
Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map #14



Attachment 4: Existing Zoning By-law Map



Attachment 5: Draft Zoning By-law Amendment

Provided under separate cover.

Attachment 6: Conditions of Draft Plan of Subdivision

1. The owner shall enter into the City's standard Subdivision Agreement and satisfy all of the pre-registration conditions contained therein (required in most cases to secure the construction of the provision of municipal services, parkland, and planning issues related to warning clauses).
2. The owner shall provide to the Director, Community Planning, Etobicoke York District, confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, 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 five 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 shall dedicate all roads, corner roundings, and road widenings shown on the plan to the City.
6. The owner shall convey all necessary easements (internal and external) to the City.
7. 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 Engineering and Construction Services in consultation with the City Solicitor.
8. The owner shall submit a draft Reference Plan of Survey to the Chief Engineer and Executive Director, 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) Delineated by separate PARTS the lands to be conveyed to the City, the remainder of the site and any appurtenant rights-of-way and easements.

- c) Show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan.
- 9. The owner shall pay all the costs for the preparation and registration of the Reference Plan(s).
- 10. The owner shall apply stormwater management techniques in the development of this subdivision to the satisfaction of Engineering and Construction Services.
- 11. 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 standard Subdivision Agreement including providing payment for a peer reviewer and the submission of a Record of Site Condition (RSC).
- 12. The owner shall pay engineering and inspection fees in accordance with the terms and conditions of the standard Subdivision Agreement.
- 13. The owner shall submit financial security in accordance with the terms of standard Subdivision Agreement.
- 14. 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.
- 15. The owner shall pay all costs related to the installation of pavement markings and signage and modifications to existing pavement markings and signage.
- 16. 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.
- 17. Prior to the 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.
- 18. The owner shall 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 stormwater strategy recommended in the Functional Servicing Report prior to proceeding to the next development phase.
- 19. 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) Minimum pedestrian clearway of 2.1 metres on all roads and at intersection of all roads.

20. 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:

- a) Regarding Toronto Hydro-Electric System Limited (distribution group):
 - i. A copy of "offer to connect" (OTC).
 - ii. Written confirmation that financial securities have been posted.
 - iii. Written confirmation that satisfactory arrangements have been made.
- b) Regarding Toronto Hydro Energy (street-light group):
 - i. A cost estimate of the construction/installation of streetlights, and the hydro inspection fee.
 - ii. Financial security in amount of 130 percent of the streetlight cost estimate and inspection fee.
 - iii. A copy of written confirmation from Toronto Hydro Energy that satisfactory arrangements have been made.

21. 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).

22. The owner shall provide a Certification Letter to the 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), and pump(s)) or any other type of permanent drainage system or any direct or indirect connection to the City's sewage works.

Parks, Forestry and Recreation

23. As a component of the registration of Plan of Subdivision, the owner shall convey parkland to the satisfaction of the General Manager, Parks, Forestry and Recreation.
24. The owner will be required to convey the 2170 square metres of the development site for public parkland purposes. The subject parkland conveyance is to be free and clear, above and below grade of all physical obstructions and easements, encumbrances, and encroachments, including surface and subsurface easements.
25. The owner shall be required to pay for the costs of the preparation and registration of all relevant documents. The owner shall provide to the satisfaction of the City Solicitor all legal descriptions and applicable reference plans of survey for the new parkland.

Fire Separation Distance – Ontario Building Code (OBC)

26. Prior to the fee simple transfer of the Park Block to the City, the Park Block shall nonetheless be deemed to be parkland in respect of the limiting distance requirements of the Ontario Building Code Act, 1992. Parks, Forestry and Recreation staff advise that the owner must design the building to achieve Ontario Building Code (OBC) setbacks related to fire separation on their own site on the portions of the building that abut the park. A five-metre setback will apply to any building located next to the park or the required setbacks which meet the OBC for fire separation, whichever is greater. Prior to the issuance of the first above grade Building Permit, the owner shall be required to demonstrate adequately that the OBC requirements have been achieved to the satisfaction of the General Manager, Parks, Forestry and Recreation. The City shall not enter into a Limiting Distance Agreement for the development.

Environmental Assessment

27. Prior to conveying the parkland to the City, the owner shall:
 - a) Submit a Qualified Person Preliminary Statement Letter, that is dated and signed by the owner's Qualified Person, as defined in Ontario Regulation 153/04, as amended, describing the lands to be conveyed to the City, and identifying what environmental documentation will be provided to the City's peer reviewer to support this conveyance. All environmental documentation consistent with O. Reg. 153/04 requirements shall be submitted with reliance extended to the City and its peer reviewer and any limitation on liability and indemnification is to be consistent with O. Reg. 153/04, as amended, insurance requirements or such greater amount specified by the Chief Engineer and Executive Director, Engineering and Construction Services and copy to the General Manager, Parks, Forestry and Recreation.

- b) Pay all costs associated with the City retaining a third-party peer reviewer including all administrative costs to the City and submit an initial deposit of \$10,000.00 towards the cost of the peer review in the form of a certified cheque, to the Chief Engineer and Executive Director, Engineering and Construction Services. Submit further deposits when requested to cover all costs of retaining a third-party peer reviewer.
- c) Submit, to the satisfaction of the City's peer reviewer, all Environmental Site Assessment reports prepared in accordance with the Record of Site Condition Regulation (O. Reg. 153/04, as amended) describing the current conditions of the land to be conveyed to the City and the proposed Remedial Action Plan based on the site condition standards approach, to the Chief Engineer and Executive Director, Engineering and Construction Services.
- d) At the completion of the site assessment/remediation process, submit a Statement from the Qualified Person based on the submitted environmental documents, to the Chief Engineer and Executive Director, Engineering and Construction Services for peer review and concurrence, which states:
 - i. In the opinion of the Qualified Person:
 - 1. It is either likely or unlikely that there is off-site contamination resulting from past land uses on the development site that has migrated onto adjacent City lands that would exceed the applicable Site Condition Standards; and
 - 2. To the extent that the opinion in Condition 27. d) i. 1. is that past migration is likely, it is either possible or unlikely that such off-site contamination on adjacent City lands poses an adverse effect to the environment or human health.
 - ii. Land to be conveyed to the City meets either:
 - 1. The applicable Ministry Generic Site Condition Standards (Tables 1, 2, 3, 6, 7, 8 and 9; subject to applicable exemptions as stated in O. Reg. 153/04) for the most environmentally sensitive adjacent land use; or
 - 2. The Property Specific Standards as approved by the Ministry for a Risk Assessment / Risk Management Plan which was conducted in accordance with the conditions set out herein.
- e) The Qualified Person's statement, referenced in Condition 27 a) above, will include a Reliance Letter that is dated and signed by the owner's Qualified Person, as defined in O. Reg. 153/04, as amended, confirming that both the City and the City's peer reviewer can rely on the environmental documentation submitted, consistent with O. Reg. 153/04 requirements, and the Qualified Person's opinion as to the conditions of the site. All environmental documentation consistent with O. Reg. 153/04 requirements

and opinions shall be submitted with reliance extended to the City and its peer reviewer and any limitation on liability and indemnification is to be consistent with O. Reg. 153/04, as amended, insurance requirements or such greater amount specified by the Chief Engineer and Executive Director, Engineering and Construction Services.

- f) For conveyance of lands requiring a Record of Site Condition (RSC):
 - i. File the RSC on the Ontario Environmental Site Registry; and
 - ii. Submit the Ministry of the Environment, Conservation and Parks Letter of Acknowledgement of Filing of the RSC confirming that the RSC has been prepared and filed in accordance with O. Reg. 153/04, as amended, to the Chief Engineer and Executive Director, Engineering and Construction Services and to the General Manager, Parks, Forestry and Recreation.

