

TORONTO STAFF REPORT

April 17, 2003

To: Scarborough Community Council

From: Acting Director, Community Planning, East District

Subject: Final Report
Application to amend the Official Plan and Zoning By-law
10 Tuxedo Court
Canadian Apartment Properties Real Estate Investment Trust
(Susan Friedrich, Architect)
TF CMB 2002 0007
Woburn Community
Scarborough Centre - Ward 38

Purpose:

This report reviews and recommends approval of an application to amend the Official Plan and the Zoning By-law for a new 12-storey rental apartment building with 117 units at 10 Tuxedo Court.

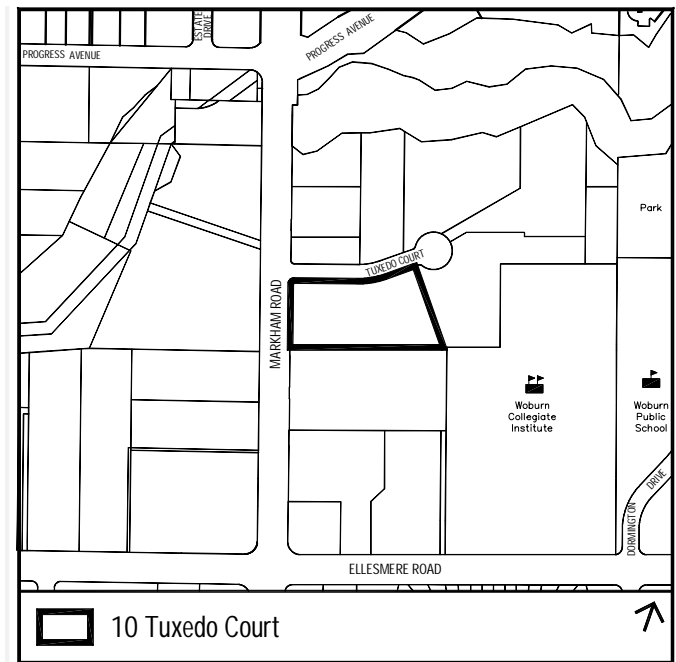
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment 8;
- (2) amend the Woburn Community Zoning By-law 9510 for the former City of Scarborough substantially in accordance with the draft Zoning By-



law Amendment attached as Attachment 9;

- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (4) before the necessary zoning Bill is introduced to City Council for enactment, require the Owner to enter into a Section 37 agreement to secure the matters noted below:
 - (a) to construct and maintain one additional conventional rental apartment building on the site at 10 Tuxedo Court which will provide 117 rental dwelling units for a twenty-five (25) year period, commencing from the date that the rental units are ready for occupancy;
 - (b) that no application for condominium conversion pursuant to the Condominium Act or for demolition to construct anything other than rental dwelling units will be made in respect of the additional rental apartment building contained in (a) above during the twenty-five (25) year period;
 - (c) that the initial rental rates at the time of first occupancy of the new rental dwelling units shall be mid-range rents;
 - (d) that the initial rental rates shall not be increased annually by more than the provincial rent guideline for a period of five (5) years from the date of first occupancy of each rental dwelling unit, whether or not the rental dwelling unit is vacated and re-rented during the five (5) year period. If a unit is re-rented during the five (5) year period, the new rent shall not exceed the most recently calculated mid-range rents at the time of re-rental;
 - (e) that any rent increases after the five (5) year period shall be limited to the provincial rent guideline for any tenant occupying a rental dwelling unit at the end of the five (5) year period;
 - (f) that the Owner will develop and implement a communications strategy for the existing tenants to keep them informed about the construction timetable;
 - (g) that the Owner provide approximately 186 square metres (2,000 square feet) of community service space in the new rental apartment building at 10 Tuxedo Court; such space is to be on the ground floor with a direct entrance from the street, self-contained within the building and fully accessible, and is to be constructed, finished and ready for use no later than occupancy of the new apartment building; this obligation will be for a twenty-five (25) year period, commencing from the date the community service space is first ready for use; the community service space is to be leased for a nominal rent, exclusive of utilities, to an operator to be mutually agreed to by the Commissioner of Urban Development Services, the Commissioner of Community & Neighbourhood Services and the Owner; the Owner will be responsible for the property taxes;

- (h) the community service space be accessible to the tenants of 10 Tuxedo Court with no pass through of the costs for this space into their rents;
- (5) before the necessary Bills are introduced to City Council for enactment, require the Owner provide confirmation that the recreation rooms in 10 and 30 Tuxedo Court have been reinstated for tenant use in accordance with the Woburn Community Zoning By-law No. 9510, with no pass through of the costs to the existing tenants; and
- (6) the Safety Audit of Tuxedo Court be forwarded to the Owners of 10, 20, 30, 40 and 50 Tuxedo Court, and the Toronto Police Services community relations staff; the Audit also be forwarded to Works & Emergency Services to investigate the installation of speed limit signs and pedestrian/senior citizens crossing signs on Tuxedo Court.

Background:

Proposal:

The property at 10 Tuxedo Court is currently occupied by a 15-storey rental apartment building with 210 units, constructed around 1968, developed at a density of approximately 149 units per hectare. The applicant is applying for Official Plan and Zoning By-law Amendments to allow the intensification of the property with a new 12-storey rental apartment building with 117 units, on the eastern portion of the site, for a total of 327 units. The resulting site density would be approximately 232 units per hectare.

The new apartments would include 1, 2 and 3 bedroom units. The proposal includes 107.4 square metres of ground floor amenity area for tenants, as well as a tot lot and a half-basketball court. The Owner has agreed to include approximately 186 square metres (2,000 square feet) of storefront community service space in the building. Vehicle access to the site is proposed to be via the two existing driveways from Tuxedo Court. The existing surface and underground parking lots would be expanded to a total of 327 parking spaces (286 spaces for tenants and 41 spaces for visitors).

Additional project information is provided in the Application Data Sheet (Attachment 5).

CAPREIT also owns the existing 15-storey rental apartment building at 30 Tuxedo Court.

Site and Surrounding Area:

The subject site is located at the southeast corner of Markham Road and Tuxedo Court, north of Ellesmere Road. The property is irregular in shape and is approximately 1.4 ha (3.5 acres) in size. The existing apartment building was constructed around 1968.

Nearby uses include:

North: two 15-storey apartment buildings, community hall, Harvey's, Pirri's Fruit Market
South: Markham Plaza

East: two 15-storey apartment buildings, Discovery Place Child Care Centre
West: vacant lands across Markham Road.

Scarborough Official Plan:

The lands at 10 Tuxedo Court are currently designated High Density Residential in the Scarborough Official Plan. This designation permits townhouses and apartments to a maximum net density of 150 units per hectare (60 units per acre). Complementary uses providing a service to the surrounding community may be permitted including private home day care and home occupations. Amenity facilities including recreational uses, convenience commercial and day nurseries may also be permitted. Higher residential concentrations are encouraged in locations where there is a high level of accessibility to commercial and transit facilities, community facilities and employment centres, and direct accessibility to major roads.

