

20 Wallasey Avenue – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Decision Report – Approval

Date: June 16, 2025

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 7 - Humber River-Black Creek

Planning Application Numbers: 19 263252 WET 07 OZ and 19 263255 WET 07 SB

SUMMARY

This report recommends approval of a Zoning By-law Amendment application to permit the development of six detached dwellings and six semi-detached dwellings on a vacant former public school site that is located within an established neighbourhood. The six detached dwellings would front onto Wallasey Avenue in the south. The six semi-detached dwellings would front onto a new 16.5 metre wide public street which would run north from Wallasey Avenue and terminate in a cul-de-sac. The associated Draft Plan of Subdivision application would create 12 lots for new residential development and one block for the new public street.

The proposed Draft Plan of Subdivision meets the subdivision requirements in Section 51(24) of the Planning Act, is consistent with the Provincial Policy Statement (2024).

RECOMMENDATIONS

The Director, Community Planning Etobicoke York District recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands municipally known as 20 Wallasey Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

3. City Council be advised that the Executive Director, Development Review intends to approve the Draft Plan of Subdivision, in accordance with the delegated approval under Section 415-16 of the Toronto Municipal Code, as amended, as generally illustrated in Attachment 10 subject to:

a. the conditions as generally listed in Attachment 6 which, except as otherwise noted, must be fulfilled prior to final approval and the release of the Plan of Subdivision for registration; and

b. any such revisions to the proposed subdivision plan or any such additional modified conditions as the Executive Director, Development Review may deem to be appropriate to address matters arising from the on-going technical review of this development.

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.

THE SITE AND SURROUNDING LANDS

Description

The site, formerly occupied by the St. Simon Catholic School, is rectangular in shape and currently vacant. The site has a total area of approximately 7,415 square metres and frontage of approximately 93 metres on Wallasey Avenue. See Attachment 2 for the Location Map.

Surrounding Uses

The surrounding land uses include:

North: is a residential area with 1-2 storey detached dwellings fronting Gaydon Avenue.

West: are two detached dwellings, and further west there is a church and commercial uses along Weston Road.

East: is a residential area with 1-2 storey detached dwellings.

South: of Wallasey Avenue is a residential area with 1-2 storey detached dwellings. Further south are lands designated as *Apartment Neighbourhoods*.

THE APPLICATIONS

Description

The proposed Zoning By-law amendment application would permit the development of six detached dwellings and six semi-detached dwellings on the vacant former public school site. Through this amendment, the site would be brought into the City-wide Zoning By-law 569-2013, as amended, and placed in RM (Residential Multiple) Zone to accommodate the new detached and semi-detached dwellings with site-specific zoning standards established for to accommodate proposed building height, gross floor area, building setbacks, lot dimensions, and soft landscaping.

All of the dwellings are proposed to be 9.8 to 10 metres in height, with integral garages and front driveway parking. The width of the detached dwellings would be 9.7 to 10.6 metres, while the width of the semi-detached dwellings would be 6.9 metres. Private rear yards are provided for all dwellings, with a depth that ranges from 7.5 to 12 metres.

The proposed Draft Plan of Subdivision application would create twelve new residential lots and the new public street that would run north from Wallasey Avenue into the development site and terminate in a cul-de-sac. The new right-of-way is designed to meet the City's Development Infrastructure Policy & Standards (DIPS) with a 16.5 metre wide right-of-way, inclusive of an eight metre wide roadway to accommodate two way traffic operations, and area on both sides for 2.1 metre sidewalks and streetscaping within the boulevard. The six semi-detached dwellings would front onto the new public street, while the six detached dwellings would front onto Wallasey Avenue.

Under separate applications, the applicant may further subdivide the interior lots fronting the new public street through part lot control or consent applications to create twelve separately conveyable parcels, one for each of the semi-detached dwellings proposed.

Density

The proposal has a density of 0.6 times the area of the lot.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, Site Plan, Elevations, and 3D Massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: toronto.ca/20WallaseyAve.

Reasons for Application

The site is currently zoned R4 under the former City of North York Zoning By-law No. 7625. The proposed Zoning By-law Amendment application will bring the site into City-wide Zoning By-law 569-2013, as amended, and place it in RM (Residential Multiple) Zone, with further site-specific zoning standards established to accommodate the proposed detached and semi-detached dwellings proposed. The proposed Draft Plan of Subdivision application would create twelve new residential lots, along with the new 16.5 metre wide public street.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on September 27, 2018. The Planning Application Checklist Package resulting from the PAC meeting is available on the [Application Information Centre](#).

The current application was submitted on December 19, 2019 and deemed complete on January 13, 2020, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre toronto.ca/20WallaseyAve.

Agency Circulation Outcomes

The applications together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to evaluate the application and to formulate appropriate Zoning By-law amendments and the Draft Plan of Subdivision, including associated conditions of approval.

POLICY & 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, including the Greenbelt Plan (2017).

Official Plan

The Official Plan Land Use Plan Map 13 designates the site as *Neighbourhoods*. See Attachment 3 of this Report for the Land Use Map. 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.

Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached dwellings, semi-detached dwellings, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Development in established *Neighbourhoods* will respect and reinforce the existing physical character of each geographic neighbourhood.

The proposal is also subject to general Official Plan policies pertaining to healthy neighbourhoods, greenspaces, built form, public realm and housing. See Attachment 3 of this report for the Official Plan Land Use Map. The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Site and Area Specific Policy 29

SASP 29 - Lester B. Pearson International Airport (L.B.P.I.A.) Operating Area, applies to the site. The policy states that redevelopment for residential uses and other sensitive land uses, or infilling for residential uses and other sensitive land uses, may be considered within the L.B.P.I.A. Operating Area, if it has been demonstrated that there will be no negative impacts on the long-term function of the airport. In this regard, proponents are required to provide noise studies when making applications for development approval in the airport operating area for determinations on noise implementation measures as appropriate.

Zoning

The subject site is zoned R4 under the Former City of North York By-law 7625. The R4 zoning category permits single detached dwellings, in addition to a limited range of non-residential uses including home occupations, recreational and institutional uses (subject to provisions). See Attachment 4 of this Report for the existing Zoning By-law Map.