Park Construction – Base Park Improvements

28. The owner, at their expense, will be responsible for the base construction and installation of the parkland. The Base Park Improvements include the following:

- a) Demolition, removal and disposal of all existing materials, buildings, foundations and associated servicing.
- b) Grading inclusive of 300 millimetres depth topsoil supply and placement. Where lands have been environmentally risk assessed in accordance with MECP regulations, the required depth profile of the environmental soil/soft cap will be 1.5 metres of engineered fill compacted to 95 percent SPD and certified by the consulting engineer.
 - i. In the case of a risk-assessed site, all materials brought on site shall comply with the site-specific standards outlined in the Certificate of Property Use.
 - ii. In the case where no risk assessment of the site was required, all materials brought on site shall comply with the Ontario Reg. 153/04 Table 3 RPI standards.
- c) Sodding #1 nursery grade.
- d) Fencing, where deemed necessary.
- e) Sanitary and storm service connections with manholes at streetline.
- f) Water and electrical service connections; (minimum water: 50 millimetres to the street line including backflow preventers, shut off valves, water meter and chamber; electrical connection to the street line and electrical panel in a lockable cabinet (100 Amp service)).

- g) Street trees along all public road allowances abutting City-owned parkland.
- h) Standard park sign (separate certified cheque required).

29. All work is to be completed to the satisfaction of the General Manager, Parks, Forestry and Recreation.
30. Prior to Site Plan Control approval, the owner shall submit drawings/plans to demonstrate the incorporation of the servicing connections (civil and grading plan) in the parkland dedication, as noted within the Base Park Improvements.
31. Prior to the issuance of the first above grade Building Permit, the owner shall submit a cost estimate and any necessary plans for the Base Park Improvements, to the satisfaction of the General Manager, Parks, Forestry and Recreation.
32. Prior to the issuance of the first above grade Building Permit, the owner shall post an irrevocable Letter of Credit in the amount of 120 percent of the value of the Base Park Improvements for the parkland to the satisfaction of the General Manager, Parks, Forestry and Recreation. No credit shall be given towards the Parks and Recreation component of the Development Charges for costs associated with Base Park Improvements.
33. The construction of the Base Park Improvements to the park block shall be completed within two years after the issuance of the first above grade Building Permit, to the satisfaction of the General Manager, Parks, Forestry and Recreation. Unforeseen delays (e.g., weather) resulting in the late delivery of the park block shall be taken into consideration and at the discretion of the General Manager, Parks, Forestry and Recreation when determining a revised delivery date for the park block.
34. Should the owner undertake Base Park Improvements on the park block following conveyance of the park block to the City, the owner must obtain the necessary agreements in a form satisfactory to the General Manager, Parks, Forestry and Recreation. The agreement will outline in detail the insurance requirements, extent of area permitted, permitted use, tree removal and replacement, and duration to the satisfaction of the General Manager, Parks, Forestry and Recreation. The owner will indemnify the City against any claim during any interim use of or work carried out by the owner on the park.

Temporary Fencing

35. Prior to conveyance of the parkland, the owner shall be responsible for the installation and maintenance of temporary fencing around the parkland and its maintenance until such time as the development of the park block is completed.

Parkland Grading and Drainage

36. Prior to conveyance of the parkland, the owner shall ensure that the grading and drainage of the adjacent development blocks are compatible with the grades of the parkland to the satisfaction of the General Manager, Parks, Forestry and Recreation. The owner must provide documentation from a qualified environmental engineer that

any fill or topsoil brought onto the site meets all applicable laws, regulations, and guidelines for use in a public park.

Above Base Park Improvements – Credit against Development Charges for Above Base Park Improvements

37. The owner agrees to design and construct the Above Base Park Improvements to the new park for a development charge credit against Parks and Recreation component of the Development Charges to the satisfaction of the General Manager, Parks, Forestry and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the owner of installing the Above Base Park Improvements, as approved by the General Manager, Parks, Forestry and Recreation, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time-to-time.
38. Prior to the issuance of the First Building Permit or the permit that triggers the payment of the Development Charges, but in no event shall it be later than the issuance of the first above grade Building Permit, the owner shall submit a Letter of Credit equal to 120 percent of the Parks and Recreation component of the Development Charges.
39. Prior to the issuance of the first above grade Building Permit, the owner shall submit a cost estimate and any necessary plans including working drawings, specifications, and landscape plans showing the scope and detail of the work for the Above Base Park improvements, for review and approval by the General Manager, Parks, Forestry and Recreation.
40. The owner will be responsible to design and construct the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry and Recreation. Areas to be addressed in the design of the park are programming, sustainable design and plantings, community and public safety, ground surface treatments, seating, and vandalism. Final design and programming of the parkland shall be at the discretion of the General Manager, Parks, Forestry and Recreation.
41. The construction of Above Base Park Improvements to the park block shall be completed within two years after the issuance of the first above grade Building Permit to the satisfaction of the General Manager, Parks, Forestry and Recreation. Unforeseen delays (e.g., weather) resulting in the late delivery of the park block shall be taken into consideration and at the discretion of the General Manager, Parks, Forestry and Recreation when determining a revised delivery date for the park block.
42. Should the owner undertake Above Base Park Improvements on the park block following conveyance of the park block to the City, the owner must obtain the necessary agreements in a form satisfactory to the General Manager, Parks, Forestry and Recreation. The agreement will outline in detail the insurance requirements, extent of area permitted, permitted use, tree removal and replacement, and duration to the satisfaction of the General Manager, Parks,

Forestry and Recreation. The owner will indemnify the City against any claim during any interim use of or work conducted by the owner on the park.

Warranty

43. Upon satisfactory completion of the construction and installation of the Base Park and Above Base Improvements, the owner is required to guarantee such work and associated materials. The owner shall provide certification from their Landscape Architect certifying that all work has been completed in accordance with the approved drawings. Should the cost to construct the Above Base Park Improvements as approved by the General Manager, Parks, Forestry and Recreation be less than the Parks and Recreation component of the Development Charges for the development, the difference shall be paid to the City by certified cheque prior to a reduction of the Above Base Park Improvement Letter of Credit. Upon the City's acceptance of the certificate, the Letter(s) of Credit will be released less 20 percent which will be retained for the two-year guarantee known as the Parkland Warranty Period.
44. Upon the expiry of the Parkland Warranty Period, the outstanding park security shall be released to the owner provided that all deficiencies have been rectified to the satisfaction of the General Manager, Parks, Forestry and Recreation.
45. The owner shall submit as-built drawings in print/hardcopy and electronic format, as well as a georeferenced AutoCAD file, to Parks, Forestry and Recreation. A complete set of "as built" plans shall be provided electronically in PDF format and in a georeferenced AutoCAD file, in addition to two sets full size bond hard copies to the General Manager, Parks, Forestry and Recreation. The plans shall include, but not limited to specifications, locations of all hidden services, and all deviations from the design drawings, shop drawings, inspection reports, minutes of meeting, site instructions, change orders, invoices, certificates, progress images, warranties, close out documentation, compliance letters (for any play structures and safety surfaces), and manuals. The files are to be organized in folders, including a file index and submitted with written warranties and related documents such as lists of contractors, sub-contractors together with contact persons, telephone numbers, warranty expiry dates and operating manuals.
46. The owner shall provide spare or replacement parts, and special tools, as provided by manufacturers, if any, to Parks, Forestry and Recreation.

Toronto District School Board

47. Prior to the registration of the Plan of Subdivision, the owner agrees to work with Toronto District School Board on details regarding construction management, schedule and timelines, traffic management (pedestrian/vehicular/cycling), proposed sidewalk/street closures, construction equipment movement, noise/dust/air attenuation and mitigation as it relates to the school site and surrounding area.