The policies for Family Housing state that when reviewing high density housing developments, particular attention will be paid to family-friendly elements including the mix of unit types and sizes; on-site amenities and design; local social, recreational, educational and cultural services; quality streetscapes; and good transit.

Metropolitan Official Plan:

Objective 3.2 of the Metropolitan Official Plan is to ensure the availability of an adequate supply and mix of housing to meet a full range of housing needs, and to attract and accommodate population growth. Policy 125 encourages investment in new private rental housing and the preservation and maintenance of existing rental housing and the support of provincial and federal policies.

Toronto Official Plan:

In the Toronto Official Plan adopted by City Council in November 2002, the property is designated Mixed Use Area. This designation is intended for a broad array of residential uses, offices, retail and service uses, institutions, entertainment, recreational and cultural activities, and parks and open space. The new Official Plan would permit the proposed residential use.

While new jobs and homes will be provided for Toronto's growing population on underutilized Mixed Use lands, development is to have access to community services and facilities and transit, good site access and adequate parking, provide indoor and outdoor recreation space, frame the edge of streets and parks, maintain sunlight and comfortable wind conditions, and provide an attractive and safe pedestrian environment.

The Official Plan encourages new housing supply through appropriate intensification. Investment in new rental housing is encouraged, particularly affordable rental housing. Significant new development on sites with six or more rental units, where the existing rental units will be kept, is to secure for as long as possible: "(a) the existing rental units with either affordable or mid-range rents, as rental housing; and (b) any needed improvements and

renovations to the existing rental housing with no pass-through of such costs in the rents to the tenants.”

Adequate and equitable access to community services is encouraged by “improving and expanding local community service facilities in established neighbourhoods that are under or poorly served.”

The Implementation Policies provide that zoning by-laws may be passed pursuant to Section 37 of the Planning Act for increases in height or density, in return for community benefits including capital facilities or cash contributions toward specific capital facilities, for developments which exceed a gross floor area of 10,000 square metres with a density increase of 1,500 square metres or a significant increase in height. Community benefits may include non-profit community facilities, the preservation of rental housing, and purpose built rental housing with mid-range or affordable rents.

Zoning By-law:

The property is zoned Apartment Residential (A), which permits apartment buildings, day nurseries, group homes, nursing homes and senior citizens homes. Site specific performance standards include one suite per 67 square metres of lot area (211 units), a minimum of 50% of the lot to be used for landscaping, and a recreation room in each apartment building with a minimum area of 46 square metres plus 0.9 square metres for every suite in excess of 50. Exception 35 permits certain service and retail commercial uses at 10-50 Tuxedo Court.

Site Plan Control:

Site Plan Control Application TF SPC 2002 0047 has been submitted to implement the proposal.

Reasons for Application:

An Official Plan Amendment is required as the proposed density of approximately 232 units per hectare exceeds the maximum of 150 units per hectare permitted in the High Density Residential designation.

The proposed apartment building requires amendments to the performance standards in the Zoning By-law with respect to lot area per unit, building setbacks, and parking.

Community Consultation:

The Ward Councillor organized and chaired a Community Meeting on September 11, 2002, which was attended by approximately 60 residents. The need for recreation facilities, especially for young people, and reinstating the indoor meeting room in the basement of the existing apartment building was raised. Other concerns included improved street lighting on Tuxedo Court, and traffic impacts on the Tuxedo Court/Markham Road intersection.

On October 29-31, 2002, City Council directed staff to schedule a Community Consultation Meeting concerning the application. The Community Consultation Meeting was held on January 15, 2003, attended by approximately 75 members of the public. The concerns and issues raised at the meeting, and in written submissions, include:

- there will be a negative impact on the quality of life for the existing residents of 10 Tuxedo Court, including construction impacts
- the area needs places for seniors to sit and relax
- visitors to the existing building at 10 Tuxedo Court are already using the visitor parking at 50 Tuxedo Court which is very limited
- there is already an existing concentration of high rise buildings, public housing and low income rental housing in this community; the number of people who would occupy the new units would be higher than average
- more housing should not be added before addressing social needs
- recreational facilities are not adequate
- there are existing crime and safety concerns; there have been house break-ins and vandalism in the adjacent Woburn Seven Oaks neighbourhood; more police and fire services will be required resulting in increased taxes for area residents
- there is an existing litter problem particularly at Woburn School and in Woburn Park
- public property has been vandalized, including the tennis courts and trees in Woburn Park
- there are existing traffic problems; the intersection of Markham and Ellesmere is already very busy; the RT should be extended to Markham Road at least.

The Woburn Seven Oaks Community submitted three petitions in opposition, dated February 5, March 3, and March 11, 2003, with approximately 400 signatures in total, expressing the following reasons for opposing the application:

- “the Tuxedo Court complex is already at maximum density
- social service needs have been cited for the immediate area and putting 400-500 more persons into the complex will only exacerbate the problems
- criminal activity in the immediate area is an existing major concern
- schools are overcrowded with elementary students already being transported out of the area
- the concentration of “so-called” affordable (i.e. subsidized) housing is poor community planning.”

The Ward Councillor also held a Town Hall Meeting for residents of the Old Seven Oaks and Densgrove Areas on March 14, 2003, to discuss community issues including this application, at which staff were not present.

Agency Circulation:

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

Safety Audit:

As directed by City Council, a Safety Audit of Tuxedo Court was conducted on October 24, 2002. A copy of the report is appended to this report as Attachment 6.

Comments:

Residential Intensification:

The proposal addresses existing and emerging Official Plan policies for intensifying residential development, and for Family Housing through the following:

- a location adjacent to an arterial road and TTC bus routes with connections to the McCowan RT station
- commercial facilities nearby
- a mix of 1, 2 and 3-bedroom apartment units
- indoor amenity space of 107.4 square metres on the ground floor of the new building, which complies with the zoning standard
- new children's play area and basketball court on-site
- access to Cedarbrae Public Library at 545 Markham Road, which the City Librarian advises can accommodate the additional population
- adjacent to the Discovery Place Child Care Centre at 22 Tuxedo Court, and proximity to four other childcare centres near the Markham/Ellesmere intersection including the Centennial College Progress Campus at 941 Progress Avenue, the N.Y.A.D. S.C.A.S. at 939 Progress Avenue, the Children's Village #1 Day Care Centre at 1050 Markham Road, and the Growing Tykes Day Care at 910 Markham Road
- access to Woburn Park and Colonel Danforth Park, and proximity to the Scarborough Centennial Recreation Centre.