Development Infrastructure Policy & Standards (DIPS)

With the creation of a new public street, the proposal is subject to the City of Toronto Development Infrastructure Policy & Standards (DIPS). The new street is required to meet the design objectives of Minor Local Residential Streets, as outlined in DIPS.

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.

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 (CCM) was held for the Zoning By-law Amendment application on May 19, 2021. City staff, the Ward Councillor, the applicant's team and approximately ten members of the public were in attendance. Furthermore, the Ward Councillor hosted a working group discussion on November 18, 2021. Issues raised at the CCM included:

- Timelines of development and construction mitigation measures;
- Provision of adequate parking for vehicles;
- Protection of existing and need for additional trees;
- Loss of privacy for existing neighbours;
- Intensification - semi-detached versus single detached; and
- Front yard soft landscaping requirement.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Etobicoke York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed and determined that the current proposal is consistent with the PPS, as the proposal supports:

- The policy objectives of the PPS by focusing growth in existing built up areas that are adjacent to frequent transit corridors. The proposed residential infill is appropriate in its scale and form and can be accommodated on the lands.
- Efficient land use, reduces land consumption for residential development, and makes efficient use of available infrastructure.
- The objectives of the PPS by providing for a range of housing options, and residential intensification, to respond to current and future residents.

Zoning

The site is currently zoned R4 under the former City of North York Zoning By-law No. 7625. The proposed Zoning By-law Amendment application will bring the site into City-wide Zoning By-law 569-2013, as amended, and place it in the RM (Residential Multiple) Zone, with further site-specific zoning standards established to accommodate the building height, gross floor area, building setbacks, lot dimensions, and soft landscaping requirements of the detached and semi-detached dwellings proposed. These site-specific standards are in keeping with the purpose and intent of the RM zone, but allow modification where needed to appropriately site the proposed dwellings, right-of-way, and landscaped areas with appropriate relationships both internal to the site, and external to the site with respect to Wallasey Avenue and the surrounding established neighbourhood.

While the surrounding neighbourhood is currently within an RD (Residential Detached) zone, the Official Plan affords opportunities for infill development that varies from the local pattern on larger, non-residential sites such as former public school sites, as discussed below.

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies and City design standards described in the Policy and Regulation Considerations Section of this Report. The proposal conforms with the Official Plan. In particular, *Neighbourhoods* policies set out criteria for approving infill development that varies from the local pattern on former institutional and public school sites, to ensure that it is compatible and appropriately integrated with the established neighbourhood. In this respect, the proposed

development would complete the local fabric by developing the vacant 0.74 hectare site with new detached and semi-detached dwellings, along with extension of the public realm with placement of the new public street, inclusive of sidewalks and streetscaping. While the height of the proposed detached and semi-detached dwellings generally exceeds that of the the 1-2 storey detached dwellings in the existing neighbourhood, the proposal is compatible with respect to setbacks and overlook conditions, and appropriate landscaped open areas have been provided along the rights-of-way and rear yards that border the established neighbourhood.

The proposed Draft Plan of Subdivision application would create the twelve new residential lots, along with the new 16.5 metre public street. While the twelve new residential lots are generally smaller than the existing neighbourhood pattern, the proposal is compatible with the neighbourhood given the proposed location of the dwellings within the lots, landscaping, and rear yard setbacks provided within these lots.

Land Use

The proposed residential use is permitted in both the Official Plan and the Zoning By-law. The use conforms with the policies and development criteria contained in the Official Plan. The proposed land use is appropriate for the site.

Draft Plan of Subdivision

The proposed Draft Plan of Subdivision application would create the twelve new residential lots, along with the new right-of-way for the public street. The new right-of-way which terminates in a cul-de-sac is designed to meet the City's Development Infrastructure Policy & Standards (DIPS) at 16.5 metres wide, inclusive of an eight metre wide roadway to accommodate two-way traffic operations, and area on both sides for a 2.1 metre sidewalks and streetscape within the boulevard. The proposed subdivision can be appropriately serviced with existing municipal infrastructure, including water, sanitary, and stormwater services. Additionally, the connection of the new public street to Wallasey Avenue is appropriate in terms of location, layout, and geometry to facilitate safe traffic operations.

Through Chapter 415-16, 18 and 18.1 of the Municipal Code, as amended, City Council has delegated authority to the Chief Planner and Executive Director, City Planning to approve plans of subdivision and determine appropriate conditions of approval. Further to Staff's review, the Chief Planner and Executive Director, City Planning intends to approve the Draft Plan of Subdivision as generally illustrated on Attachment 3, subject to the Draft Plan of Subdivision Conditions outlined in Attachment 6.

Review of the proposed Draft Plan of Subdivision and preparation of associated conditions have considered the matters set out in Section 51(24) of the Planning Act. The proposed Draft Plan of Subdivision conditions include the registration of the Plan of Subdivision prior to issuance of any building permit on the site.

The proposed Draft Plan of Subdivision meets the subdivision requirements in Section 51(24) of the Planning Act, is consistent with the PPS.

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 six new detached dwellings and six new semi-detached dwellings on a site that is currently vacant.

Density, Height, Site Organization

The proposed density, heights and site organization have been reviewed against the Official Plan policies as well as City design standards referenced in the Policy and Regulation Considerations Section of the report.

The proposal is consistent with the *Neighbourhoods*, Built Form and Public Realm policies within the Official Plan, which emphasize the importance of creating vibrant, communities that fit within the existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces, as follows:

- This former school site offers an opportunity for intensification through a compatible land use which meets the *Neighbourhoods* infill guidance.
- The proposed units along Wallasey fit the existing street character, matching the prevailing building type, heights and front yard setback established by the adjacent dwellings on Wallasey.
- Co-ordinated tree planting and landscape improvements will enhance local character, provide adequate privacy, fit with public streetscapes, and provide attractive, safe transitions between the private and public realms.
- The proposed public street will add to the existing street network, expanding and enhancing the public realm.