Toronto Catholic District School Board

48. As part of the Site Plan Control approval process, the owner erects and maintain a sign on site advising the following:

“The Toronto Catholic District School Board has plans to accommodate students from this development. If the elementary and secondary schools which serve this area are oversubscribed, students from this development may need to be accommodated in portable classrooms or may have to be redirected to a school located outside the area.”

49. The owner shall provide the Toronto Catholic District School Board with an on-site photograph of the aforementioned sign as an assurance of its proper display.

50. The owner agrees to include the following clause in agreements of purchase and sale for the units proposed in this plan:

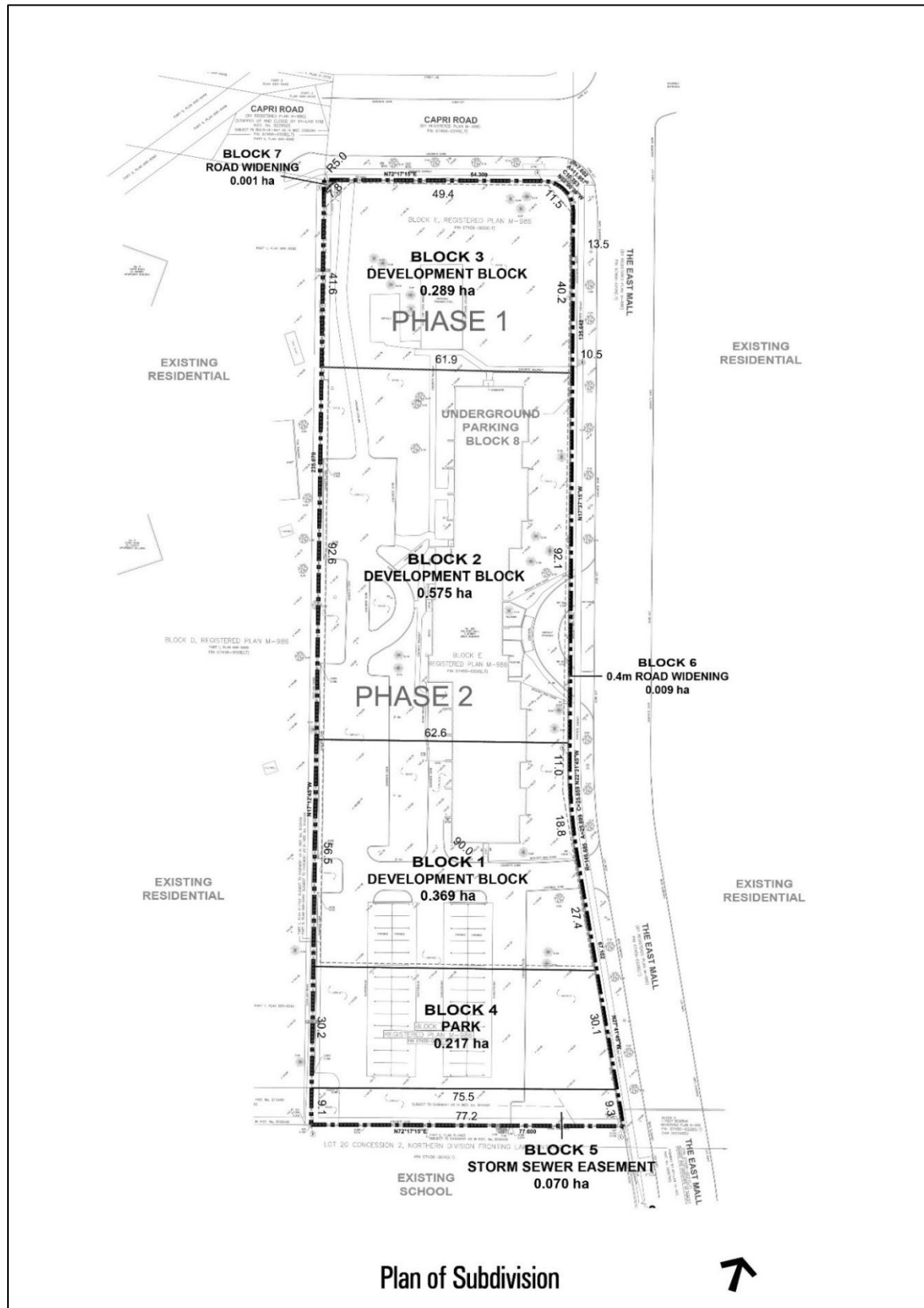
“Whereas, despite the best efforts of the Toronto Catholic District School Board, sufficient accommodation may not be available for all anticipated students at local schools, you are hereby notified that it may be necessary for elementary and/or secondary students from this development to be accommodated in facilities outside of the community depending on availability of space.”

Canada Post

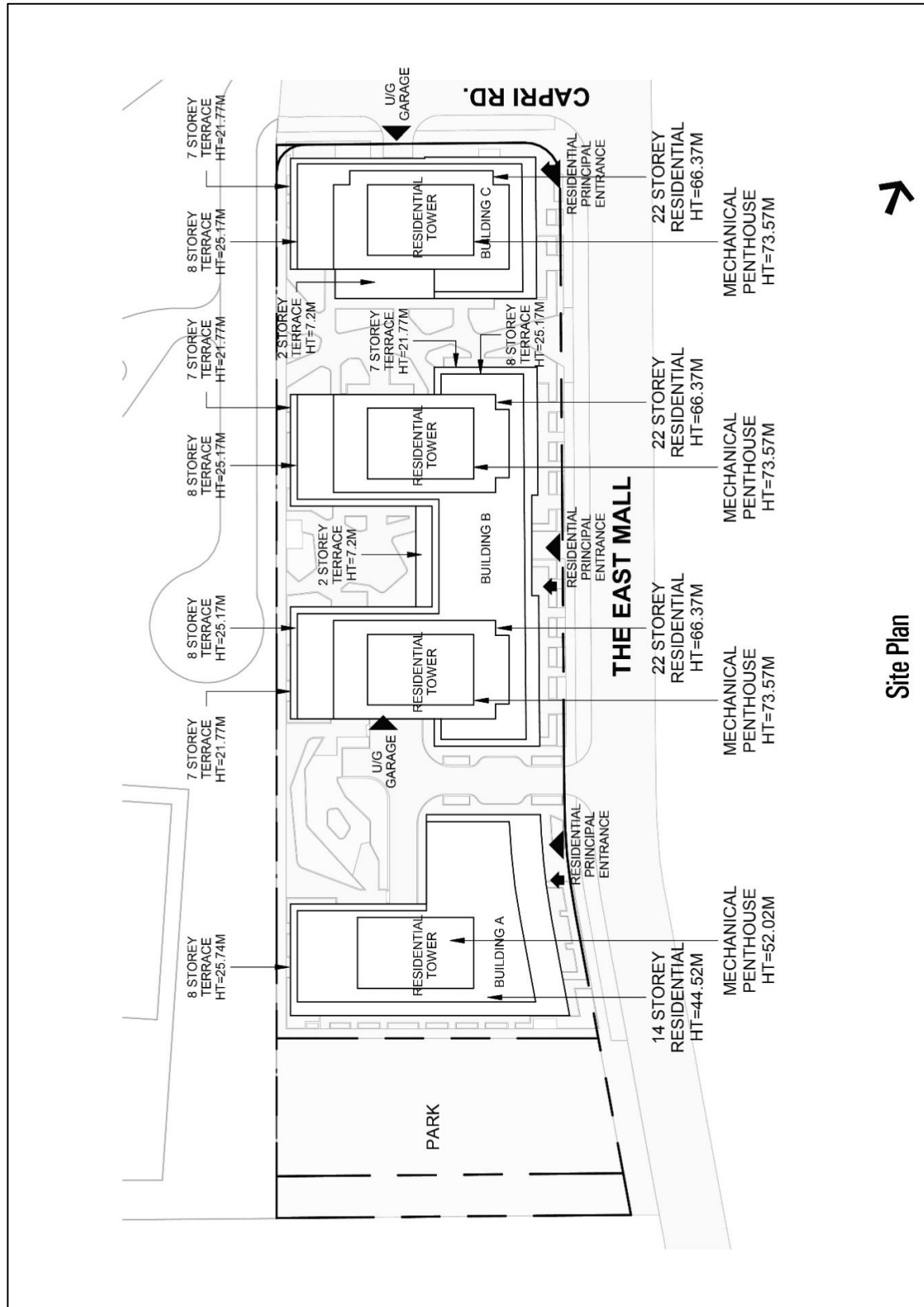
51. The owner shall provide each building with its own centralized mail receiving facility. This lock-box assembly must be provided and maintained by the owner in order for Canada Post to provide mail service to the residents. For any building where there are more than 100 units, a secure rear-fed mailroom must be provided.