Existing Rental Building:

The rents for almost all of the existing units at 10 Tuxedo Court appear to be at affordable levels, defined in the new Toronto Official Plan as shelter costs at or below one times the average City of Toronto rents as reported by CMHC. In cases of intensification of site with six or more rental units, the Toronto Official Plan seeks the preservation of the existing rental units with affordable or mid-range rents, and any needed improvements to the existing rental housing. The Plan also discourages condominium conversion unless the rental apartment vacancy rate has been at or above 2.5% for two years. The average apartment vacancy rates for all unit types reported by CMHC were 0.9% in 2001 and 2.4% in 2002.

However, this application was submitted in June 2002 under the existing Scarborough Official Plan, prior to the adoption of the Toronto Official Plan. The Owner would not agree to secure the existing 210 unit building at 10 Tuxedo Court as rental housing, but has advised that according to its Trust Declaration, the only business CAPREIT can conduct is the ownership and operation of apartments in Canada, and that the company is specifically prohibited from being in

the business of condominium conversion. The Owner advises that for this reason the existing buildings at 10 and 30 Tuxedo Court will remain as rentals perpetually. However, if CAPREIT sold the existing building sometime in the future, and depending on vacancy rates and the policies in effect at that time, there is the possibility that an application could be made for condominium conversion.

The Owner indicated that since acquiring 10 and 30 Tuxedo Court in 1997, it has already spent approximately \$4.3 million improving these buildings including: improvements to the underground garage including structural repairs and replacement of the old sprinkler system and lighting; improvements to the balconies and railings; exterior brickwork improvements; replacement of the boilers with a high efficiency, environmentally friendly system and the installation of energy efficient panels; upgrading the fire alarm panels and wiring system; new painting and carpeting; new corridor lighting; installation of water efficient toilets and showerheads; and elevator upgrading and modernization.

The Zoning By-law requires recreation rooms to be provided in each apartment building on the site. The Owner has agreed to reinstate the recreation rooms in the existing buildings at both 10 and 30 Tuxedo Court, at no cost to the existing tenants.

Provision and Preservation of New Rental Housing:

The application proposes 117 new units of conventional private rental housing, consistent with policies encouraging investment in rental housing. The Owner has agreed to secure the new apartment building as rental housing for a minimum of 25 years as discussed below.

School Capacity:

Both School Boards indicate there is insufficient space at the local schools, but do not object to the development.

The Toronto Catholic District School Board advises that St. Thomas More School and Pope John Paul II Secondary School are currently oversubscribed and the students generated by the development cannot be accommodated at these schools at this time. It may be necessary for students to be accommodated in facilities outside of the community pending availability of space.

The Toronto District School Board advises that there is insufficient capacity at the local elementary and secondary schools to accommodate the additional students from the proposed building. The existing community and potential residents should be aware that children from new development will not displace existing students at local schools. In addition, alternative arrangements will be identified consistent with optimizing enrolment levels at all schools across the TDSB. At this time, the schools anticipated to serve the development are unknown. The TDSB requests that the developer enter into an agreement to post signs advising that sufficient accommodation might not be locally available for all students, that students may be accommodated in facilities outside the area and may later be transferred, and providing a contact

number at the TDSB for information on the designated school(s). This issue can be addressed through the associated site plan control application.

It is therefore likely that students from the new apartment building will be bussed to schools with available capacity outside the community, a situation that exists in other areas in the City.

Traffic Impact, Access and Parking:

While the existing roads can accommodate the traffic which will be generated by the new building, Works & Emergency Services advises that pavement marking alterations are necessary to mitigate any traffic impacts associated with this development. First, the southbound left turn lane on Markham Road should be extended to provide a minimum storage of 30 metres. Secondly, Tuxedo Court should be modified to provide for two 3.4 metre outbound lanes to Markham Road (exclusive westbound left and right turn lanes), and a 4.4 metre inbound traffic lane. Third, the two existing driveways to the site should be improved and designed in accordance with City specifications. Last, the grade of the ramp leading to the underground parking garage should be reduced to conform with City standards. All of these matters will be addressed through the associated site plan control application.

Zoning By-law 9510 currently requires off-street parking at the rate of 1.125 spaces per unit, or 368 spaces, and 75% underground parking. The applicant submitted a Parking Demand Study in support of providing 327 spaces or 1.0 space per unit (0.875 parking spaces for tenants and 0.125 parking spaces for visitors per unit), with 66% underground parking. The Transportation Planning staff concluded that the proposed parking reduction is acceptable, provided that all the required visitor parking spaces in the surface parking lot are clearly designated on the site plan.

The community service space is within walking distance of all of the buildings on Tuxedo Court, and the limited demand for staff parking can be accommodated in the visitor parking spaces. Therefore, Transportation Planning staff support no additional parking being required for the community service space.

Design Issues:

The main entrance of the proposed building is appropriately located directly accessible from the public street. More detailed site plan, elevation and landscape drawings will be required to finalize the site plan control application. Matters to be addressed include overall massing and architectural details, the screening of roof-top mechanical equipment, the design of the garage entrance/exit and emergency stairs, the design of the lobby and its relationship to Tuxedo Court, pedestrian circulation around the building, site lighting particularly for the tot lot and basketball court and the precise location of these facilities, and tree and shrub planting. The Owner should consider providing outdoor seating areas for seniors.

Sunlight, Views, Privacy:

There is a separation distance of approximately 25 metres between the existing and new apartment buildings, and a greater distance between the proposed structure and the existing

apartment building at 20 Tuxedo Court. These separation distances are sufficient to ensure adequate views, sunlight and privacy.

The Sun-Shade Study submitted by the applicant indicates that the shadowing impacts of the new building will be minimal due to its north-south orientation. Year round, the new apartment building would cast shadow onto the existing building at 10 Tuxedo Court in the morning hours, and onto the abutting property at 20 Tuxedo Court during the afternoon. During the summer, the new building will not shadow the public street. In the other three seasons, both the existing and new buildings will cast afternoon shadows onto Tuxedo Court and lands to the north, particularly in the spring and winter.

Crime and Safety Concerns:

Toronto Police Services advises that it “receives a large number of calls for service at this location. The majority of the calls revolve around requests for medical assistance. Additionally, there are numerous complaints of crime and disorder. These types of call requests are normal and expected in a densely populated area such as Tuxedo Court. In order to reduce the incidents of crime and disorder and provide an efficient response to medical emergencies, it is very important that Crime Prevention Through Environmental Design (CPTED) practices be seriously taken into consideration in the creation of a new building, or the modification of existing surfaces and structures. All designs of outdoor surfaces, parkettes, parking (above and underground), laundry facilities, common areas, etc. must be carefully reviewed”.

The Safety Audit noted that there are concerns about vandalism and break-ins in the area, and personal safety concerns revolving around lighting and maintenance. The City and property owners can address safety issues through improved maintenance including trimming vegetation so it does not obstruct sight lines, better winter maintenance of pedestrian routes, making necessary repairs and removing hazards, installing handrails where needed, the speedy removal of all litter and garbage, and regular testing of all automatic garage doors. More active use of open spaces between buildings, improved ground signage, crosswalks, speed limit signs and traffic calming measures should also be considered. The Audit suggests that a joint tenants association could be formed to meet with the Police Services community relations staff.