Noise Impact

SASP 29 requires that residential infill developments must demonstrate that there will be no negative impacts on the long-term functioning of Pearson Airport. In this regard, the applicant submitted a Noise Impact Study, prepared by Howe Gastmeier Chapnik Limited, dated April 5, 2023. The study was peer reviewed by a third-party noise consultant, retained by the City of Toronto, and revised accordingly in February 2025. To mitigate the noise caused by air and vehicular traffic the study recommends various mitigation measures to be included in the proposed development including central air conditioning units, upgraded building and window materials, as well as warning clauses, post-construction noise certification, and agreements registered on title. Conditions to

address Airport noise concerns are included in the Draft Plan of Subdivision Conditions (Attachment 6).

Servicing

The applicant submitted a Functional Servicing Report, prepared by Schaeffers Consulting Engineers, dated June 2025, in support of these applications. Engineering and Construction Services staff have reviewed the report and confirmed that there is sufficient capacity within the existing network to service the proposed development.

Traffic Impact, Access and Parking

The application proposes a new public street, extending north from Wallasey Avenue, ending in a cul-de-sac. Transportation Review staff are satisfied that the new public street and cul-de-sac are designed in accordance with the City of Toronto Development Infrastructure Policy & Standards (DIPS) Drawing Nos. 3A and 5.

A Traffic Impact Study (TIS) report prepared by BA Group, dated December 18, 2019, was submitted in support of the applications. The TIS concluded that the proposal would generate less traffic than the former school and Wallasey Avenue will continue to operate with daily traffic volumes well under the City of Toronto's threshold for local streets. Transportation Review staff reviewed the TIS and concur with its findings.

Parkland

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation

A Landscape Plan prepared by Studio Landscape Architects, issued March 12, 2025, and a Tree Inventory and Preservation Plan Report prepared by Kuntz Forestry Consulting Inc., issued April 14, 2023, were submitted in support of the application.

City by-laws provide for the protection of trees situated on both private and City property. The Tree Inventory and Preservation Plan Report indicates that the development proposes to remove two City-owned trees and five protected private trees. The Landscape Plan identifies six new street trees proposed on the City road allowance and 33 new trees on private property. The plans and reports submitted are acceptable to staff and meet the City's by-law requirements.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

CONTACT

Tyler Marr, Planner, Community Planning
Tel. No. 416-392-7591
E-mail: Tyler.Marr@toronto.ca

SIGNATURE

Oren Tamir
Director, Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Information/Drawings

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

Applicant Submitted Drawings

Attachment 7: Site Plan
Attachment 8: Elevations
Attachment 9: 3D Massing Model
Attachment 10: Draft Plan of Subdivision

Attachment 1: Application Data Sheet

Municipal Address: 20 WALLASEY AVE Date Received: December 19, 2019
Application Number: 19 263252 WET 07 OZ
Application Type: Zoning By-law Amendment and Draft Plan of Subdivision
Project Description: 18 new residential units comprised of single detached and semi-detached dwellings.

Applicant/ Agent	Architect	Owner
Bousfields Inc. c/o Kate Cooper	HB Developments	20 Wallasey LP Inc. c/o Hashem Ghadaki

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	No
Zoning:	Former City of North York By-law 7625, One Family Detached Dwelling Fourth Density Zone (R4)	Heritage Designation:	No
Height Limit (m):	9.2	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m): 7,415 Frontage (m): 93 Depth (m): 80

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	0	-	2,159	2,159
Residential GFA (sq m):	0	-	27,233	27,233
Non-Residential GFA (sq m):	2,750	0	0	0
Total GFA (sq m):	2,750	0	27,233	27,233
Height - Storeys:	1	0	2	2
Height - Metres:	12	0	10	10

Lot Coverage Ratio (%)	29.11	Floor Space Index:	3.67
------------------------	-------	--------------------	------

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	27,233	0
Retail GFA:	-	-
Office GFA:	-	-
Industrial GFA:	-	-
Institutional/Other GFA:	-	-

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	-	-	-	-
Freehold:	-	-	18	18
Condominium:	-	-	-	-
Other:	-	-	-	-
Total Units:	-	-	18	18

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	-	-	-	-	-
Proposed:	-	-	-	-	18
Total Units:	-	-	-	-	18