52. The owner agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.

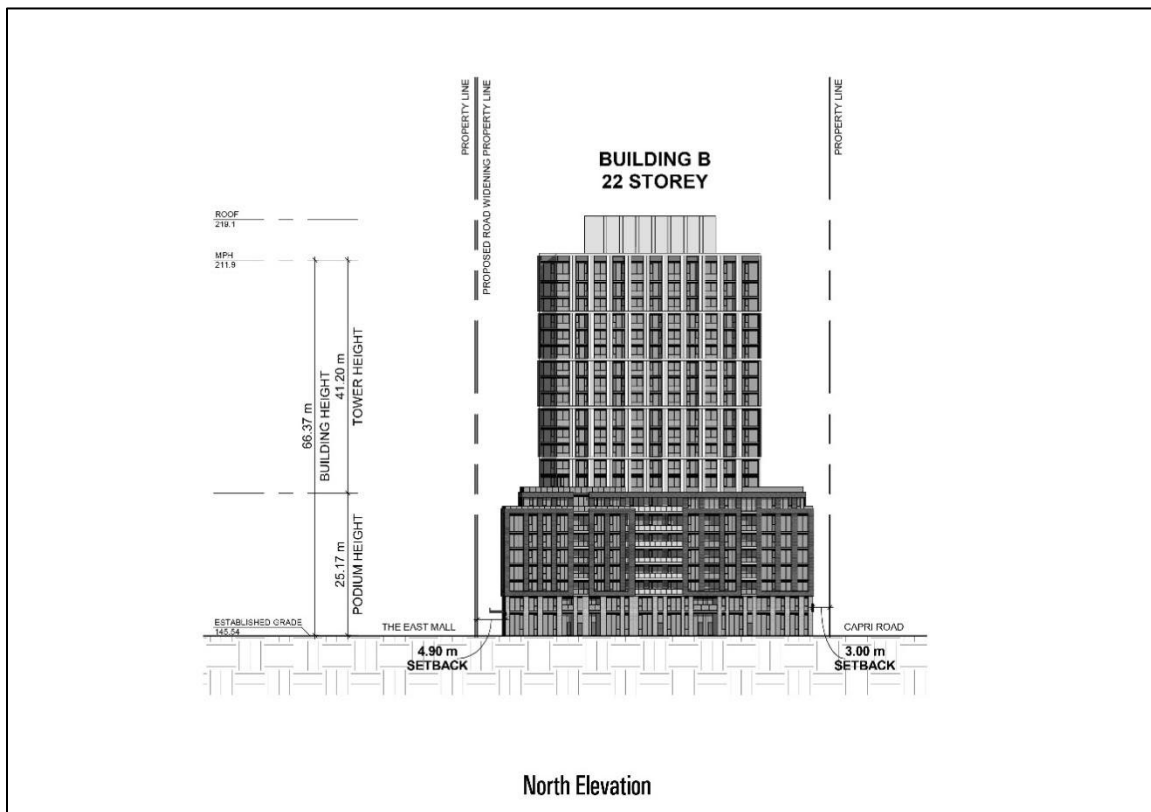
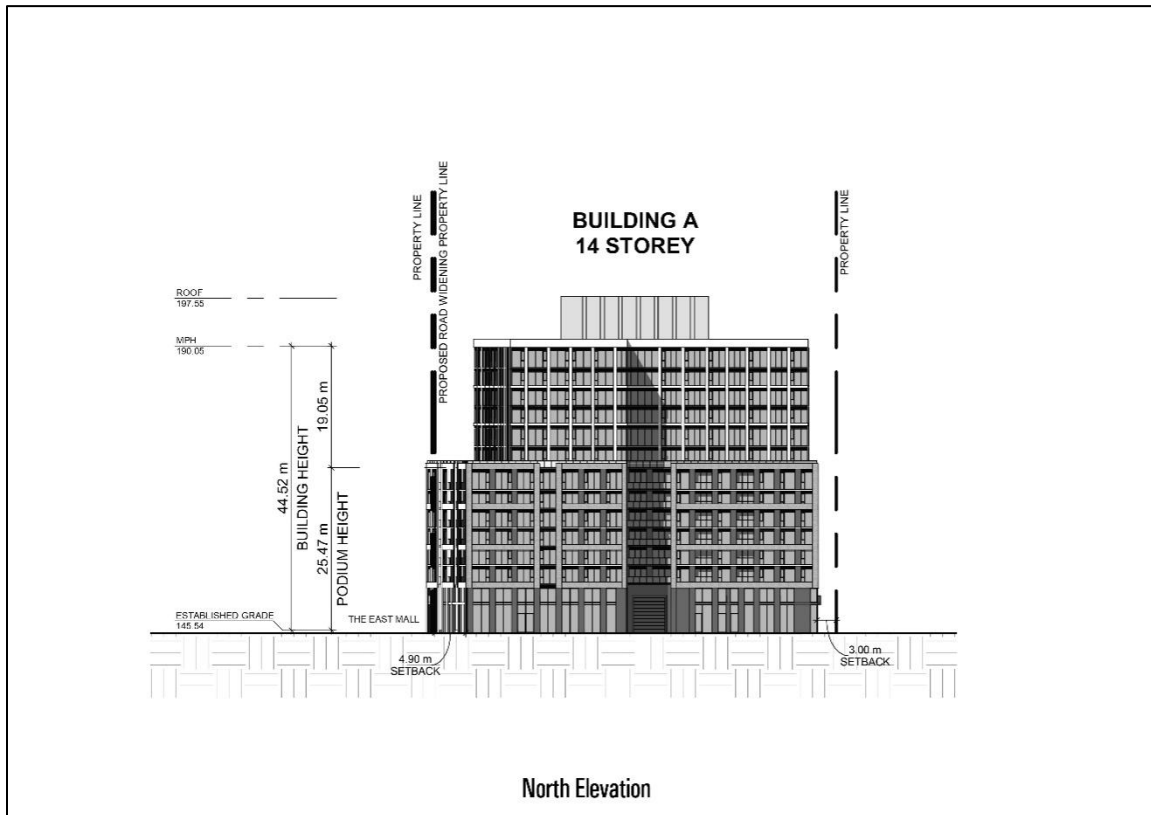
Attachment 7: Draft Plan of Subdivision