Lighting:

The Safety Audit found significant concerns with lighting in the area, and recommends that the City and property owners provide adequate and consistent lighting. Fixtures should be inspected regularly, and repaired or replaced expeditiously; existing fixtures should be upgraded where necessary. New fixtures should be provided along pedestrian paths and around emergency stairwells, and trees and bushes trimmed where they impede illumination. Improvements to the on-site lighting at 10 Tuxedo Court will be addressed through the site plan control application. Works and Emergency Services, Street & Expressway Lighting, investigated the existing street lighting on Tuxedo Court, and advises that the existing street lighting is adequate.

Social Service Needs:

Tuxedo Court is developed with four private rental apartment buildings and one rental apartment building owned by the Toronto Housing Corporation (the Village Apartments at 50 Tuxedo Court), and is a high needs area. The Social Indicators and Priority Areas Report, published by the Policy & Research Section of Urban Development Services in 1999, based on information derived from 1996 Census data, places this area in the top quartiles for the Social and Economic Indicators Composite (low income, unemployment, social assistance, tenant households, lone-parent families, education less than grade 8, tenant households spending over 50% of income on shelter), and the Childrens Indicators Composite (distribution of children 0-4 and 5-14, children 0-12 in lone parent families, children 0-12 living below the low-income cut-off, children living in families receiving social assistance). The area is in the second quartile for the Composite of Seniors Indicators (distribution of seniors 65-74 and 75 and over, seniors 65 plus living alone and seniors receiving social assistance). The 1996 Census also revealed that over 40% of the residents of Tuxedo Court are recent immigrants, and the average household income is considerably less than the City of Toronto average. Tuxedo Court had an average of 2.72 persons per household in 1996, which exceeded the average of 2.52 persons per household for high rise rental apartment units in the former City of Scarborough.

The “Markham-Ellesmere Employment Action Plan and The Community Developer/Animator’s Report” was prepared in May 2002 for the Community Social Planning Council with funding from Human Resource Development Canada. This report noted that residents of the Markham-Ellesmere community lack information about the services available to them, and identified the need for physical space to make programs more accessible, especially to youth, foreign-trained professionals and women.

The new Toronto Official Plan encourages the improvement of community service facilities in poorly served neighbourhoods. Community & Neighbourhood Services staff have confirmed the need for an on-site drop-in centre for community information and volunteer activities in the Tuxedo Court area. Such community service space would act as an “information gateway”, or referral service, providing access to a variety of social services provided off-site at other locations. An example of such an operation is the very successful East Scarborough Storefront Project in the Morningside Mall at Morningside Avenue and Kingston Road. The Storefront’s program for Winter 2003 is attached as Attachment 7.

Section 37 Community Benefits:

The new Toronto Official Plan authorizes the use of Section 37 with respect to this proposal. The total gross floor area of the development proposed for the site exceeds both a gross floor area of 10,000 square metres and a density increase of 1,500 square metres, as the new building would have a gross floor area of 12,896 square metres. Accordingly, in advance of the new Toronto Official Plan coming into force, the draft Official Plan Amendment adds a Section 37 policy to the existing Woburn Community Secondary Plan, implemented through the draft Zoning By-law Amendment, to secure the following:

- one additional conventional rental apartment building with 117 units for a 25 year period
- no application for condominium conversion or demolition for a 25 year period with respect to the new rental building
- initial mid-range rental rates for the new rental building, not increased annually by more than the provincial rent guideline for 5 years, and any rent increases after 5 years limited to the guideline for any tenants occupying a unit at the expiry of the initial 5 year period
- a communications strategy for the existing tenants regarding the construction timetable
- approximately 186 square metres (2,000 square feet) of ground floor community service space in the new rental building, for a 25 year period, accessible to the tenants of 10 Tuxedo Court with no pass through of the costs for this space into their rents.

(a) Provision and Preservation of New Rental Housing:

The Owner is proposing that the new rental building will be a conventional rental building, and has agreed to maintain the building as rental for at least 25 years. After 25 years, and depending upon policies in effect at that time, the Owner may apply for an Official Plan Amendment and condominium registration to permit conversion of the building from rental to condominium.

In addition to providing a new rental building, rents for units in the new building will not exceed mid-range rents when the units are first occupied. The mid-range rent threshold is equal to 1.5 times the average City-wide (Metropolitan Toronto) rents by unit type as reported by Canada Mortgage and Housing Corporation's annual rental market survey in the most recently completed survey. The 2002 CMHC Rental Market Survey reported the private apartment average rents for Toronto as \$733 for a bachelor, \$894 for a 1-bedroom, \$1,055 for a 2-bedroom and \$1,279 for a 3-bedroom unit. Based on the 2002 Survey, mid-range rents are approximately \$1,099 for a bachelor, \$1,341 for a 1-bedroom, \$1,582 for a 2-bedroom and \$1,918 for a 3-bedroom unit.

Tenants of the new building will be protected from rent increases above the provincial rent guideline. Rent increases for any tenant who moves into the new building at any time during the first five years will not exceed the provincial guideline for as long as the tenant continues renting their unit. Vacancy decontrol will not apply during the first five years of occupancy. If a unit turns over during the first five years, the rent charged to the new tenant shall not exceed the mid-range rent thresholds at the time the unit is re-rented.

(b) Communications Strategy for Existing Tenants:

In order to mitigate impacts during construction, the Section 37 agreement will include a requirement that the Owner will develop and implement a communications strategy for the existing tenants of 10 Tuxedo Court to keep them informed about the construction timetable and the rules that govern the construction (for example the noise by-law). The purpose is to keep the tenants informed, including providing a contact number at CAPREIT if they have questions or concerns.

(c) Community Service Space:

The Owner has agreed to provide “turn-key” community service space in the new apartment building, at no cost to the existing tenants.

The Owner has agreed to a number of parameters for the community service space including:

- approximately 186 square metres (2,000 square feet)
- on the ground floor, with a direct entrance from the street; self-contained within the building with compatible signage; appropriate access to garbage storage and pick-up area
- fully accessible with barrier-free washrooms with changetables
- constructed and finished, with kitchen and storage facilities (office equipment and kitchen appliances excluded)
- a nominal rent (i.e. \$2 per year exclusive of utilities).

The Owner will be responsible for the property taxes for the community service space. The agency or agencies that would occupy the space will be determined in consultation with Community & Neighbourhood Services.