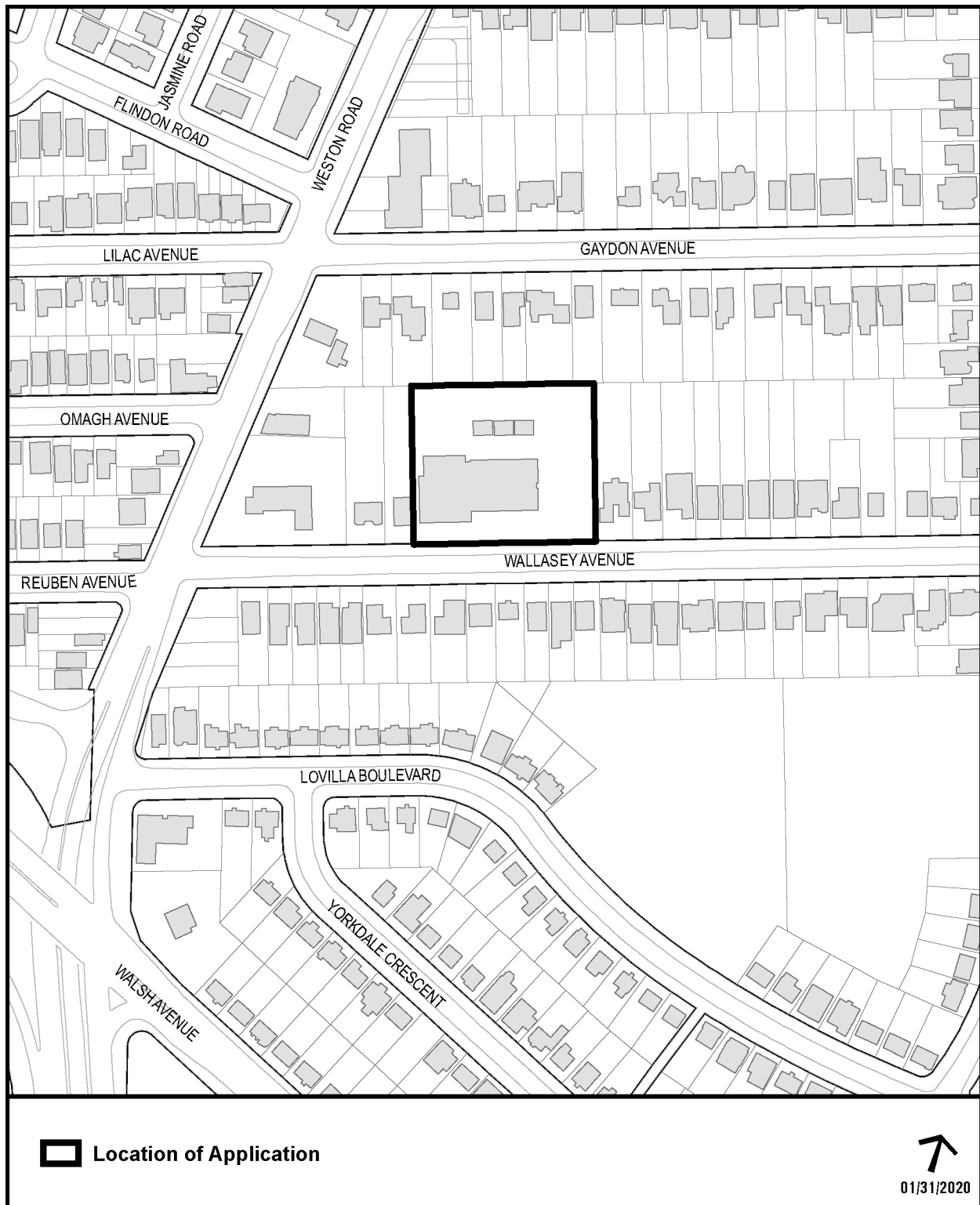
Parking and Loading

Parking Spaces:	18	Bicycle Parking Spaces:	0	Loading Docks:	0
-----------------	----	-------------------------	---	----------------	---

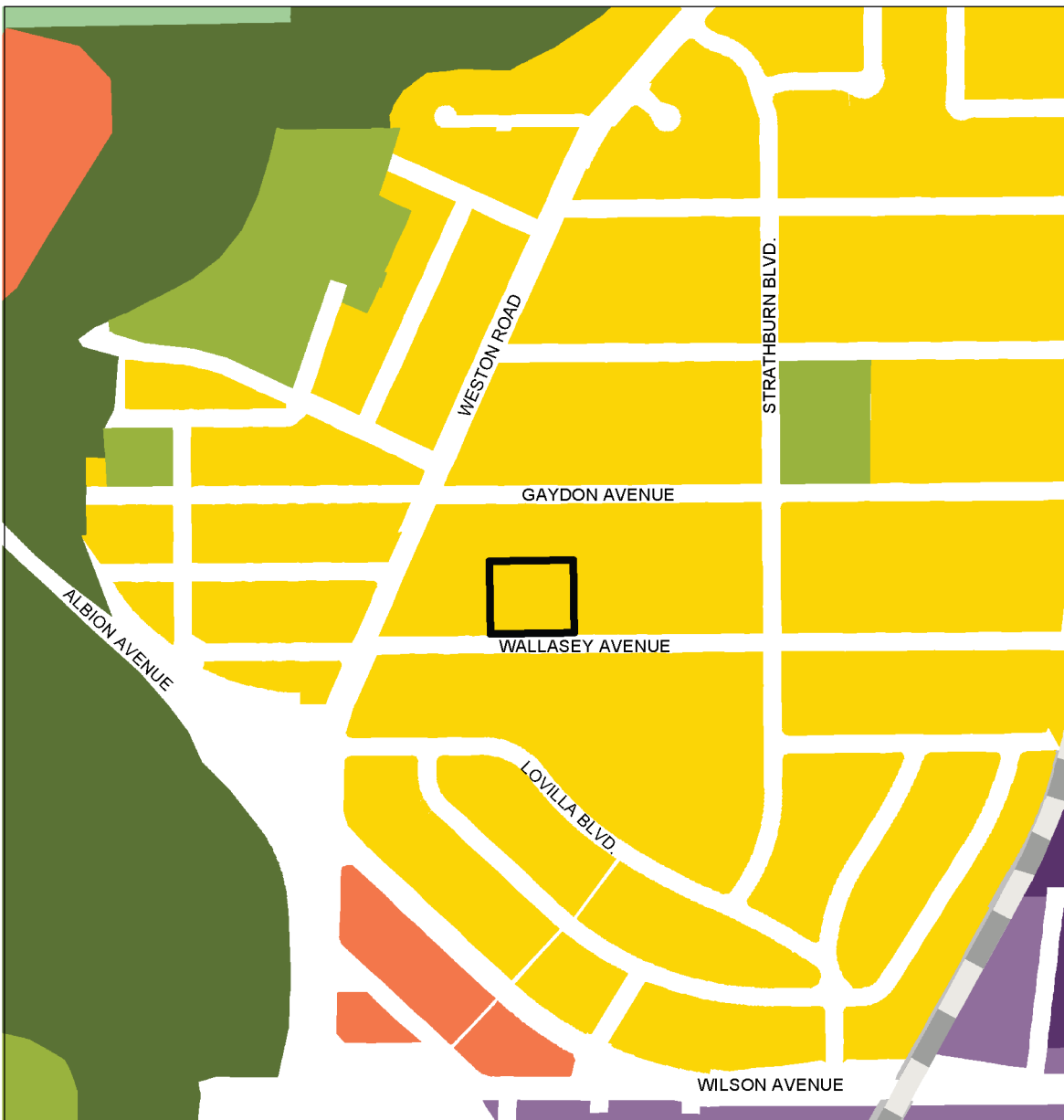
CONTACT:

