

9940 Sheppard Avenue East – Draft Plan of Subdivision Application – Decision Report – Approval

Date: June 22, 2026

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 25 - Scarborough-Rouge Park

Planning Application Number: 21 109901 ESC 25 SB

Related Planning Application Number: 21 109942 ESC 25 SA

SUMMARY

The Draft Plan of Subdivision application proposes to create a series of development blocks, a new public park, an environmental buffer, a public street and various road widenings and reserves to facilitate the development of 9940 Sheppard Avenue East with residential uses.

The new public street will extend north from Sheppard Avenue East, east of Meadowvale Road, runs between the two proposed residential blocks to the east and the future development block to the west, and connect to Meadowvale Road. The park block will front the newly created street between two residential blocks and back onto lands forming part of the Rouge National Urban Park. The zoning for the subject lands, currently vacant, was approved by the Ontario Municipal Board in 1996, and the current applications assist in activating the development potential of the site.

This report advises that the Executive Director, Development Review or their designate, the Director of Community Planning, Scarborough intends to approve the Draft Plan of Subdivision, as generally depicted in Attachment 3 of this report, after outstanding matters arising from the technical review of the application, as set out in this report, have been addressed.

The proposed development is consistent with the Provincial Planning Statement (2024) (PPS (2024)). The proposed development also conforms to the City's Official Plan and Zoning By-law and has regard for the criteria in Section 51(24) of the *Planning Act*, subject to addressing outstanding matters from the ongoing technical review of the application.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. 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 3 subject to:

- a. the conditions as generally listed in Attachment 4 which, except as otherwise noted, must be fulfilled prior final approval and the release of the Plan of Subdivision for registration;
- b. resolution of outstanding matters arising from the technical review of the application, as set out in this Report, to the satisfaction of the Executive Director, Development Review or their designate; and
- c. any such revisions to the proposed subdivision plan or any such additional or 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.

2. City Council approve that in accordance with Section 42 of the *Planning Act* prior to the issuance of the first above grade building permit, the Owner shall convey to the City, an on-site parkland dedication, having a minimum size of 2,442 square metres, to the satisfaction of the Executive Director, Development Review and the City Solicitor.

3. City Council approve the acceptance of the 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 Executive Director, Development Review, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the Executive Director, Development Review and the Executive Director, Corporate Real Estate Management.

4. 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 and Recreation (P&R). 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, P&R, 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.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

On August 8, 1996, the Ontario Municipal Board (OMB) issued a decision to approve a Zoning By-law Amendment application (OMB final order issued on Thursday, March 13, 1997) that would permit the construction of a range of apartment and townhouse residential units with a small commercial plaza on the subject property.

The OMB approval was implemented by site-specific Former City of Scarborough By-law 24745, which amends Rouge Community By-law 15907 and Rouge Employment District By-law 16175. The subject property and its zoning permissions were subsequently zoned by the City through a consolidation exercise into the Residential Apartment (RA) Zone of City of Toronto 569-2013, with site-specific exception RA 365 that generally carries over the site-specific permissions granted by By-law 24745.

THE SITE AND SURROUNDING LANDS

Description

The subject site is located on the north side of Sheppard Avenue East, east of Meadowvale Road with a small portion of the site directly adjacent to Meadowvale Road. It is generally triangular in shape, with a lot frontage of approximately 170 metres on Sheppard Avenue East, a lot depth of 300 metres, and approximately 2.9 hectares in size. The site is currently vacant with no buildings or structures. See Attachment 2 for the Location Map.

Surrounding Uses

North: a one-storey building currently used as an animal boarding company called Parker Pet Care. Further north is the Gattineau Hydro Corridor and the Rouge National Urban Park.

South: Across Sheppard Avenue East, an existing residential neighbourhood comprised of single- and semi-detached dwellings. At the southwest corner of the Sheppard Avenue East and Meadowvale Road intersection is a gas station.

East: a place of worship (Toronto Jaffray Chinese Alliance Church). Further east is the Rouge National Urban Park.

West: TTC Meadowvale Loop bus stop. Further west across Meadowvale Road is a 3-storey townhouse development and a public park (Zooview Park).

THE APPLICATION

Description

The Draft Plan of Subdivision application proposes to create a total of seven blocks, consisting of two residential development blocks, a future development block, a public parkland block, an environmental buffer block, a new municipal road, a road widening block for a corner rounding, and a reserve strip.

The chart below describes the use and area for each block. The Draft Plan of Subdivision can be found in Attachment 3 of this report:

Table 1 - Subdivision Blocks

Block Number	Use	Area (ha)
1-2	Residential Development Blocks	1.733
3	Future Development Block	0.359
4	Public Park	0.244
5	Environmental Block	0.232
6	Road Widening	0.007
7	Reserves	0.01
	Road	0.317

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/9940SheppardAveE

Reasons for Application

The application for a Draft Plan of Subdivision on the subject lands is required under Section 51 of the *Planning Act* to create the new public street, the parkland block, the environmental buffer block and the development blocks to facilitate the residential development approved by the OMB on August 8, 1996.

This meeting at Scarborough Community Council represents the statutory public meeting required for the Draft Plan of Subdivision application.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on February 13, 2020.

The current application was submitted on February 10, 2021 and deemed complete on March 16, 2021, 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/9940SheppardAveE

An associated Site Plan application was also submitted on February 10, 2021 and is currently under review.

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate conditions of approval for the 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, including the Greenbelt Plan (2017), and others.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as *Avenues*, and designates the site as *Mixed Use Areas* on Official Plan Land Use Map 22. 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 City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act*. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities may be applicable to any application.

Site and Area Specific Policies (SASPs) - SASP# 122, 124, and 141

SASP 122 applies to the subject site and requires development to provide a 10 metre strip of land above the stable top-of-bank to be acquired, among other policies relating to the protection of views from the Toronto Zoo and Rouge Valley Park Trails, and

appropriate transition between the area south of Sheppard Avenue East and the natural heritage environment of the Rouge Valley to the north.