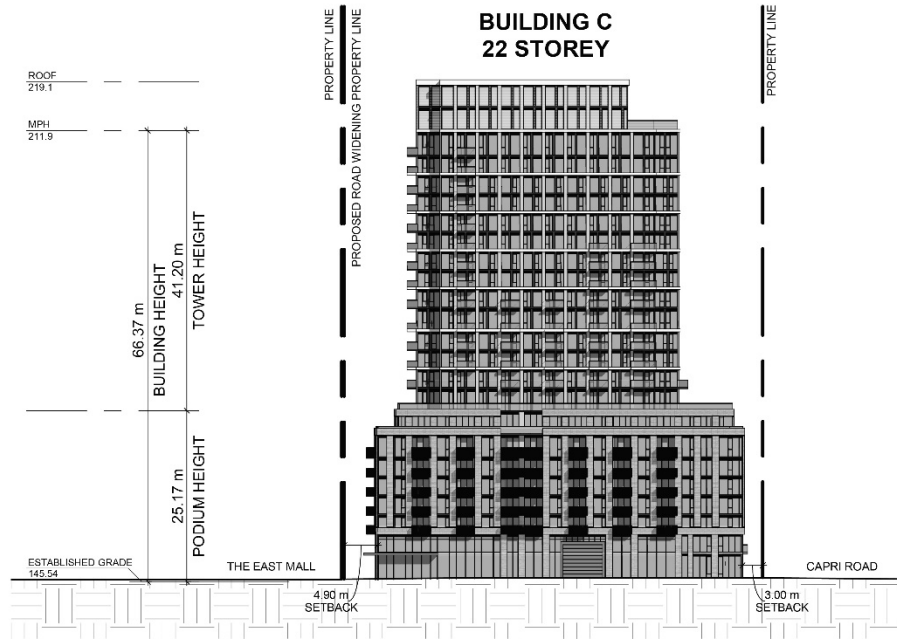


Attachment 8: Site Plan



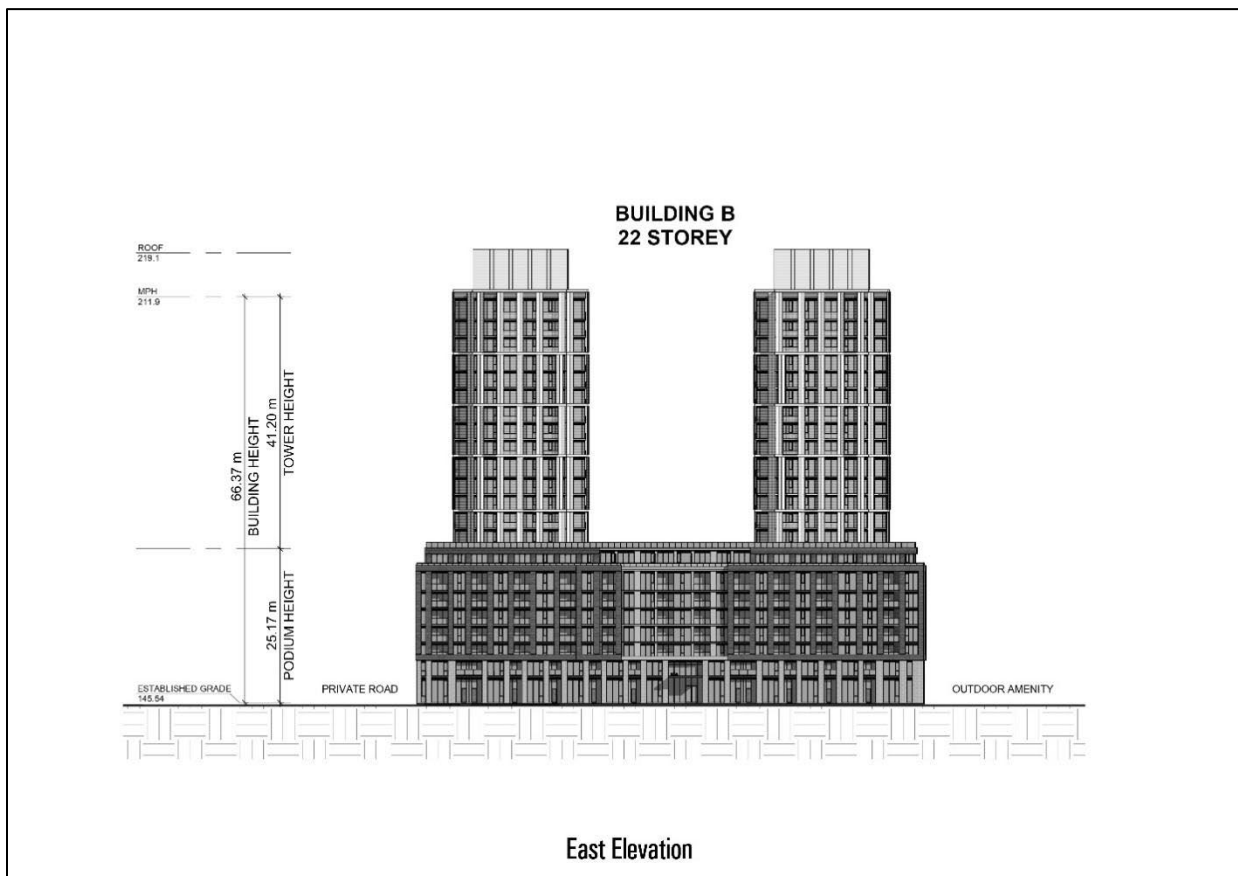
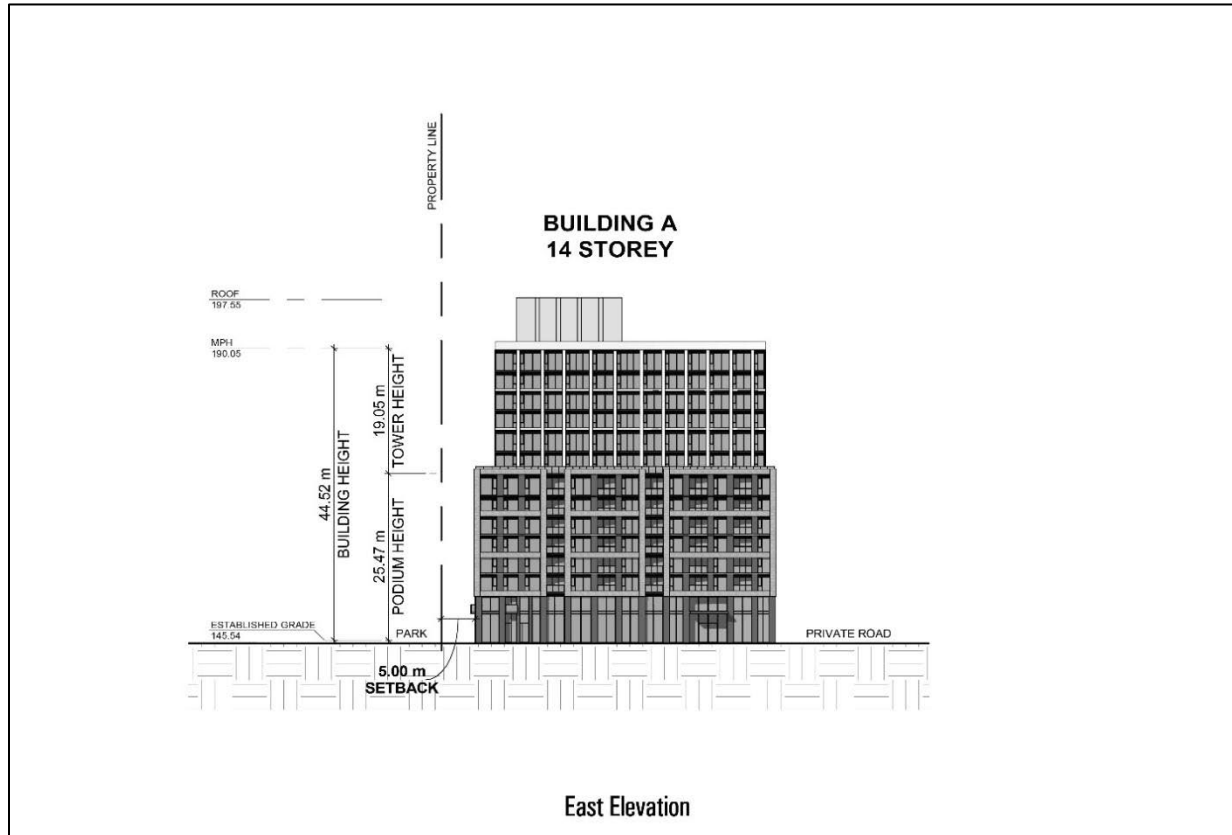
Attachment 9: North Elevations