Tyler Marr, Planner
416-392-7591
Tyler.Marr@toronto.ca

Attachment 2: Location Map











Attachment 3: Official Plan Land Use Map



20 Wallasey Avenue

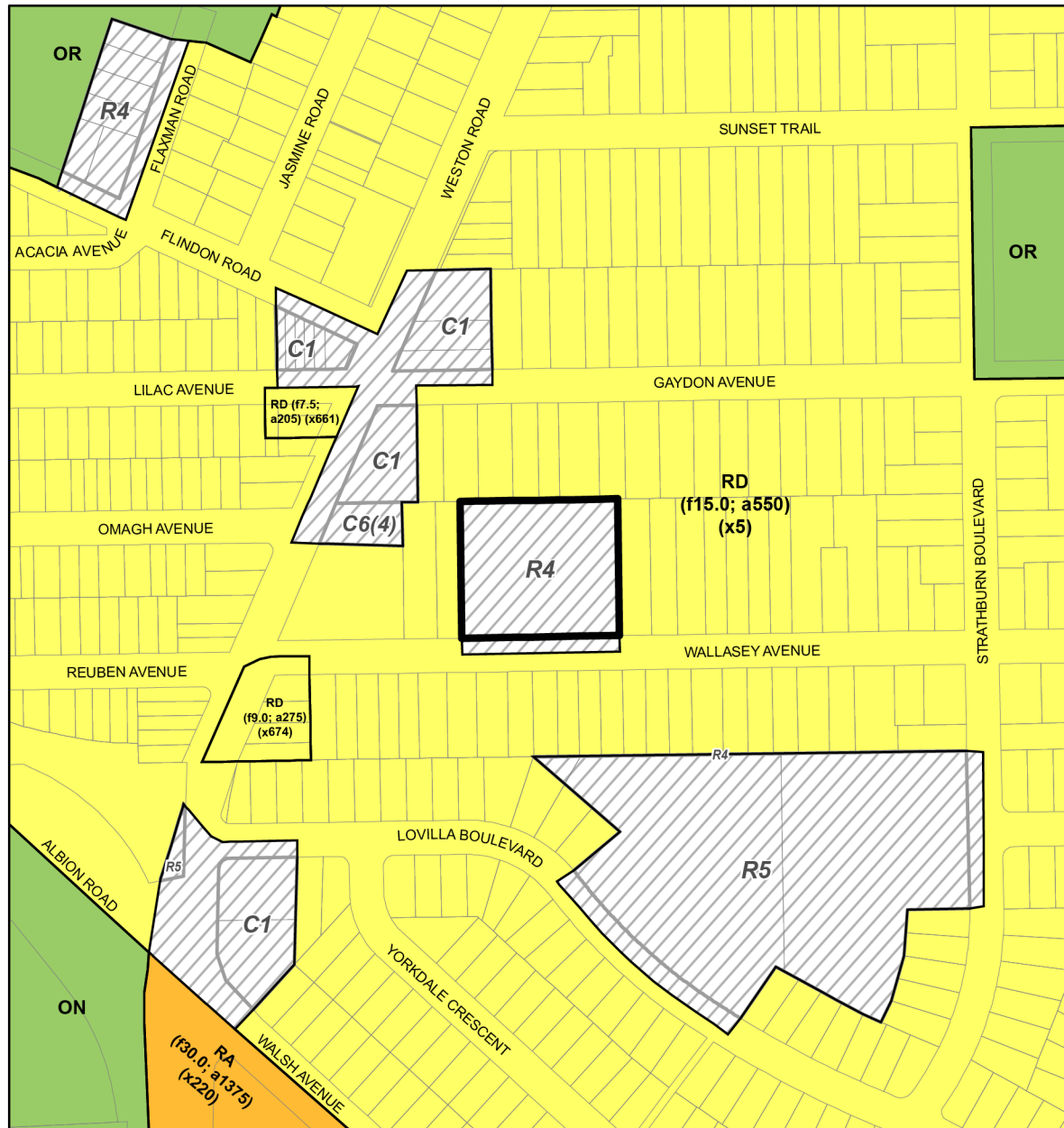
Official Plan Land Use Map #13

File # 19 263252 WET 07 0Z

 Location of Application	 Parks & Open Space Areas	 Utility Corridors	 General Employment Areas
 Neighbourhoods	 Natural Areas		 Core Employment Areas
 Apartment Neighbourhoods	 Parks		

↑
Not to Scale
01/30/2020

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

20 WALLASEY AVENUE

File # 19 263252 WET 07 02

Location of Application

RD Residential Detached
 RA Residential Apartment
 ON Open Space Natural
 OR Open Space Recreation

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

R4 One-Family Detached Dwelling Fourth Density Zone
 R5 One-Family Detached Dwelling Fifth Density Zone
 C1 General Commercial Zone
 C6 Special Commercial Area Zone



Not to Scale
 Extracted: 04/08/2025

Attachment 5: Draft Zoning By-law Amendment

** Provided under separate cover. **

Attachment 6: Draft Plan of Subdivision Conditions

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.

Urban Forestry

5. 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 Executive Director of Environment, Climate and Forestry Division.
6. 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 Executive Director of Environment, Climate and Forestry Division.
7. 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 Executive Director of Environment, Climate and Forestry Division and Development Engineering.
8. Prior to the registration of the plan of subdivision, the Owner agrees to submit an application and pay the required fees and to provide 70 mm diameter caliper replacement trees for the removal of trees that are subject to the City's Private Tree By-law and associated regulations in effect on the date of draft approval of the plan of subdivision. The ratio of replacement trees will be determined by Urban Forestry. Replacement trees will be planted on site in accordance with Urban Forestry Services

requirements, or if no suitable location on site can be provided, the Owner may pay cash-in-lieu of planting, to the satisfaction of the Executive Director of Environment, Climate and Forestry Division.

9. 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 Tree By-law and associated regulations in effect on the date of draft approval of the plan of subdivision, all to the satisfaction of the Executive Director of Environment, Climate and Forestry Division.

10. 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 Executive Director of Environment, Climate and Forestry Division.

11. 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 Executive Director of Environment, Climate and Forestry Division and will be distributed to all homeowners for all dwellings within the Subdivision.

12. Prior to the registration of the plan of subdivision, the Owner agrees to provide its Solicitor's confirmation to the City advising that the clause below has been included in all agreements of purchase and sale and/or rental/lease agreements within the plan of subdivision.

a. "The Purchaser(s) and/or Tenant(s) are hereby advised that they may not receive a street tree in front of their property."

13. 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 Executive Director of Environment, Climate and Forestry Division.

14. 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 Executive Director of Environment, Climate and Forestry Division.