SASP 124 applies to the subject site and permits apartment buildings not exceeding eleven storeys in height (including mechanical penthouse), and apartment buildings not exceeding nine storeys in height (including mechanical penthouse) adjacent to the stable top-of-bank.

SASP 141 applies to the Rouge Valley Area, which includes the subject site. The objective of the SASP is to protect, restore and enhance the natural ecosystem and cultural heritage resources; to use innovative planning, management and land use techniques; to promote knowledge and understanding of the natural, cultural and agricultural values of the Rouge Valley Area; and to provide opportunities for appropriate recreational enjoyment. The SASP includes various policies to support this objective, including the requirement that development on lands be set back a minimum of 30 metres from the stable top-of-bank.

Staff notes that the OMB-approved Zoning By-law amendment predates all three of the SASPs mentioned above. However, staff will work with the applicant to ensure that all efforts are made to meet the intent of the SASPs where appropriate, prior to approval of the Draft Plan of Subdivision and through the concurrent Site Plan application.

Toronto Green Standard

The Toronto Green Standard is a set of performance measures for green development. In place since 2010, the Toronto Green Standard has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at [Toronto Green Standard](#)

Draft Plan of Subdivision

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.

The Executive Director, Development Review has delegated authority for Plans of Subdivision under Section 415-16 of the Toronto Municipal Code, as amended.

Zoning

The subject lands are zoned Residential Apartment RA (u432) (x365) under Zoning By-law 569-2013. The zoning category permits a maximum of 432 dwelling units, among other provisions, while Exception 365 permits buildings up to the lesser of 28.0 metres

and 9 storeys in height located between 50.0 metres and 175.0 metres from a lot line abutting Sheppard Avenue East, among other provisions. The exception carries over many of the provisions from the Former City of Scarborough By-law 24745 which implements the Ontario Municipal Board decision.

PUBLIC ENGAGEMENT

Statutory Public Meeting Comments

The approval authority will be given an opportunity to view oral submission at Scarborough Community Council, which constitutes the Statutory Public Meeting for the subdivision application pursuant to 51(20)(b) and O. Reg 544/06 s. 5 of the Planning Act.

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 has reviewed the current proposal and finds the draft Plan of Subdivision to be consistent with the Provincial Policy Statement (2024).

Staff notes that the OMB approved Zoning By-law amendment predates both the PPS (2024) and the Greenbelt Plan (2017). The Greenbelt Plan states in section 5.2.1 "where a zoning by-law was amended prior to December 16, 2004 to specifically permit land use(s), this approval may continue to be recognized through the conformity exercise described in section 5.3, and any further applications required under the *Planning Act* or the *Condominium Act, 1998* to implement the use permitted by the zoning by-law are not required to conform with this Plan."

As such, the site specific Zoning By-law is deemed to conform with the Greenbelt Plan as it was approved by the Ontario Municipal Board on August 8, 1996, and the Draft Plan of Subdivision Application is an application that implements the use. SASP 141 was the City's conformity exercise pursuant to Section 5.3 of the Greenbelt Plan, staff are using that policy to inform the review of this application.

Draft Plan of Subdivision

The Plan of Subdivision application is reviewed against the relevant matters under Section 51(24) of the *Planning Act*, including, but not limited to:

- a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
- b) whether the proposed subdivision is premature or in the public interest;

- c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- d) the suitability of the land for the purposes for which it is to be subdivided;
- d) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;
- e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- f) the dimensions and shapes of the proposed lots;
- g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- h) conservation of natural resources and flood control;
- i) the adequacy of utilities and municipal services;
- j) the adequacy of school sites;
- k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of the Act or subsection 114 (2) of the *City of Toronto Act, 2006*.

The Draft Plan of Subdivision and the Draft Plan of Subdivision conditions are both subject to further refinement as City staff complete their final review (see Attachments 3 and 4 respectively). Matters that are still outstanding relate to: technical details relating to servicing and stormwater management, bicycle track design and associated boulevard improvements, among other technical issues to be resolved. Amendments to the Draft Plan of Subdivision (see Attachment 3) may be required prior to issuance of Draft Plan approval. The applicant will be required to resubmit revised submission documents to satisfy all outstanding comments.

Public Street

The Draft Plan of Subdivision application includes the 18.5 metre to 20 metre wide proposed public street (shown as 'Street A' on the Draft Plan of Subdivision, see Attachment 3), which provides access to Sheppard Avenue East and Meadowvale Road via a series of connecting private driveways; and includes the required land conveyance for the southwest corner rounding and the 0.30 m reserve along the north side of the 20 m right-of-way.S

Conditions of Draft Plan approval will include the City's standard requirements for public street construction, along with site-specific conditions to be finalized through detailed review by Transportation Review. The required land conveyances and/or easements to the City will be secured through these conditions. The proposed public street will be conveyed into public ownership and satisfies the criteria of Section 51(24)(k) of the *Planning Act*.

Development Blocks

The Draft Plan of Subdivision proposes two residential development blocks and one future development block.

Block 1 (Residential Block) has an area of approximately 1.006 hectares and is located east of the lands occupied by Parker Pet Care, west of the Rouge Valley, and north of the future public park, with access from the future public street to the south. This development block would include three stacked back-to-back townhouse blocks consisting of 54 townhouse units, and a 9-storey apartment building consisting of 173 units. The block will also include private driveways and pedestrian walkways.

Block 2 (Residential Block) has an area of approximately 0.730 hectares and is located on the north side of Sheppard Avenue East and the east side of the new public street, with the future public park to the north and Toronto Jaffray Chinese Alliance Church to the east. This development block includes two stacked back-to-back townhouse blocks consisting of 36 townhouse units, and a 9-storey apartment building consisting of 165 units. The block will also include private driveways and pedestrian walkways.