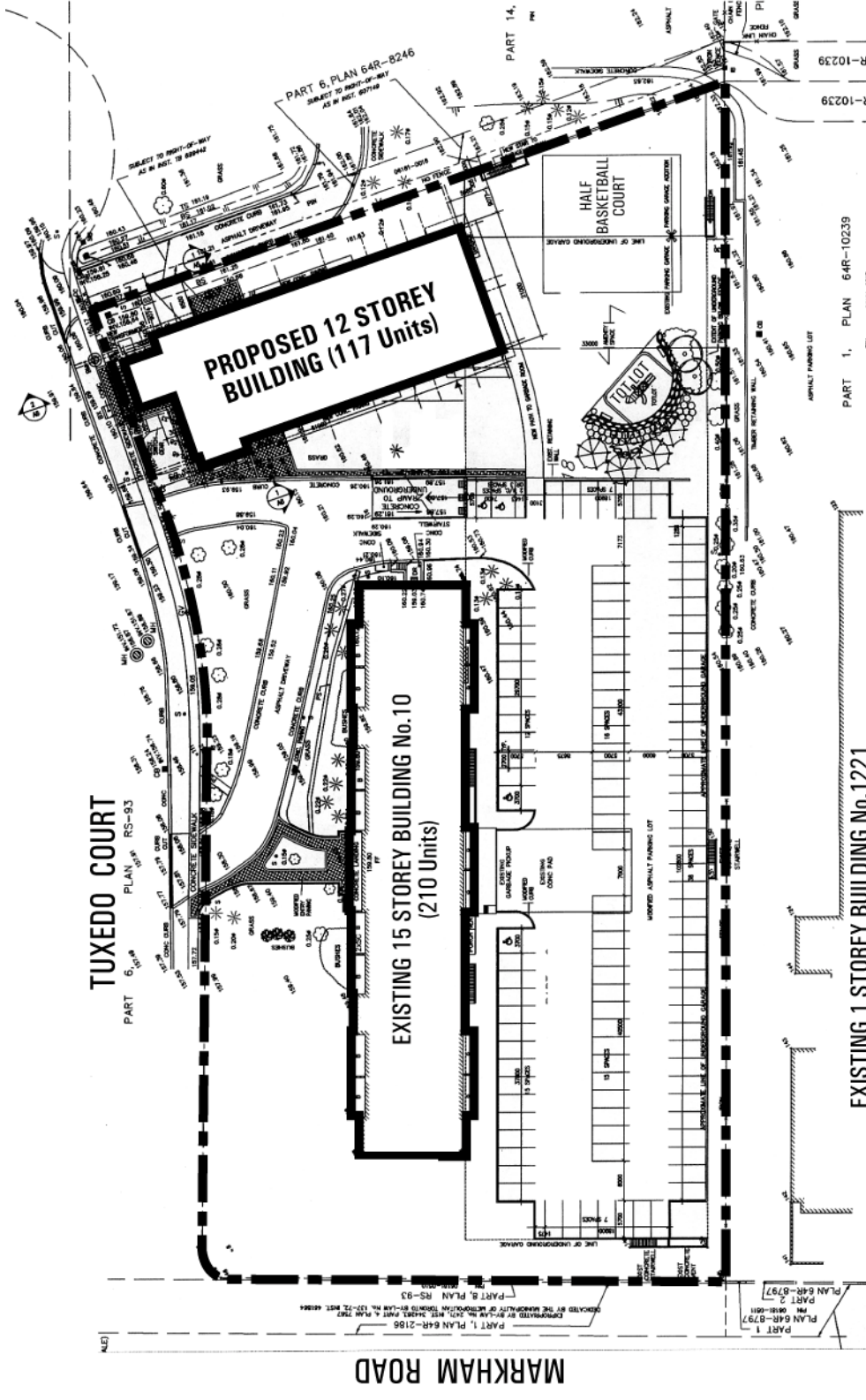
Conclusions:

The proposal was reviewed and found to be consistent with the intensification and housing policies of the Scarborough Official Plan, Metropolitan Official Plan and the new Toronto Official Plan. The redesignation of this site to a higher density is supported because the property is of sufficient size to accommodate infill development, and the proposal represents an opportunity to add to the City’s housing supply and secure 117 units of new conventional rental housing. The social infrastructure of Tuxedo Court will be strengthened and supported by on-site community service space.

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Site Plan

Applicant's Submitted Drawing

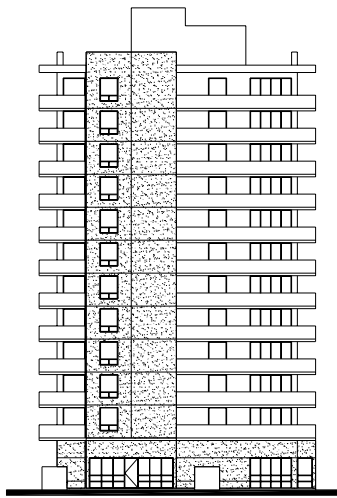
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10 Tuxedo Court

File # TF CMB 2002 0007

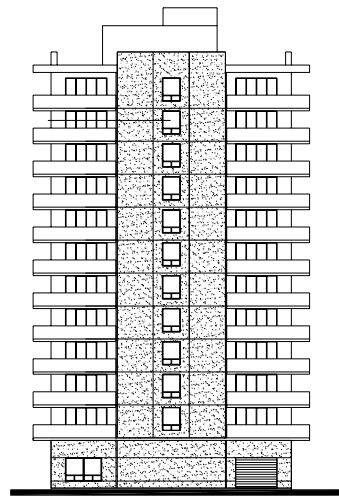
Attachment 1



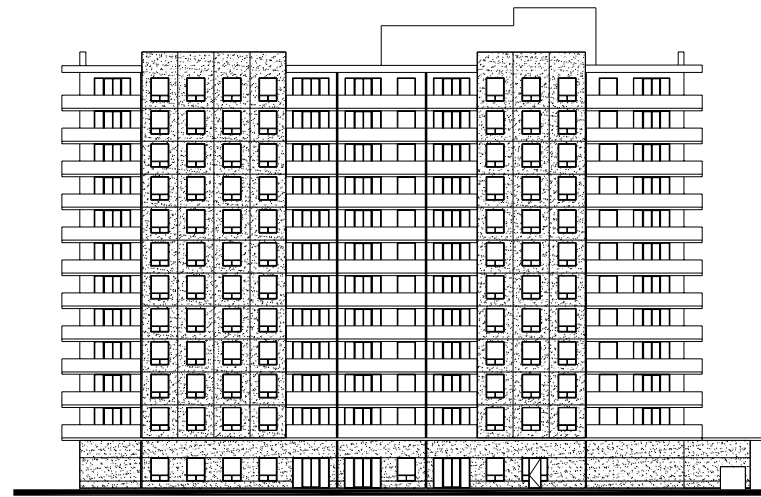
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