15. The Owner agrees to contacting Urban Forestry prior to commencement of planting trees on city road allowance and on private property or within common areas. The Owner further agrees to plant trees in accordance with the approved Landscape Plan and Composite Utility Plan, to the satisfaction of the Executive Director of Environment, Climate and Forestry Division.

16. 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 driveway, utility pole or pedestal).

Development Engineering

17. The Owner shall enter into a Standard Subdivision Agreement with the City for the construction of all municipal services required to service this subdivision and post adequate securities for this servicing, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Services. The Agreement will, among other things, address matters regarding engineering services, the assumption of services, soil and groundwater quality, conveyances to the City, fees, financial securities, requirements for building permits and grading and building siting control.

18. Prepare all documents to convey to the City the following:

a. The new 16.5 metres right-of-way for the future road that runs northerly from Wallasey Avenue and then terminates into a cul-de-sac at the north end of the site such lands to be free and clear of all encumbrances, all to the satisfaction of the Chief Engineer & Executive Director, Development Engineering and the City Solicitor.

19. Prior to the registration of the Plan of Subdivision, the Owner shall prepare and submit for review and acceptance of the Chief Engineer & Executive Director, Development Engineering and the General Manager, Transportation Services a "Detailed Staging Plan" that identifies the timing of the construction of the services including public streets, other municipal infrastructure and public realm improvements.

20. Prior to the earlier of the registration of the Plan of Subdivision or release of construction of services, the Owner shall submit an updated Functional Road Plan and a pavement markings plans to the General Manager, Transportation Services, for review and acceptance, for the future public road and its intersections to illustrate the following;

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. pavement marking and signage plan for New Public Road, which must identify any modifications required to the pavement markings and signs on existing public roads;

c. illustrate curb radius, turning radius, pavement width, pavement markings and traffic signs including those on existing public roads;

d. existing and proposed driveway accesses; and

- e. minimum pedestrian clearway of 2.1 metres along all abutting roads and the corners of the intersections.
- 21. Dedicate all roads, corner roundings, and road widenings shown on the plan.
 - 22. The proposed new public street shall be designed in accordance with the approved Draft Plan of Subdivision, the approved functional pavement marking and signage plan, in accordance with the City's Development Infrastructure Policy and Standards (DIPS) requirements to the satisfaction of the Chief Engineer & Executive Director, Development Engineering and General Manager of Transportation Services.
 - 23. Convey all necessary easements to the City.
 - 24. 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 (respective division) in consultation with the City Solicitor.
 - 25. If required, the Owner agrees to submit to the Chief Engineer & Executive Director, Development Engineering, for review and acceptance, prior to depositing it in the Land Registry Office, a draft Reference Plan of Survey, which shall:
 - a. be drawn 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 right-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.
 - 26. Pay all costs for preparation and registration of reference plan(s).
 - 27. The Owner shall also submit a detailed pavement marking and signage plan for the future public street and pay all costs related to the installation of pavement markings and signage and modifications to the existing pavement markings and signage, prior to the registration and execution of the Subdivision Agreement.
 - 28. The Owner shall be responsible for paying all costs associated to the installation of pavement markings and signs and any modifications to the existing pavement markings and signs.
 - 29. Provide a detailed Stormwater Management Report, and apply stormwater management techniques in the development of this subdivision to the satisfaction of the Chief Engineer and Executive Director, Development Engineering.

30. The Owner will be responsible for paying all costs associated with construction of the new public road and any alterations required to the existing streets and pay for and construct all municipal infrastructure required to service the Plan of Subdivision, including municipal infrastructure external to the plan of subdivision.

31. The Owner is required to submit an acceptable pavement markings and signage plan and cost estimate that shows the proposed signage and pavement markings for the proposed public road as well as any proposed changes to the existing signage and pavement markings for Wallasey Avenue and other existing roads; and

32. Conduct 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 submission of an RSC.

33. Pay engineering and inspection fees in accordance with the terms and conditions of the standard subdivision agreement.

34. Submit financial security in accordance with the terms of the standard subdivision agreement.

35. Provide certification to the Chief Engineer and Executive Director, Development Engineering by the Professional Engineer who designed and supervised the construction, that the site servicing facilities have been constructed in accordance with the accepted drawings.

36. Prior to the registration of the Plan of Subdivision, the Owner shall make satisfactory arrangements with THESL and THESI for the provision of the electrical distribution system and street lighting, respectively, to service the Plan of Subdivision.

37. Written confirmation from THESL and THESI that said arrangements have been made with respect to the installation of the electrical distribution system and street lighting, respectively, for the Plan of Subdivision, including the provision of any financial requirements set out in any agreement with THESL and THESI shall be provided.

38. Include the following warning clause in the subdivision agreement to address the lack of understanding on the part of the homeowner as to the purpose and the maintenance responsibilities of a sump pump, leading to possible break down of the pump, ice hazards and potential liabilities to the City:

"The Purchaser/Tenant and/or Lessee specifically acknowledges and agrees that the residential unit is fitted with a sump pump for the purpose of draining stormwater from the foundation of the building and pumping it to the exterior of the building for disposal by permeation into the ground and by runoff. A stormwater connection to the City's storm service is prohibited by City By-law. It is the homeowner's/occupier's responsibility to maintain the sump pump and to ensure its proper operation at all times."

"The City does not plow the sidewalks for all 16.5 m right of ways."

39. Identify in the Subdivision Agreement the triggers and timing of the construction, dedication and assumption, by the City, of the proposed public roads, generally in accordance with the accepted Phasing Plan.

40. Prior to the registration of the Plan of Subdivision, the Owner shall submit an updated Functional Road Plan and a Pavement Markings and Signage Plan to the General Manager of Transportation Services, for review and acceptance, for the future public road and cul-de-sac and its intersections to illustrate the following:

- a. cross-sections of the future public road and cul-de-sac 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 public roads within and surrounding site;
- b. an acceptable Pavement Markings and Signage Plan that shows the proposed pavement markings and signs for the future public road and cul-de-sac, which must identify any modifications required to the existing pavement markings and signs on existing public roads;
- c. illustrate curb radius, turning radius, pavement width, pavement markings and traffic signs including those on existing public roads, modify curb radii of existing curbs according to the City of Toronto Curb Radii Guideline;
- d. 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(s) consistent with City By-laws/Regulations;
- e. existing and proposed driveway accesses; and
- f. minimum pedestrian clearway width of 2.1 metres along all abutting public roads and the cul-de-sac.