There is no development currently proposed on Block 3 (Future Development Block). It is located east of the TTC bus loop, north of Sheppard Avenue East, with the future public street running along the block's north and east sides.

Servicing

Development Engineering staff have advised that sufficient capacity exists within the municipal water and sewer systems to service the proposed development. The applicant's engineering consultants continue to address outstanding comments related to site servicing and stormwater management.

Additional or refined conditions of Draft Plan approval may be required to address any remaining technical matters through the finalization of the application.

Accordingly, the proposed Draft Plan of Subdivision satisfies the criteria of Section 51(24)(i) of the *Planning Act* with respect to the adequacy of municipal services and utilities.

Parkland

In the context of a rapidly growing city, the importance of public parkland being available to enhance and expand the amount of park spaces provided to residents and visitors alike becomes ever more relevant. The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded.

The Draft Plan of Subdivision (Attachment 3) demonstrates that the Owner has proposed to dedicate Block 4 (2,442 square metres) to the City for public parkland purposes. The proposed park block is located centrally to the site with frontage on the new proposed public street which is acceptable to Parks Development staff. It also demonstrates that a 5-metre setback has been proposed between the park boundary and any adjacent building face, which is also acceptable to staff.

The obligations for the proposed parkland and conveyance to the City will be secured through the Draft Plan of Subdivision Conditions (Attachment 5); where the Owner shall convey to the City an on-site parkland dedication with a minimum area of 2,442 square metres prior to the issuance of the first above-grade building permit, in accordance with Section 42 of the *Planning Act* and to the satisfaction of the Executive Director, Development Review, and the City Solicitor.

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, as approved by the General Manager, P&R, 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. The Owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

Green Space/Natural Heritage Feature

The subject property is situated partially within and adjacent to the City of Toronto's Natural Heritage System, as identified on Map 9A of the Official Plan, and the Ravine and Natural Feature Protection Area (RNFPA), as well as the Natural Heritage System of the Green Belt Plan. The property is also adjacent to the Environmentally Significant Areas, identified on Official Plan Map 12A, including the Little Rouge Forest, as well as a provincially designated Area of Natural and Scientific Interest. Portions of the lands are also within the Toronto and Region Conservation Authority (TRCA) regulated area.

The Draft Plan of Subdivision (Attachment 3) identifies Block 5 as an Environmental Buffer Block and includes 0.232 ha of land varying in width from approximately 10.2 metres to 17.9 metres measured from the closer of the staked natural feature limits (i.e., greater of the physical top of bank/woodland dripline and long-term stable top of slope). This Environmental Buffer Block is being created to protect the important natural features and it is to be conveyed to a public agency. This meets the intent of SASP 144 which requires development to provide a 10-metre strip of land above the stable top-of-bank. The obligations for the proposed blocks and conveyance to the City will be secured through the Draft Plan of Subdivision Conditions (Attachment 5).

As such, the proposed Draft Plan of Subdivision meets the criteria under Section 51(24)(d) and (h) of the *Planning Act* with respect to suitability of the land for the purposes of which it is to be subdivided including transferring natural heritage features to public ownership, and conserving natural heritage resources and managing flood control.

School Boards

The Toronto Catholic District School Board (TCDSB) has advised that sufficient space exists within the local elementary and secondary schools, including St Dominic Savio Catholic School, St Mother Teresa Catholic Academy and St John Paul II Catholic

Secondary School, to accommodate additional students from the development as proposed.

The Toronto District School Board (TDSB) has advised that there is sufficient capacity to accommodate students from new residential developments at nearby local schools, including Chief Dan George Public School and West Hill Collegiate Institute, based on the data available at this time.

Conclusion

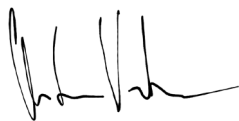
The proposed Draft Plan of Subdivision has been reviewed against the policies of the PPS (2024) and the criteria set out in Section 51(24) of the *Planning Act*. The Draft Plan will create development blocks to support residential development, a new public park, and a new public street. The proposed Draft Plan of Subdivision will implement the Zoning By-law Amendment approved by the Ontario Municipal Board on August 8, 1996.

The Executive Director, Development Review, intends to approve the Draft Plan of Subdivision, as generally illustrated in Attachment 3 to this report, subject to the conditions set out in Attachment 4.

CONTACT

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SIGNATURE



Christian Ventresca, M.Sc.PI, MCIP, RPP
Director, Community Planning
Scarborough District

ATTACHMENTS

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Draft Plan of Subdivision
- Attachment 4: Draft Plan of Subdivision Conditions

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 9940 Sheppard Avenue East Date Received: February 10, 2021

Application Number: 21 109901 ESC 25 SB

Application Type: Subdivision Approval

Project Description: The Draft Plan of Subdivision application proposes to create a total of seven blocks which includes two residential development blocks, one future development block, one public park block, one environmental buffer block, a road widening at the northeast corner of Meadowvale Road and Sheppard Avenue, a road reserve, and a new public street.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC.	BOUSFIELDS INC.	KIRKOR ARCHITECTS AND PLANNERS	LESSPEAK INVESTMENTS LTD.
3 Church Street, Toronto ON M5E 1M2	3 Church Street, Toronto ON M5E 1M2	20 De Boers Drive Suite 400, Toronto ON M3J 0H1	44 Apex Road, Toronto ON M6A 2V2

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Y
Zoning:	RA (u432) (x365)	Heritage Designation:	N
Height Limit (m):	11 Storeys	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 29,037 Frontage (m): 170 metres Depth (m): 300 metres

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			6,322	6,322
Residential GFA (sq m):			37,253.63	37,253.63
Non-Residential GFA (sq m):				
Total GFA (sq m):			37,253.63	37,253.63
Height - Storeys:	0		9	9

Height - Metres: 36.94 (+ 5m MPH) 36.94 (+ 5m MPH)