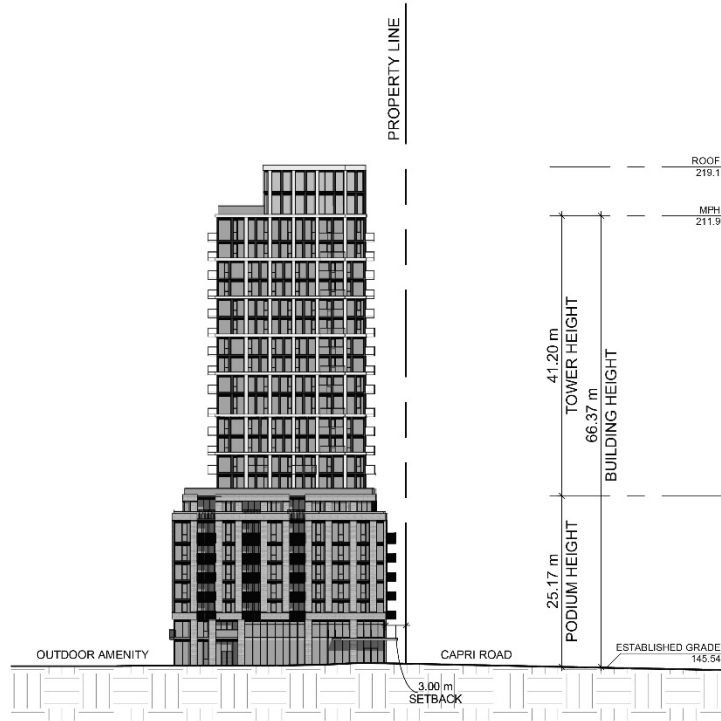




North Elevation

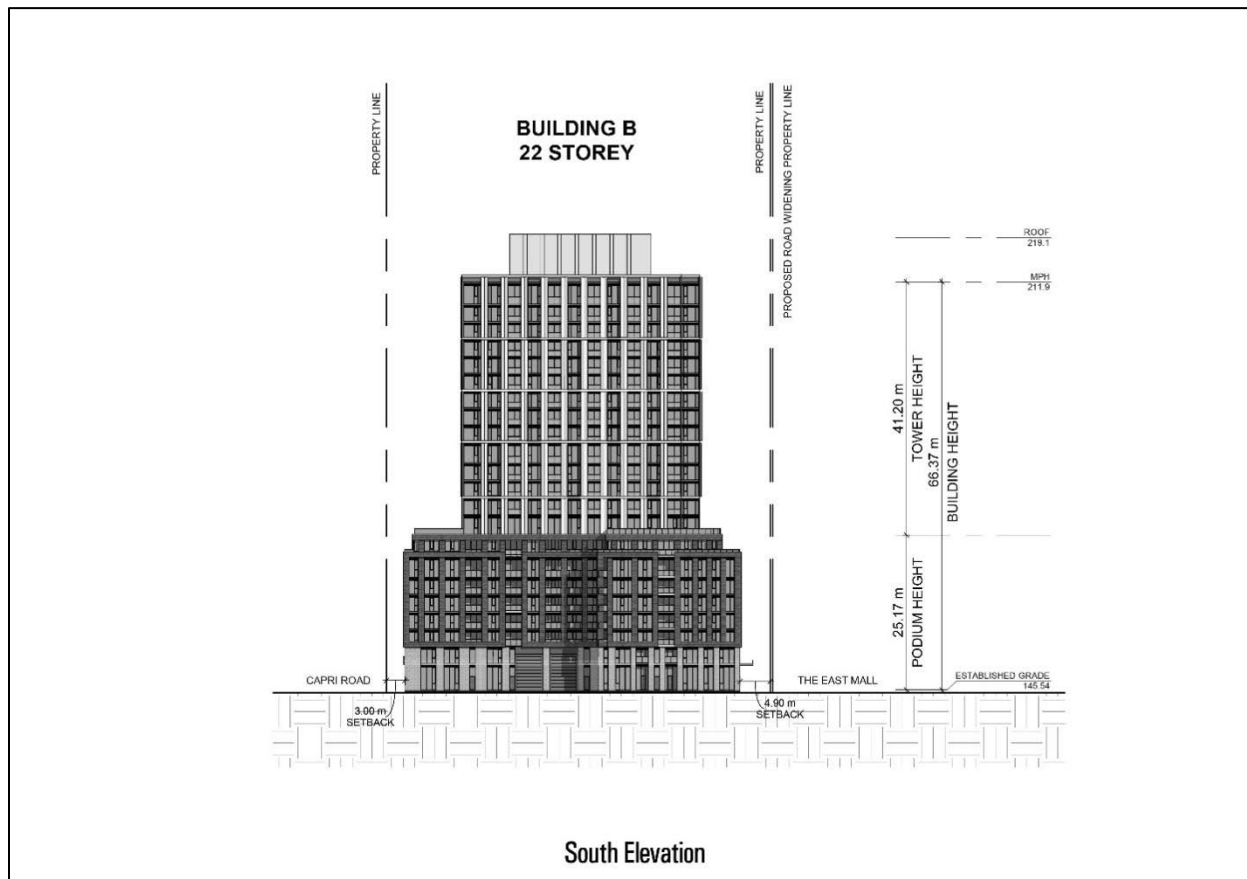
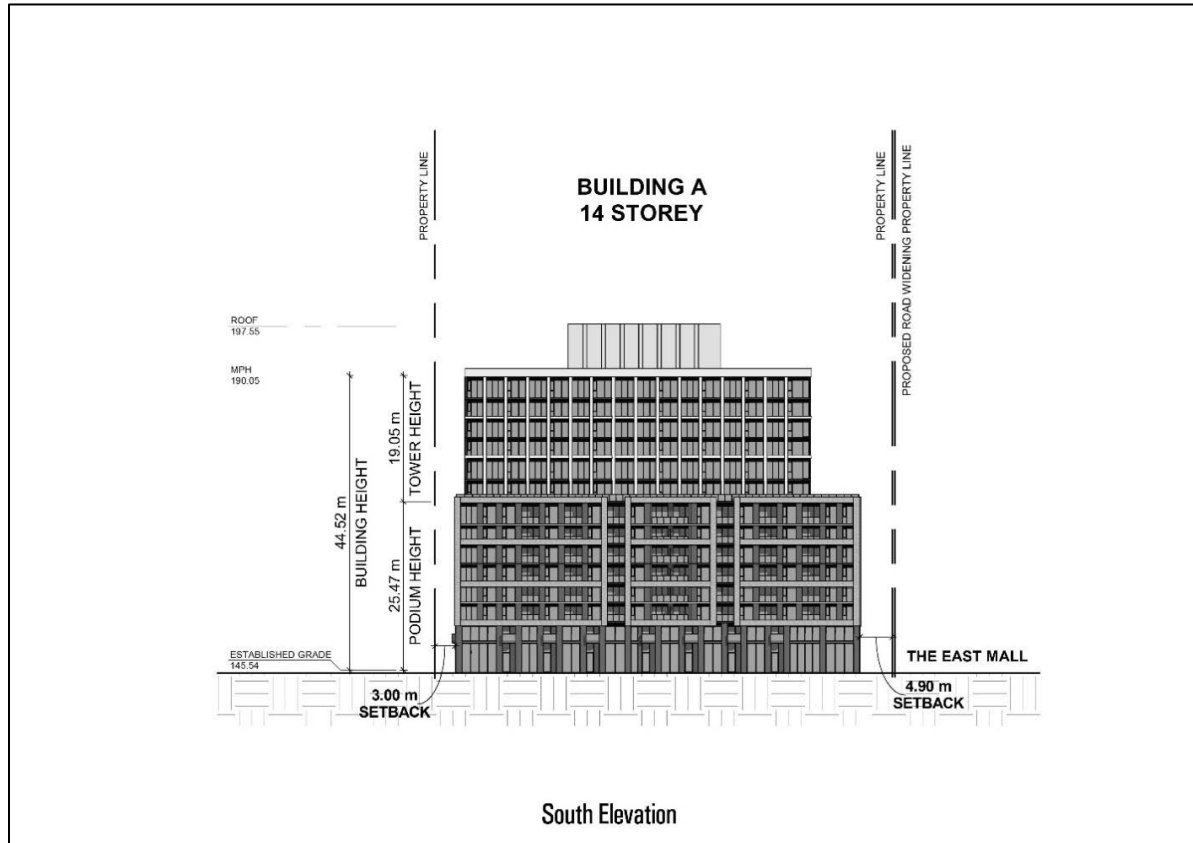
Attachment 10: East Elevations