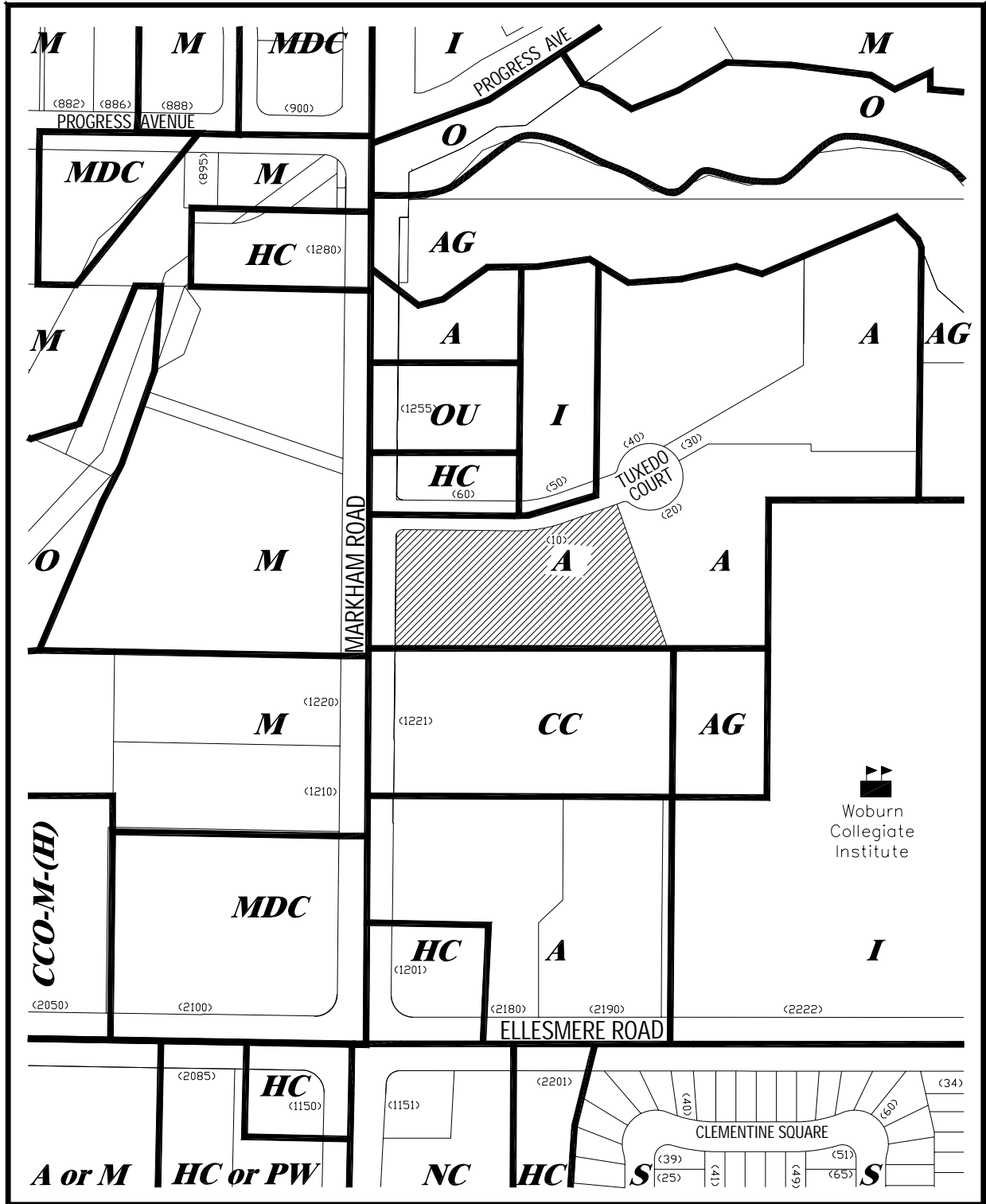
Elevation Plan

Applicant's Submitted Drawing

10 Tuxedo Court
File # TF CMB 2002 0007

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CMB20020007-e

Attachment 2



LOCATION OF APPLICATION

S Single-family Residential
MF Multiple-family Residential
A Apartment Residential
NC Neighbourhood Commercial
CC Community Commercial
HC Highway Commercial

OU Offices
I Institutional
PW Place(s) Of Worship
O Open Spaces Zone
AG Agricultural

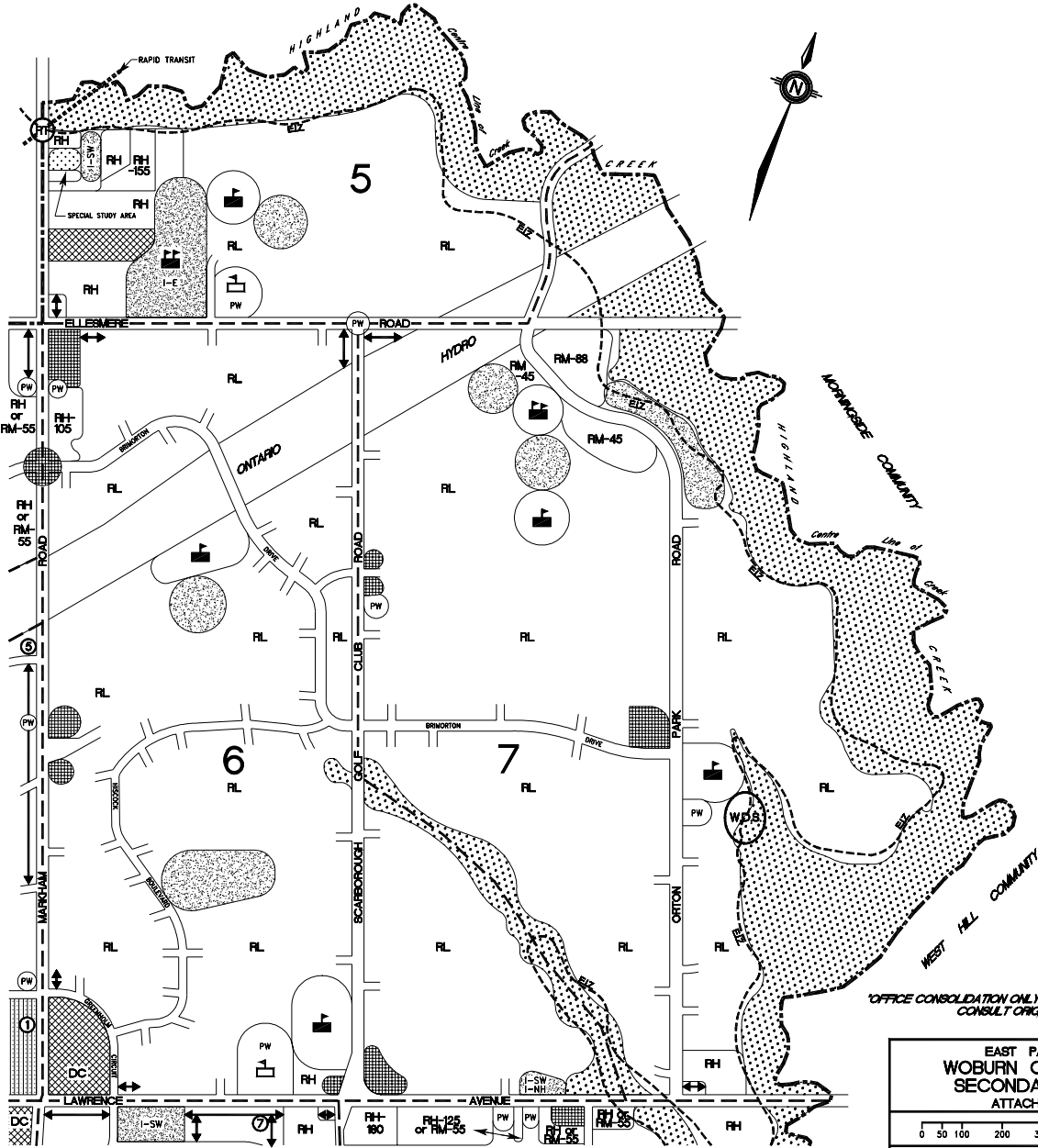
CCO City Centre Office Zone
M Industrial Zone
MC Industrial Commercial Zone
MDC Industrial District Commercial Zone
(H) Holding Provision