Lot Coverage Ratio (%) 22% Floor Space Index: 1.28

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

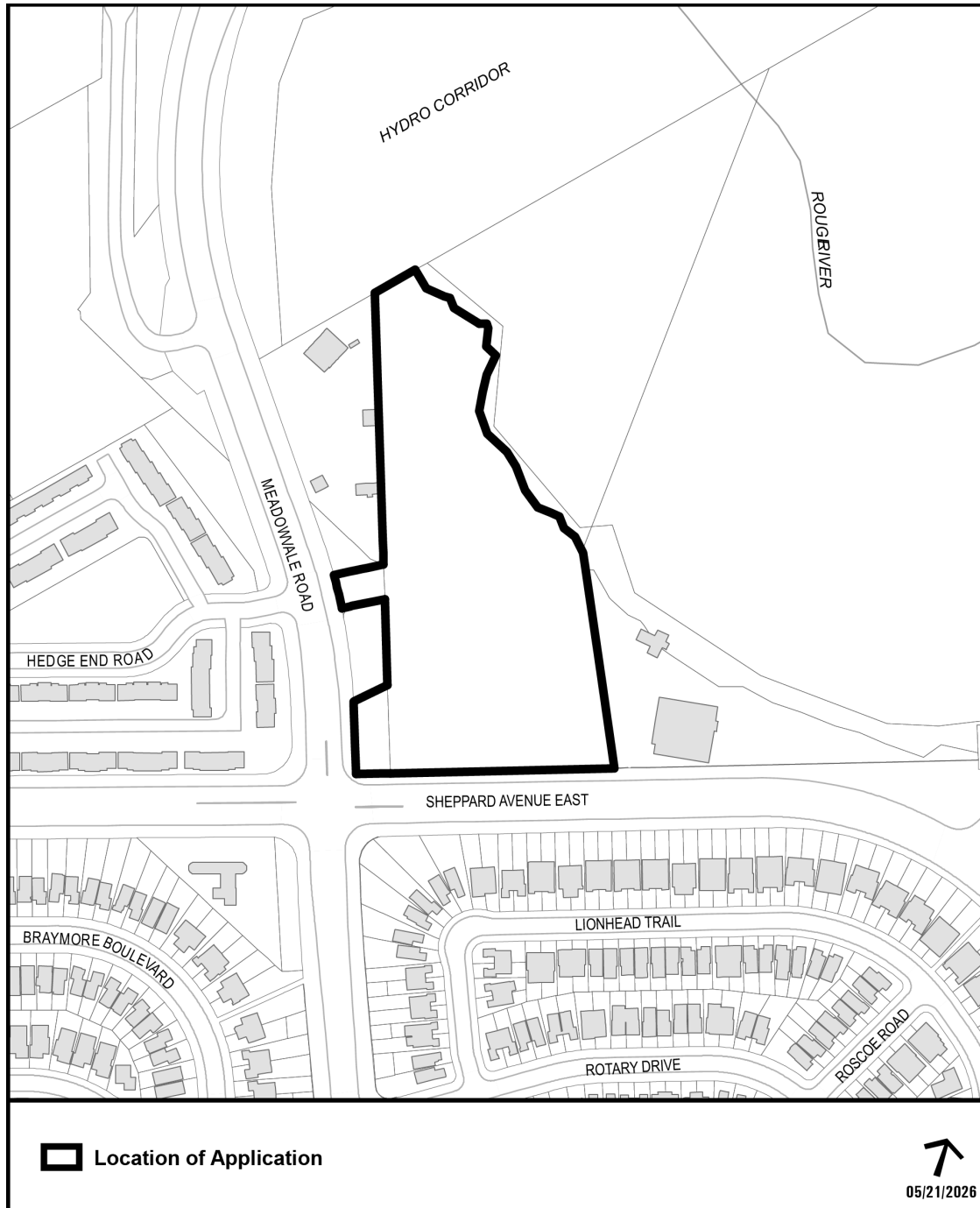
Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:				
Other:				
Total Units:	0	0	0	0

Total Residential Units by Size	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					
Total Units:		N/A	N/A	N/A	N/A

Parking and Loading
 Parking Spaces: 149 Bicycle Parking Spaces: 78 Loading Docks: 2

CONTACT:
 Philip Liu, Senior Planner, Community Planning
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 Philip.Liu@toronto.ca

Attachment 2: Location Map



[illegible]

Attachment 4: Draft Plan of Subdivision Conditions

Date:	June 22, 2026
File No.	21 109901 ESC 25 SB
Owner:	LESSPEAK INVESTMENTS LTD
Location:	9940 Sheppard Avenue East

The following conditions, in addition to the conditions in the City's standard subdivision agreement, apply to the Draft Plan of Subdivision drawing prepared by KCRMAR Surveyors Limited.

In addition to the applicable standard obligations relating to implementation of a Plan of Subdivision, the development will include, but not be limited to, project specific subdivision requirements which are outlined below.

Legal

1. The owner shall enter into the City's standard subdivision agreement and satisfy all pre-registration conditions.
2. Notwithstanding any other provision of this Agreement, the City agrees:
 - a. to execute or provide any consent, document, instrument or assurance to affect the registration of the Plan of Subdivision, and the registration of any Restrictive Covenants on lands owned by the City within the Lands laid out by the Plan of Subdivision or external to the Plan of Subdivision, or as may be required to comply with this Agreement;
 - b. to transfer any easements over City-owned Lands as may be necessary to satisfy conditions of draft approval on lands owned by the City within the Lands laid out by the Plan of Subdivision or external to the Plan of Subdivision, or as may be required to comply with this Agreement.
3. Where any provision of this Agreement requires the submission of a Risk Assessment or Record of Site Condition to the Ministry of the Environment, Conservation for lands owned by the City authorizes the Owner to submit the Risk Assessment or Record of Site Condition on the City's behalf provided that the City has reviewed and is satisfied with such submission.