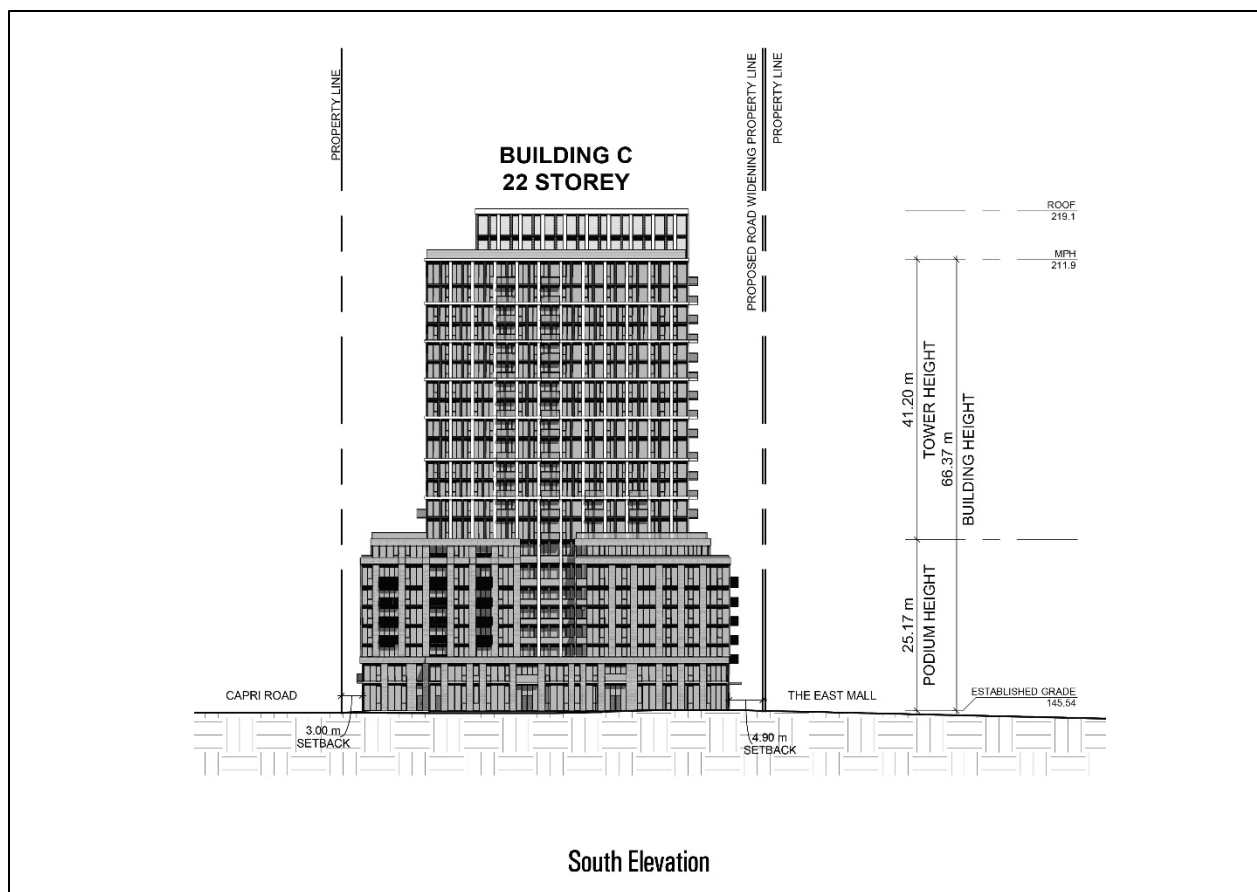




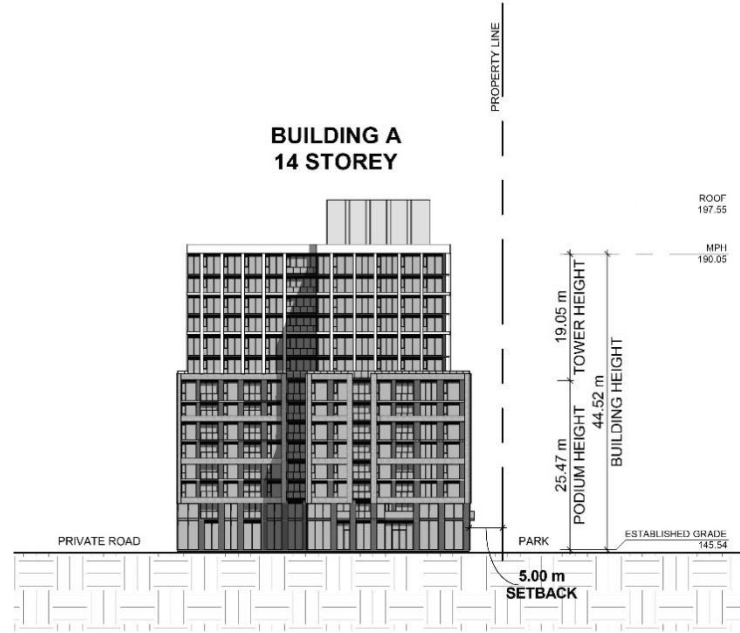
East Elevation

Attachment 11: South Elevations

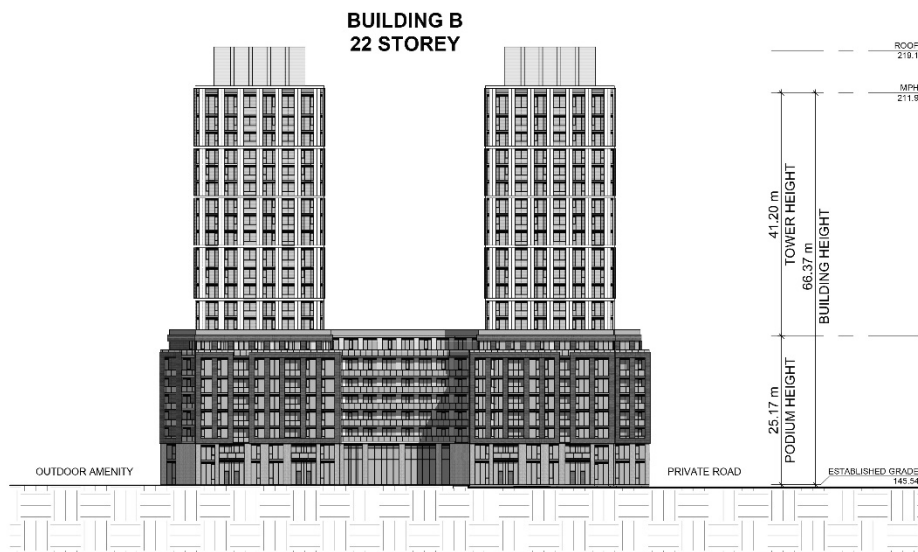




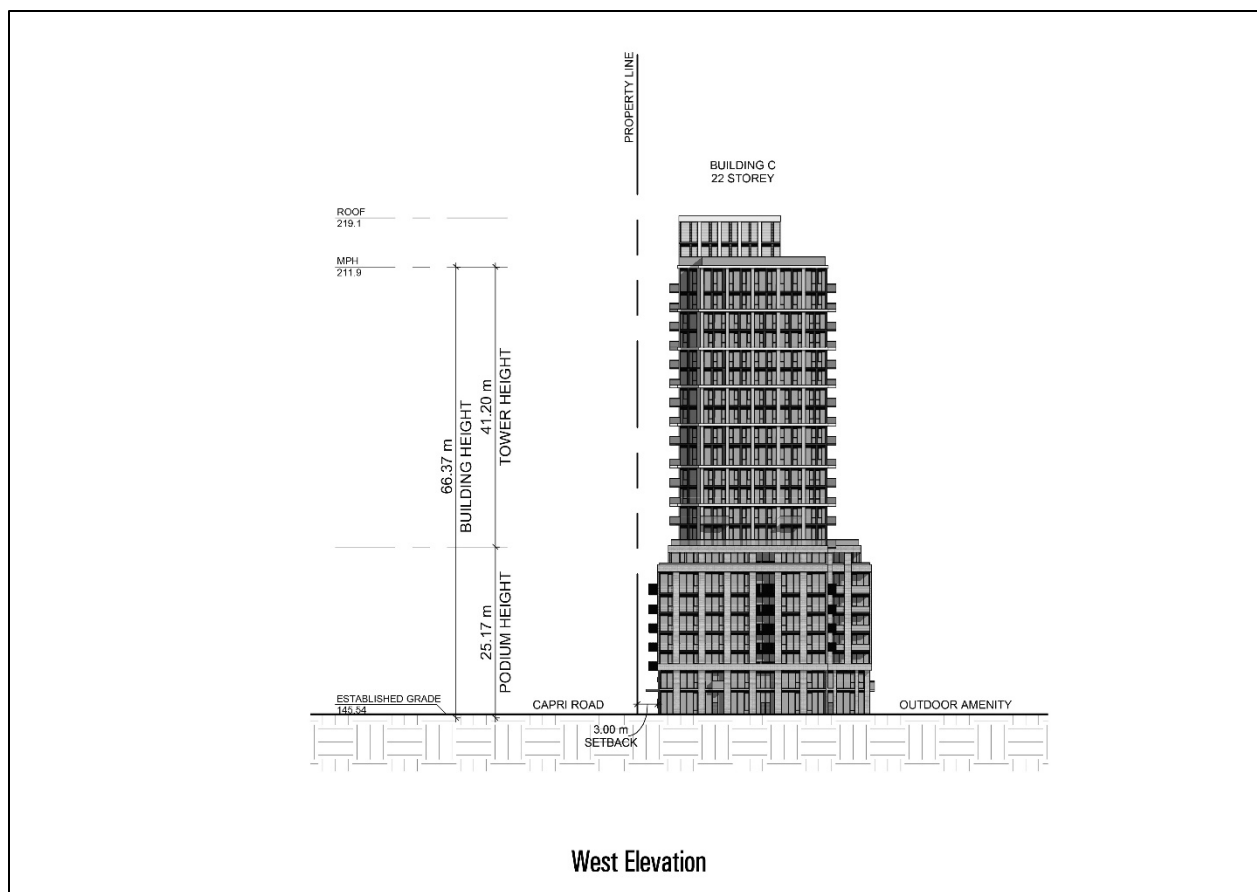