Not to Scale
 Woburn Community / Progress Employment By-laws
 Extracted 03/26/2003 - JA

PROGRESS EMPLOYMENT DISTRICT

CON. 2

CON. 1



OFFICE CONSOLIDATION ONLY - FOR ACCURATE REFERENCE CONSULT ORIGINAL BY-LAWS

**EAST PART OF
WOBURN COMMUNITY
SECONDARY PLAN
ATTACHMENT 4**

0 50 100 200 300 400 500 metres

URBAN DEVELOPMENT SERVICES
150 BOROUGH DRIVE SCARBOROUGH ONTARIO
M1P 4N7 (416) 396-7808

THIS MAP INCORPORATES AMENDMENT No. 788

NUMBERED POLICY
1, 2, 3, 4, 5, 6, 7

893
946
961
979

LEGEND		
RL	LOW DENSITY RESIDENTIAL	OFFICE USES
RM	MEDIUM DENSITY RESIDENTIAL NUMBER REPRESENTS THE MAXIMUM DENSITY IN UNITS PER HECTARE	NEIGHBOURHOOD PARK
RH	HIGH DENSITY RESIDENTIAL NUMBER REPRESENTS THE MAXIMUM DENSITY IN UNITS PER HECTARE	OPEN SPACE
	COMMUNITY COMMERCIAL	
DC	DISTRICT COMMERCIAL	I-C: CEMETERY, I-E: EDUCATIONAL, I-L: LIBRARY, I-NH: NURSING HOME, I-R: RECREATIONAL, I-SW: SOCIAL WELFARE
	NEIGHBOURHOOD COMMERCIAL	PUBLIC SCHOOL
	HIGHWAY COMMERCIAL USES	SENIOR PUBLIC SCHOOL
	COMMERCIAL MIXED USE	SECONDARY SCHOOL
		SEPARATE SCHOOL
		PLACE OF WORSHIP
		NUMBERED POLICY
		WASTE DISPOSAL SITE
		RAPID TRANSIT
		RAPID TRANSIT STATION
		ENVIRONMENTAL IMPACT ZONE
		NEIGHBOURHOOD BOUNDARY and NUMBER
		COMMUNITY / INDUSTRIAL DISTRICT BOUNDARY

ATTACHMENT 5

APPLICATION DATA SHEET

Combination

Site Plan Approval: Yes
 Rezoning: Yes
 O.P.A.: Yes

File Number:
 Application Number: **TF CMB 2002 0007**
 Application Date: 06/17/2002

Municipal Address: 10 Tuxedo Crt
 Nearest Intersection: TUXEDO COURT & MARKHAM RD
 Project Description: ADD NEW 12-STOREY RENTAL APARTMENT BUILDING WITH 117 UNITS

Applicant: SUSAN FRIEDRICH ARCHITECT INC. 643 ST. CLAIR AVENUE WEST TORONTO, ON M6C1A7	Agent:	Architect: SAME AS APPLICANT	Owner: CANADIAN APARTMENT PROPERTIES REAL ESTATE INVESTMENT TRUST 11 CHURCH STREET
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PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	High Density Residential (RH)	Site Specific Provision:	service & retail commercial uses
Zoning District:	Apartment Residential (A)	Historical Status:	existing 15-storey apartment with 210 units
Height Limit (m):	0	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area:	14151	Height: Storeys:	12
Frontage:	158.75	Meters:	35
Depth:	103.64		
Ground Floor GFA:	1115	Parking Spaces:	215
Residential GFA:	12896	Loading Docks:	0
Non-Residential GFA:	0		
Total GFA:	33746		

DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	0
1 Bedroom:	38
2 Bedroom:	56
3+ Bedroom:	23
Total Units:	117
Total Proposed Density:	2.385

FLOOR AREA BREAKDOWN

	Above Grade	Below Grade
Residential GFA:	12896	
Retail GFA:	0	
Office GFA:	0	
Industrial GFA:	0	
Industrial/Other GFA:	0	

COMMENTS

X-Ref: TF SPC 2002 0047. The proposal includes 107.4 m2 of ground floor amenity area.

Current Status:	Open	<u>Latest Event</u>	<u>Target Date</u>	<u>Actual Date</u>	<u>Outcome</u>
		Response to Circulation		03/21/2003	
		Suppl. Submission		02/28/2003	
		Suppl. Submission		02/07/2003	
		Response to Circulation		01/29/2003	
		Community Info Mtg		01/13/2003	
		Prelim Rep-City Council		10/29/2002	Recommends Appln/Approves
		Prelim Rep-Comm Council		10/16/2002	Recommends Appln/Approves
		Prelim. Eval.		09/23/2002	
		Community Info Mtg		09/11/2002	
		Circulated		07/30/2002	
		Acknowledge Rcpt		06/18/2002	

Councillor Circ. 06/18/2002
Received 06/17/2002
Rec Report at City Coun 05/21/2003
Rec Report at Comm Coun 05/06/2003
Public Notification 04/16/2003

Data Valid: Mar 29, 2003 3:03:10 PM
Area: District - D

Planner: Lambe, Ruth
Planning Office: Toronto - East (TF)

Phone: (416) 396-7037

ATTACHMENT 6

SAFETY AUDIT OF TUXEDO COURT

The audit took place on October 24th , 2002, between 7.30 and 9.00 p.m., with approximately 20 people in attendance.

Responses:

1. General Impressions

Eleven responses were submitted by the participants. Six people rated the area as unsafe, four rated it as safe and one did not respond to the question.