Community Planning

4. The owner shall provide to the Director of Community Planning, Scarborough District, confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department, City of Toronto (statement of account or Tax Clearance Certificate) and that there are no outstanding City initiated assessment or tax appeals

made pursuant to section 40 of the assessment Act or the provisions of the City of Toronto Act, 2006. In the event that there is an outstanding City initiated assessment or tax appeal, the owner shall enter into a financially secured agreement with the City satisfactory to the City Solicitor to secure payment of property taxes in the event the City is successful with the appeal.

5. If the subdivision is not registered within five (5) years of the date of draft plan approval, then this approval shall be null and void and the plans and drawings must be resubmitted to the City of Toronto for approval.

6. The owner shall 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.

7. The owner shall not be entitled to and shall not proceed with any construction within the subdivision until entering into a subdivision agreement with the City and obtaining release for construction of services.

8. The owner shall not be entitled to and shall not proceed with any above-grade construction of any building within the subdivision until the roads have been constructed to base course asphalt together with services and the plan of subdivision has been registered.

City Planning

9. The applicant shall install permanent fencing, without gating, along the proposed development limit prior to conveyance of the environmental buffer lands.

10. The applicant shall ensure permanent fencing is maintained in good repair post-construction.

11. A Ravine Stewardship Plan (RSP) including a Buffer Restoration and Management Plan, will be prepared and submitted to the satisfaction of the Chief Planner & Executive Director, prior to conveyance of the environmental buffer lands. This will involve at a minimum the following:

a. Robust and dense plantings using native, non-invasive species (trees, shrubs and perennial grass cover) so that the area is naturalized and self-sustaining

b. Demonstration of deliberate and persistent effort to acquire property access and permission to undertake restoration activities and monitoring on the adjacent Parks Canada lands.

c. Prepare and complete a Monitoring and Maintenance Plan to monitor vegetation survivorship, establishment and composition and invasive species management annually for five years.

12. The applicant shall prepare and submit a Natural Features Information Package to the satisfaction of the Chief Planner & Executive Director, prior to conveyance of the environmental buffer lands.

Engineering

13. Prior to the release of the Plan of Subdivision for registration with the Land Registry Office, the owner shall convey and dedicate all roads, as applicable and as shown on the Plan of Subdivision as it pertains to each phase.

14. Prior to the release of the Plan of Subdivision for registration with the Land Registry Office, all new roads in the Plan of Subdivision must be designed and constructed in accordance with the City of Toronto Development Infrastructure Policy and Standards (DIPS), to the satisfaction of the Director, Engineering Review and General Manager, Transportation Services.

15. Prior to the release of the Plan of Subdivision for registration with the Land Registry Office, the owner shall convey and dedicate all corner roundings, and road widenings, as applicable, as shown on the Plan of Subdivision as it pertains to each phase and/or block, as required by the Director, Engineering Review and General Manager, Transportation Services.

16. Prior to the release of the Plan of Subdivision for registration with the Land Registry Office, the owner shall convey all necessary easements to the City of Toronto as it pertains to each phase or block to the satisfaction of the Director, Engineering Review.

17. Prior to the release of the Plan of Subdivision for registration with the Land Registry Office, the owner shall prepare all documents and convey them to the City at a nominal cost in fee simple, such lands to be free and clear of all physical and title encumbrances, and subject to a right-of-way for access in favor of the grantor until such time as said lands have dedicated as a public highway, all to the satisfaction to the Director of Engineering Review and the City Solicitor;

18. The owner, as required, shall submit a draft reference plan(s) of survey to the Director, Engineering Review for review and approval, prior to depositing it in the Land Registry Office. The plan(s) will:

a. be in metric units and integrated to the 1983 North American Datum (Canadian Spatial Reference System and the 3-degree Modified Transverse Mercator Projection);

b. delineate by separate PARTS the lands to be conveyed to the City, the remainder of the site and any appurtenant rights-of-way and easements; and

c. show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan.

19. The owner shall pay all costs for preparation and registration of any required reference plan(s).

20. The owner shall pay engineering and inspection fees in accordance with the terms and conditions of the Subdivision Agreement.

21. The owner shall submit financial security in accordance with the terms of the Subdivision Agreement and prevailing City of Toronto policies.

22. The owner shall pay for, design and construct all municipal infrastructure required to service the Plan of Subdivision, including municipal infrastructure external to the Plan of Subdivision, to the satisfaction of the Director, Engineering Review.

23. The owner shall pay all costs associated with the design and construction of the proposed new public street and any alterations required to existing streets.

24. The owner shall undertake an environmental site assessments for lands conveyed and dedicated to the City on the Plan of Subdivision or otherwise required to be conveyed in accordance with the terms and conditions of the Subdivision Agreement, including retaining a Qualified Person (QP), providing payment for a peer reviewer and the submission of environmental information and a Record of Site Condition (RSC) which shall be completed prior to registration of the Plan of Subdivision or applicable conveyance.

25. The owner shall provide a detailed stormwater management report and apply stormwater management techniques in the development of the subdivision to the satisfaction of Director, Engineering Review.

26. The owner shall pay all costs related to the installation of pavement markings and signage, and modifications to existing pavement markings and signage.

Groundwater for the Plan of Subdivision and Each Block

27. The submitted engineering drawings shall not show the discharge of private water to the sewer system for Block 3. The discharge of private water shall comply with foundation drainage policy (<https://www.toronto.ca/services-payments/water-environment/water-sewer-related-permits-and-bylaws/sewers-by-law/managing-foundation-drainage/>).

28. Prior to issuance of Notice of Approval Condition (NOAC) for each block or Building, within the Plan of Subdivision, the owner of the block or building must apply for discharge agreement as required to the City sewer system according to City policy at the time of application.

Improvements to Municipal Infrastructure External to Plan of Subdivision

29. The Owner shall be responsible, at its own expense, for all necessary improvements to the municipal infrastructure external to the Plan of Subdivision, in accordance with the approved Functional Servicing Report, as accepted by the Director, Engineering Review and the General Manager, Toronto Water.