41. The Owner shall construct and maintain all facilities necessary to permit the City's curbside collection of garbage, recycling and organic material for the dwelling units along Wallasey Ave.

42. The Owner shall notify all tenants/Owners, in writing and in their leases/deeds, of the arrangements in place with respect to waste collection for the residential component of this development.

43. The Owner shall notify Solid Waste Management upon completion of the development and complete the necessary application and waiver forms prior to the commencement of City refuse collection for this development.

Canada Post

44. Prior to registration of the plan of subdivision, The Owner covenants and agrees to provide the City of Toronto with evidence that satisfactory arrangements, have been made with Canada Post Corporation for the installation of Community Mail Boxes

(CMB) as required by Canada Post Corporation and as shown on the approved drawings, at the time of sidewalk and/or curb installation. The Owner further agrees to provide notice to prospective tenants/purchasers of the locations of the CMBs and that mail service will be via CMBs.

Toronto District School Board

45. Prior to registration of the Plan of Subdivision, the Owner shall confirm with the Toronto Lands Corporation the requirements for including the following warning clauses in all offers of purchase and sale/lease/rental/tenancy agreements of residential units for a period of ten (10) years from the date of this registration:

“Despite the best efforts of the Toronto District School Board, sufficient accommodation may not be available in the neighbourhood schools for all students anticipated from the development area. Students may be accommodated in school facilities outside the neighbourhood or students may later be transferred to other school facilities. For information regarding designated school(s), please call 416-394-7526.

Residents agree that for the purpose of transportation to school, if bussing is provided by the Toronto District School Board in accordance with the TDSB’s bussing policy, students will not be bussed from their home to the school facility, but will meet the bus at designated locations in or outside of the area.

46. The above warning clauses (including this sentence) shall, for a period of ten years following registration of this Plan of Subdivision, be included in all agreements of purchase and sale and all tenancy agreements (including agreements to lease or rent) for residential units in the development covered by this Plan of Subdivision.”

47. Prior to registration of the Plan of Subdivision, the Owner shall advise the Toronto Lands Corporation of the estimated occupancy date and commit to providing the Toronto Lands Corporation with periodic updates on expected occupancy to ensure that the Toronto Lands Corporation has at least six months’ prior notice of the occupancy date. The intention is to provide the Toronto.

Greater Toronto Airport Authority

48. Prior to the earlier of the registration of the Plan of Subdivision or release of construction of services, the Owner shall provide a noise study from a qualified noise engineer to establish the existing noise impact at the development site and to be used as an input into the architectural design of required noise insulation levels.

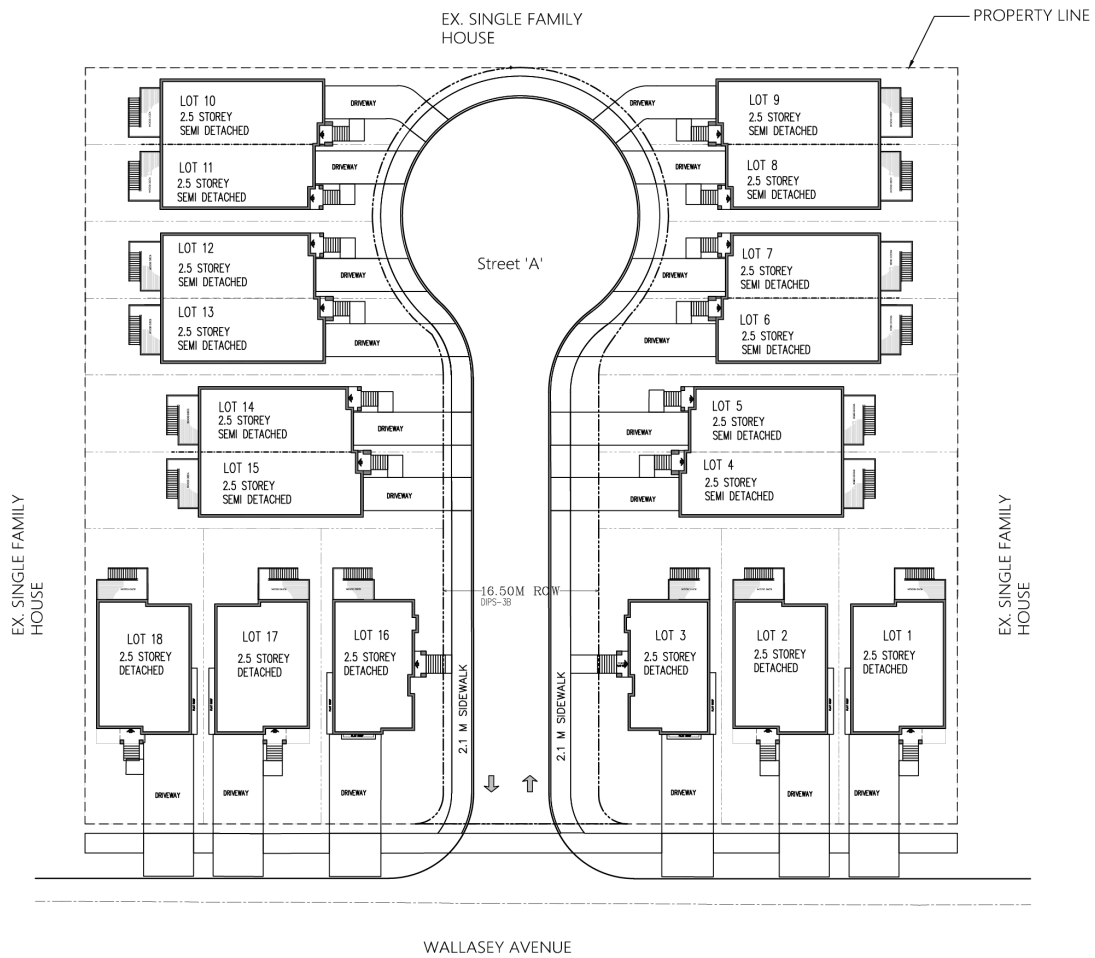
49. The Owner shall provide a post-construction noise certification by an acoustical engineer confirming that internal noise levels in the proposed residential dwellings attest to compliance with all applicable Ministry of the Environment and Climate Change (MOECC) noise guidelines (Publication NPC-300).