Attachment 12: West Elevations



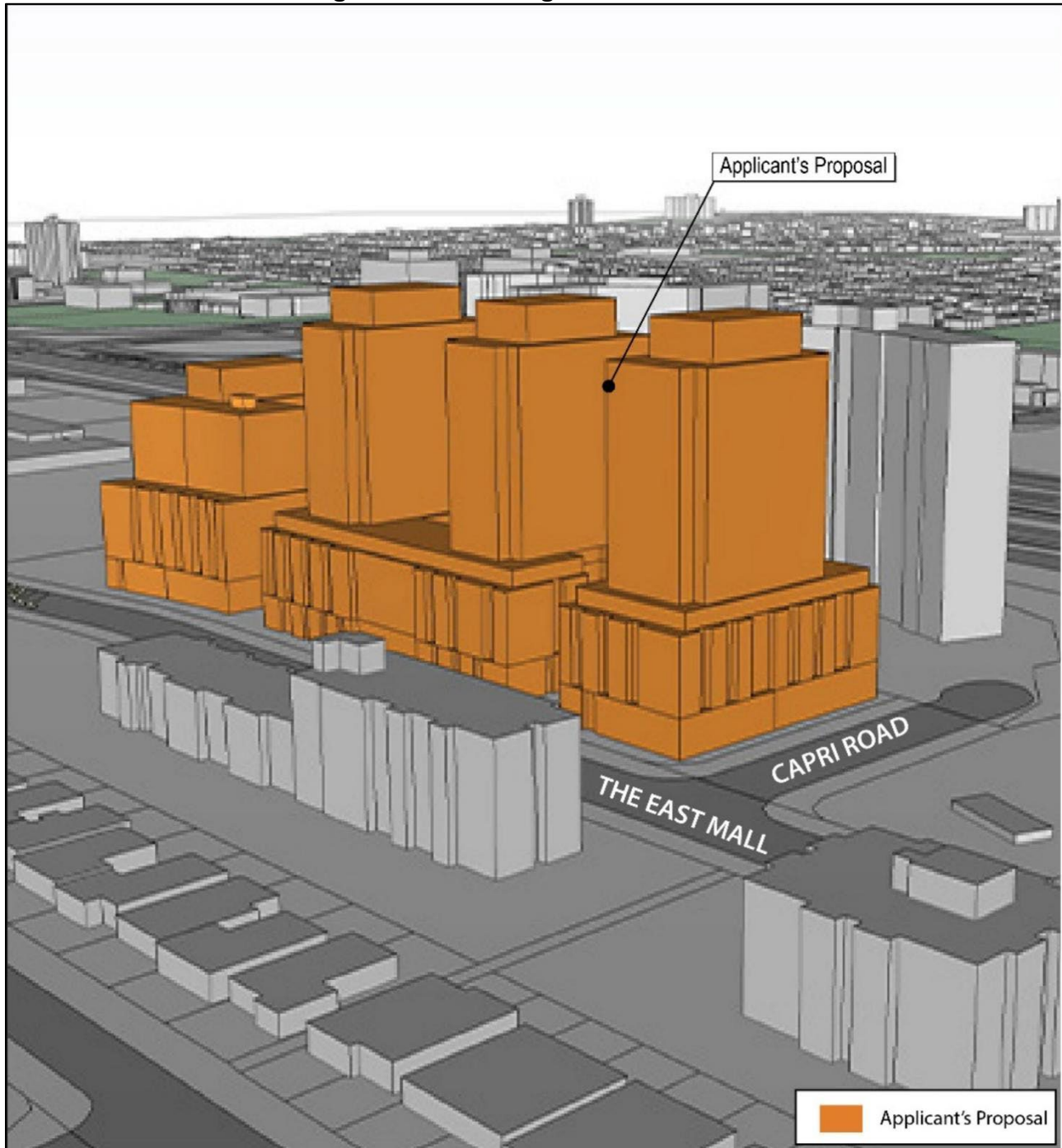
West Elevation



West Elevation



Attachment 13: 3D Massing Models Looking Southwest and Northeast



View of Applicant's Proposal Looking Southwest



08/14/2024