30. Prior to the release of construction of services or the registration of the Plan of Subdivision the required improvement to municipal infrastructure will be constructed and operational.

31. The Owner shall pay any engineering and inspection fees in accordance with the terms and conditions of the standard subdivision agreement for all necessary improvements to the municipal infrastructure external to the Plan of Subdivision.

32. The Owner shall submit financial security in accordance with the terms and conditions of the standard subdivision agreement for all necessary improvements to the municipal infrastructure external to the Plan of Subdivision.

33. Prior to release for construction of services, the Owner shall obtain approval from internal and external agencies for the design improvements to the municipal infrastructure external to the Plan of Subdivision and provide financial security for upgrading existing sanitary sewer and watermain and modification of existing storm sewer to the satisfaction of the Director, Engineering Review.

Stormwater Management, Green Infrastructure and Low Impact Development measures (LIDs)

34. Prior to release for construction of services, the Owner shall apply stormwater management techniques in the development of this subdivision according to current municipal and provincial standards at the time of design with no changes and alterations to existing minor and major drainage patterns, all to the satisfaction of Director, Engineering Review.

35. Prior to release for construction of the proposed public streets and services, the Owner shall ensure that the water balance and quantity control requirements of stormwater management must be overcompensated, to the greatest extent possible, to address the requirements for public streets in the Plan of Subdivision.

Transportation Services

36. The owner shall illustrate, convey and dedicate all proposed public street Street A, corner rounding, walkways and 0.3 metre reserves to the City of Toronto as a Public Highway, free and clear of any encumbrances in accordance with the Development Infrastructure Policy and Standards, to the satisfaction of the Director of Engineering Review;

37. The owner must replace the existing municipal sidewalk along the entire Meadowvale Road and Sheppard Avenue East frontages of the site with new 2.1 meter-wide concrete municipal sidewalks and install the proposed bike track along Sheppard Avenue East.

38. The owner is responsible for all costs (\$ amount to be determined) associated with the installation/alterations of municipal street signage/pavement markings required by this application;

39. Prior to the earlier of the registration of the Plan of Subdivision or the Release for Construction of Services, submit to the Director, Engineering Review 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 the 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 the intersection of all new and existing roads; and

e) Bicycle tracks along Sheppard Avenue East, south frontage of the site.

40. The owner is responsible for all costs associated with the removal of all existing accesses, curb cuts, traffic control signs, etc., along the development site frontage that are no longer required and reinstating the boulevard within the right-of-way in accordance with City standards, and approved plans & sections to the satisfaction of the Director of Engineering Review;

41. The applicant must submit a financial guarantee in the form of a letter of credit (amount to be determined) to the Treasurer, City of Toronto, for new public streets and boulevard improvements along Sheppard Avenue East and Meadowvale Road;

42. The applicant must submit a payment in the form of a certified cheque (amount to be determined), to the Treasurer, City of Toronto, for the pavement marking and signage for the new public streets, intersections and existing public streets, as per approved plans and cost estimates;

43. Prior to the registration of the plan of subdivision, the owner agrees to include the following warning clauses in all agreements of purchase and sale and/or lease agreements and registered on title to the satisfaction of the City Solicitor:

a) "Purchasers are advised that where sidewalks are located adjacent to the curbs or where the Right-of-Way width is less than 18.5 metres, sidewalk snow clearing and driveway clearing will not be carried out by the City. It will be the responsibility of the abutting property owner."

b) "There is a city by-law that prohibits the use of public boulevards to satisfy parking space requirements. Casual parking (not required parking) is permitted within the confines of that portion of the boulevard within a private driveway, provided that no motor vehicle may be parked in the driveway less than 0.3 metres from the back edge of the sidewalk, or where no sidewalk exists, not less than 2.0 metres from the face of the curb or edge of the roadway."

44. Prior to final registration of the plan of subdivision, the Owner agrees to provide its Solicitor's confirmation to the City advising that the clauses set out above (Point 34) have been included in applicable offers of purchase and sale and/or lease agreements to ensure that future occupants are aware of the parking restrictions on these lands;

45. The Owner shall agree that all lot layouts shall create street frontages such that no driveway entrance shall overlap with the adjacent driveway approach within the boulevard. All driveway entrances shall be constructed (minimum width of 3 metres) to the satisfaction of the Director, Engineering Review;

46. Residential driveway entrances must be designed in accordance with the City of Toronto Design Standard No. T-350.01;

47. The Owner shall implement green infrastructure within municipal right-of-way to be in compliance with the following City of Toronto Green Infrastructure Guidelines or the latest guidelines:

i. Green Streets: www.toronto.ca/services-payments/building-construction/infrastructure-city-construction/construction-standards-permits/standards-for-designing-and-constructing-city-infrastructure/?accordion=green-infrastructure-standards

ii. Construction standards: <https://www.toronto.ca/services-payments/building-construction/infrastructure-city-construction/construction-standards-permits/standards-for-designing-and-constructing-city-infrastructure/construction-specifications-drawings-for-green-infrastructure/>

iii. Toronto's Green Streets project selection process: <https://www.toronto.ca/wp-content/uploads/2021/09/9680-ecs-specs-gi-appendix-a-green-streets-selection-process-Sep2021.pdf> iv.

iv. The lifecycle activities guide: <https://www.toronto.ca/wp-content/uploads/2021/08/961c-ecs-specs-gi-life-cycle-activities-green-infrastructure-Sep2021.pdf>

48. Prior to acceptance of the green infrastructure (Low Impact Development measures), the Owner shall pay for the installation and the monitoring of the Green Infrastructure. Prior to acceptance of the green infrastructure, the Owner acknowledges that the City will hire third-party consultants to monitor the Green Infrastructure and that the Owner is responsible for paying all costs associated with retaining such third-party consultant.