50. Prior to the registration of the Plan of Subdivision, the Owner shall establish an Aircraft Noise Warning Agreement (ANWA), including but not limited to: a noise/environmental easement registered on title to the entire property, which allows for

airport noise and provides notice to purchasers; warning clauses to be included in marketing materials and purchase & sale agreements that advises prospective buyers of the potential noise concerns inherent with the property's location under two flight paths and within the Airport Operating Area.

51. Prior to the registration of the Plan of Subdivision, the Owner shall enter into an agreement under the Industrial and Mining Lands Compensation Act, executed and registered on title. This agreement allows the GTAA to compensate the Owner of land for any damage or injury resulting from the operation of the airport. Payment of compensation under the agreement serves as a complete defense against any legal action for damages or injunctions related to airport operations. The compensation would be a nominal amount.

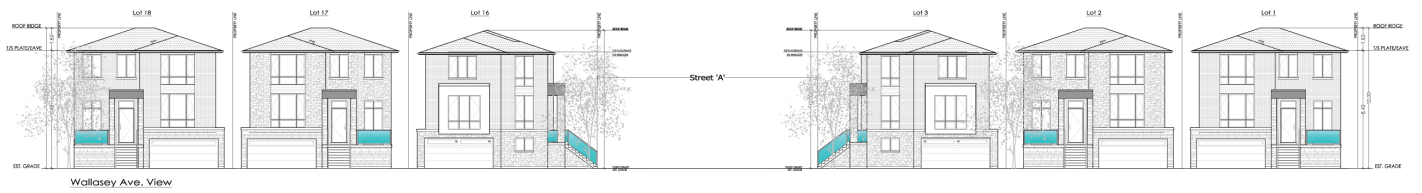
Attachment 7: Site Plan



Site Plan



Attachment 8: Elevations



Street Facing

Attachment 9: 3D Massing Model

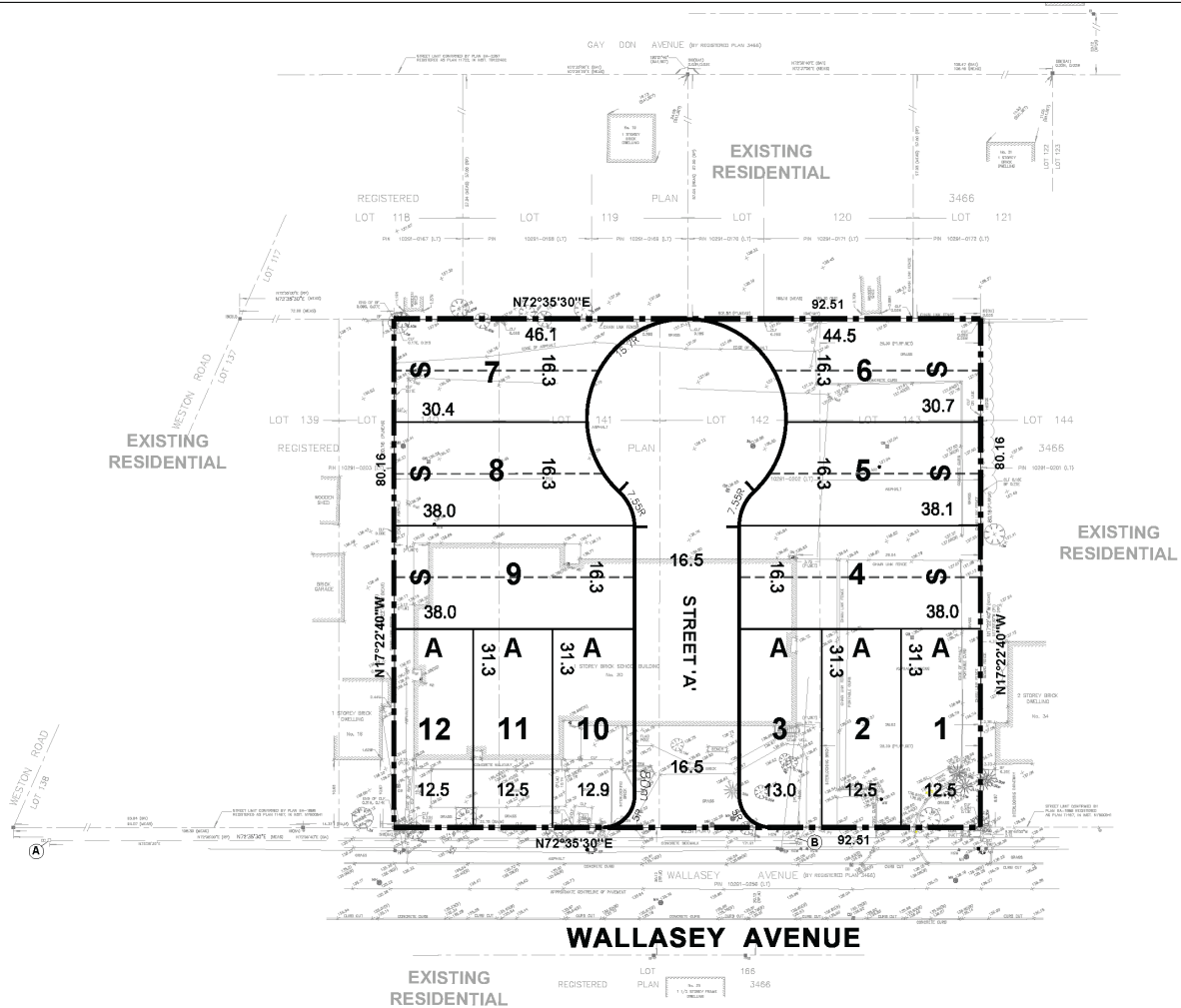


View of Applicant's Proposal Looking Northeast



06/10/2025

Attachment 10: Draft Plan of Subdivision



Draft Plan of Subdivision