Street Lighting

49. Prior to the earlier registration of the Plan of Subdivision or Release for Construction of Services for each of Phase, the Owner shall provide the City with financial security in the amount of 130% of the value of the cost estimate of the street lighting required to be installed to service the Plan of Subdivision, to the satisfaction of the Director, Engineering Review.

50. Prior to earlier the release for construction or the registration of the Plan of Subdivision for each phase, the Owner shall make satisfactory arrangement with THESL and THESI for the provision of the electrical distribution system and street lighting, respectively, to service the Plan of Subdivision.

Urban Forestry

Private Trees

51. The Owner agrees to submit an application and pay the required application fees, and provide satisfactory 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 the approval of the draft plan of subdivision.

52. The Owner acknowledges and agrees that once all site works are complete, including sodding, planting will be implemented in accordance with the approved Tree Replacement Plan and to the satisfaction of Urban Forestry.

53. The Owner agrees to contact Urban Forestry 48 hours prior to the planting of trees on private property or within common areas and further agrees to plant the trees in accordance with the approved planting plans.

Street Trees

54. Prior to the registration of the plan of subdivision, the Owner agrees to submit an application and pay the required application fees, and provide satisfactory Landscape Plan for the removal of tree(s) that are subject to the City's Street Tree By-law and associated regulations in effect on the date of the approval of the draft plan of subdivision.

55. 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. The street tree planting plan will be to the satisfaction of Urban Forestry.

56. Prior to the registration of the plan of subdivision, the Owner agrees to post a Letter of Credit in the form and from an institution, acceptable to the City Treasurer, equivalent to \$583 per tree, as a Financial Security, to guarantee the planting including the maintenance of the street trees for a minimum period of two (2) years to the satisfaction of Urban Forestry.

57. Prior to acceptance of engineering drawings by Engineering and Construction Services, the Owner agrees to provide a composite utility plan, showing the location of all underground and above ground utilities, as well as proposed tree planting locations, to the satisfaction of Urban Forestry and Engineering and Construction Services.

58. The Owner agrees to contact Urban Forestry, Tree Protection and Plan Review or his/her designate prior to commencement of street tree planting. The Owner further agrees to plant the street trees in accordance with the approved street tree planting and composite utility plans, to the satisfaction of Urban Forestry.

59. 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 community. This booklet will be prepared to the satisfaction of Urban Forestry and will be distributed to all homeowners for all dwelling units within the Subdivision.

60. Following the planting of the 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 the street trees, as shown on the approved planting plan, by street address. The as-installed plant list will also include tree species, caliper, condition and specific location of the trees by identifying two points of references (i.e. distances in metres from the curb, sidewalk, driveway, utility pole or pedestal).

61. The Owner agrees to include the following clause in all Agreements of Purchase and Sale and/or Rental Agreements for the Subdivision:

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

62. Prior to the registration of the plan of subdivision, the Owner agrees to provide its solicitor's written confirmation to the City advising the above noted clause has been included in all Agreements of Purchase and Sale and/or Rental Agreements for the Subdivision.

Parklands Development

63. As per Toronto Municipal Code Chapter 415-28, prior to the issuance of the First Above Grade Building Permit, the Owner shall convey parkland to the satisfaction of the General Manager, Parks and Recreation (P&R).

64. The Owner will be required to convey the 2,442 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.

65. The Owner is 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)

66. 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 and Recreation staff advises 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 5 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 will be required to demonstrate adequately that the OBC requirements have been achieved to the satisfaction of the Executive Director, Development Review. The City shall not enter into a Limiting Distance Agreement for the development.

Environmental Assessment

In accordance with the Policy for Accepting Potentially Contaminated Lands to be Conveyed to the City under the Planning Act adopted by City Council on February 10 and 11, 2015, the City cannot accept lands without the fulfillment of the environmental assessment requirements described in Condition No. 5 below. Depending on the site condition and remediation requirements, this mandatory process can take a substantial amount of time. It is strongly advised that the Owner consult their Qualified Person to understand their site-specific obligations and timelines required for their land dedication and to initiate this process early. The City will under no circumstance accept lands with on-going groundwater and/or vapour monitoring.

67. Prior to conveying the parkland to the City, the Owner must:

67.1. 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 Executive Director, Engineering & Construction Services (ECS) and copy to the Executive Director, Development Review;

67.2 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 Executive Director, ECS. Submit further deposits when requested to cover all costs of retaining a third-party peer reviewer;

67.3. 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 Executive Director, ECS;

67.4. At the completion of the site assessment/remediation process, submit a Statement from the Qualified Person based on the submitted environmental documents, to the Executive Director, ECS for peer review and concurrence, which states:

67.4.1 In the opinion of the Qualified Person:

67.4.1.1 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

67.4.1.2 To the extent that the opinion in Condition No. 5.4.1.1 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.

67.4.2 Land to be conveyed to the City meets either:

67.4.2.1 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

67.4.2.2 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.

67.5. The Qualified Person's statement, referenced in Condition No. 5.1 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 Executive Director, ECS.

67.6 For conveyance of lands requiring a Record of Site Condition (RSC):

67.6.1 File the Record of Site Condition (RSC) on the Ontario Environmental Site Registry; and

67.6.2 Submit the Ministry's 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 Executive Director, ECS and to the General Manager, P&R.

Park Construction Base Park Improvements

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

68.1 Demolition, removal and disposal of all existing materials, buildings, foundations and associated servicing;

68.2 Grading inclusive of 300mm 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 m of engineered fill and certified by the consulting engineer;

68.3. 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. 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;

68.4 Sodding #1 nursery grade;

68.5 Fencing, where deemed necessary;

68.6 Sanitary and storm service connections with manholes at streetline;

68.7 Water and electrical service connections; (minimum water: 50mm to the street line including backflow preventers, shut off valves, water metre and chamber; electrical connection to the street line and electrical panel in a lockable cabinet (200 Amp service));

68.8 Street trees along all public street allowances abutting City-owned parkland; and

68.9 Standard park sign (separate certified cheque required).

69. All work is to be completed to the satisfaction of the General Manager, P&R.

70. Prior to Site Plan 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.

71. 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, P&R.

72. 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% of the value of the Base Park Improvements for the parkland to the satisfaction of the General Manager, P&R. No credit shall be given towards the Parks and Recreation component of the Development Charges for costs associated with Base Park Improvements.

73. 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, P&R. 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 Executive Director, Development Review when determining a revised delivery date for the park block.

74. 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 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, P&R. 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

75. 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

76. 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, P&R.

77. Prior to the conveyance of the parkland, 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. Please contact SGQ@toronto.ca for more details.

Above Base Park Improvements

Credit against DCs for Above Base Park Improvements

Should the Owner agree to design and construct the Above Base Park Improvements for a development charge credit against the Parks and Recreation component of the Development Charges, the following conditions shall apply:

78. 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, P&R. 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, P&R, 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.

79. 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% of the Parks and Recreation component of the Development Charges.

80. 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, P&R.

81. The Owner will be responsible to design and construct the Above Base Park Improvements to the satisfaction of the General Manager, P&R. Areas to be addressed in the design of the Park are: park programming, sustainable design and plantings, community and public safety, ground surface treatments, seating, vandalism etc. Final design and programming of the parkland shall be at the discretion of the General Manager, P&R.

82. 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, P&R. 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, P&R when determining a revised delivery date for the park block.

83. 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 necessary agreements in a form satisfactory to the General Manager, P&R. 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, P&R. The Owner will indemnify the City against any claim during any interim use of or work carried out by the Owner on the park.

Warranty

84. The Owner, upon satisfactory completion of the construction and installation of the Base Park and Above Base Improvements 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, P&R 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% which will be retained for the 2 year guarantee known as the Parkland Warranty Period.

85. 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, P&R.

86. The Owner, upon satisfactory completion of the construction and installation of the Base Park and Above Base Improvements, shall provide the as-built drawings in

print/hardcopy and electronic format, as well as a georeferenced AutoCAD file, shall be submitted to the General Manager, P&R. A complete set of “as built” plans shall be provided electronically in PDF format and in a georeferenced AutoCAD file, in addition to two (2) sets full size bond hard copies to the General Manager, P&R. 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), manuals etc. The files are to be organized in folders, including a file index and submitted with written warranties and related documents such as lists of contractor, sub-contractors together with contact persons, telephone numbers, warranty expiry dates and operating manuals.

87. The Owner, upon satisfactory completion of the construction and installation of the Base Park and Above Base Improvements, shall provide any spare or replacement parts, special tools, etc. as provided by manufacturers, to P&R.

Toronto and Region Conservation Authority

88. Prior to the initiation of final grading, and prior to the registration of this Draft Plan of Subdivision or any phase thereof, the owner shall submit the following to The Toronto and Region Conservation Authority and the City of Toronto for review and approval:

a. A detailed Stormwater Management Report to include a detailed design for the storm drainage system for the proposed development including:

i. plans illustrating how this drainage system will tie into surrounding drainage systems and stormwater management techniques which may be required to control minor or major flows;

ii. appropriate Low Impact Development stormwater management practices to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to terrestrial and aquatic habitat;

iii. detailed design and maintenance plans for any stormwater management facilities;

iv. an Erosion and Sediment Control Report and Plan, consistent with the Erosion and Sediment Control Guideline for Urban Construction (Greater Golden Horseshoe Area Conservation Authorities, 2006), as amended;

v. location and description of all outlets and other facilities including associated restoration plans which may require a permit pursuant to the Conservation Authorities Act.

b. Overall grading plans for the lands within the Draft Plan of Subdivision illustrating, among others, how all vegetation in the natural heritage system will be protected from grading and construction impacts.

c. The Owner shall provide site grading, construction sequencing, restoration, and erosion and sediment control plans to the satisfaction of the TRCA.

89. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:

a. To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports referenced in Condition No. 1.

b. To agree to, and implement, the requirements of the TRCA's conditions in wording acceptable to the TRCA.

c. To design and implement on and off-site erosion and sediment control.

d. To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.

e. To obtain all necessary permits under the Conservation Authorities Act from the TRCA.

f. To implement all water balance/infiltration measures identified in the Natural Heritage Impact Study and to be updated within the SWM report.

g. The Owner agrees to install fences along the south side of the Environmental Buffer Block identified on the Draft R-Plan prepared by Bousfields Inc., dated June 27, 2024 to the TRCA's, City of Toronto, and Parks Canada satisfaction.

h. The Owner covenants and agrees to convey the proposed Environmental Buffer Block and the 2.12 hectare parcel of valley lands not shown on the Draft R-Plan, but under the same ownership to a public agency.

i. The Owner covenants and agrees to implement the Ravine Stewardship prepared by Beacon Environmental and dated June 18, 2025, or as amended, to the satisfaction of the TRCA, City of Toronto, and Parks Canada.

Canada Post

90. The owner/developer agrees to include on all offers of purchase and sale, a statement that advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.

The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any unit sale.

The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plans.

The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:

- i. An appropriately sized sidewalk section (concrete pad) to place the Community Mailboxes on. Any required walkway across the boulevard.
- ii. Any required curb depressions for wheelchair access.

The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to the new homes as soon as they are occupied.

The owner/developer further agrees to provide Canada Post at least 60 days' notice prior to the confirmed first occupancy date to allow for the community mailboxes to be ordered and installed at the prepared temporary location.

Toronto Catholic District School Board

91. As part of the development approvals process, that the developer/applicant erect and maintain a sign on site advising the following, in accordance to the Toronto Catholic District School Board's sign specifications:

"Students from this development could be accommodated at a local Catholic school. We encourage families to visit our website and learn more about the Catholic school options in your neighborhood: www.TCDSB.org/FindMySchool"

92. That the applicant provide the TCDSB with an on-site photograph of the aforementioned sign as an assurance of its proper display.