2. Lighting

The lighting was generally rated as “poor”, some respondents rated it as “satisfactory”. Only one person thought it was “good”. Pedestrian paths were singled out as having the worst lighting problems. Among the factors contributing to lighting problems were; obstruction by vegetation, problems with lights’ being vandalized, burned out light bulbs in existing fixtures and poor lighting levels around the bases of some buildings.

3. Signage

Other than street signs and the street addresses of the buildings there is virtually no other signage in the area. Even if there were, the poor lighting conditions would make them difficult to read at nighttime. There was an expressed need for speed limits signs and signs to warn motorists of pedestrians crossing, especially seniors.

4. Sight-lines

The generally poor lighting was identified as one of the major contributing factors to poor sight-lines in the area, at the time of the audit. The trimming of vegetation and improved overall maintenance (especially snow removal in winter) were suggested as ways to improve the situation. Other detailed sight-line issues involved the metal wind screens around many of the stairwell exit doors, which create potential hiding places and the loitering in and around the emergency stair wells from the underground garages.

5. Isolation

There are no emergency aids or emergency information signs in the area. Most respondents knew that they should contact building superintendents and security staff in the event of emergencies. However, they had little faith in the ability of such staff to be of assistance.

6. Movement Predictors

The intersection of Tuxedo Court and Markham Road is the only major entry and exit point. Almost everyone using public transit must pass through this point. This fact, combined with the general layout of the buildings on Tuxedo Court, results in very predictable movement patterns. There are very few alternative routes for pedestrians. Along the pedestrian routes there are often potentially problematic areas, such as poorly-lit emergency stairwells, open garage doors and emergency exits doors held open. The secondary pedestrian routes are perceived to receive inadequate maintenance, especially in winter. Of particular concern was the walkway to the shopping plaza, to the south. It was reported that that many accidents take place on this path in winter. In fact, one of the audit participants had broken her leg in a winter tumble along this route. In addition, the location of Tuxedo Court (between a high school playing field and a heavily vegetated ravine/park) makes it very easy for perpetrators of crimes to hide and to escape.

7. Maintenance

Good maintenance can make an area feel safer, thereby making people more comfortable using its public spaces. In Tuxedo Court, the following factors were cited as contributing to a sense of lower than adequate maintenance; garbage and litter accumulation (especially beside and behind #40), pest problems, property vandalism, loitering drinking and drug use in stairwells or basements and the safety of residents' vehicles, especially the frequent break-ins.

8. Other Issues

Other safety-related issues cited by the respondents:

- the private security staff for #20 and #40 are shared between the two buildings. The residents see this as a dilution of effort and that, as a consequence, neither building gets the level of security service it needs.
- the grades of certain pedestrian walkways and the need for handrails in some locations.
- the need to fix pot holes and repair uneven asphalt surfaces.
- the dumping of snow onto the residential property by the mall maintenance staff.
- the need to paint existing speed bumps and curbs. In their current unpainted state, they are a tripping hazard.
- the relationship between #40 and the ravine.
- breaks and openings in fences.
- the prevalence of illegal drinking and drug-taking in the stairwells and the basement of #20.
- exposed tree roots beside the side-walk, which create a tripping hazard.

9. Recommendations

The perception of personal safety at Tuxedo Court seems to revolve around two major issues; lighting and maintenance.

A. Lighting

There should be a concerted effort by the City and the property owners to concentrate on providing adequate and consistent lighting for the residents. This should include:

- a rigorous program of regular inspections of all existing fixtures to ensure that burned out bulbs are replaced as soon as possible and that faulty light fixtures are repaired expeditiously.
- measuring of light levels throughout the whole area and where necessary, increasing the wattage of bulbs in existing fixtures, adding new fixtures (especially along pedestrian routes and around emergency stair wells) and the trimming of trees and bushes, where they impede illumination.

B. Maintenance

There are several areas where maintenance issues are contributing to the perception of fear expressed by the residents. The City and property owners should address the following:

- landscaping maintenance, to ensure that trees and bushes do not obstruct sight-lines.
- winter maintenance, to ensure that pedestrian routes are plowed to provide continuous, safe unimpeded pedestrian movement.
- necessary repairs and removal of hazards associated with all fences, walls, handrails, curbs and surfaces (especially walking surfaces).
- the installation of new handrails where they will assist pedestrian movement.
- speedy and regular removal of all litter and garbage.
- regular testing of all automatic garage doors to ensure that they close in a timely manner, to prevent unwanted entry.

C. Other Matters

The layout of Tuxedo Court gives very little information about who is responsible for what. This creates a sense that much of the space between the buildings is “no man’s land”. Providing more active use of the open spaces between buildings would help reduce this feeling of isolation. Several respondents pointed the removal of the swimming pool and the children’s playground as contributing to the lowering of the quality of the development. New playgrounds and a community garden could be constructed to improve the open areas.

Improved ground signage at property boundaries would not only assist in orientation, but would also help identify the ownership of the territories associated with each of the buildings. Crosswalks, speed limit signs and traffic calming measures would supplement these measures and give the residents a sense that the open spaces were for their use, rather than just the place they pass through to get to their apartments. Informational signage addressing emergency and safety matters would also help reduce the sense of isolation in the open spaces.

D. Conclusion

The Safety Audit has identified a number of the residents’ safety concerns, related to the physical environment at Tuxedo Court. Solutions to these problems can be tackled by all of the stakeholders of the area. Other issues, such as the relationship between the residents of some of the buildings and their property management and security staff, should be dealt with simultaneously to the physical improvements. This could involve the formation of a joint, tenants association and/or meetings between the residents and the Toronto Police Service’s community-relations staff.

Robert Stephens

November

- 4 -
8,

2002

ATTACHMENT 7

EAST SCARBOROUGH STOREFRONT PROJECT

Who's At the Storefront?
Winter 2003

SETTLEMENT

Catholic Cross Cultural Services

Fridays 1:30-5:00 Settlement services in Arabic, English, Amharic, French, Romanian, Italian, Spanish Tigrigna and Tigre
(Settlement worker Mohammed)

South Asian Women's Centre

Fridays 10:00-12:00 English Conversation Classes (Jyanthie)
Fridays 1:00-5:00 Services for women in Tamil and English (Jyanthie)

ACCES

Wednesdays 2-5:00 Employment Assessment and Referral for New Canadians
(Employment Counsellor Mano)

HEALTH

YWCA Yoga

Mondays & Thursday 12:00 – 1:00pm (Instructor Moureen)

Vasantham

Thursdays 2:00-4:30 Tamil Seniors Wellness Group

City of Toronto Public Health

The second Tuesday of Each Month 2:00-5:00 Vaccine Clinic (Josie)

West Hill Community Services

Tuesdays 12:00 – 2:00 Health Chat (Nurse Dianne)

LEGAL

South Asian Women's Centre/Culture Link

Every other Wednesday 12:00-4:00 Legal Advice Clinic (lawyer Cheryll)

EMPLOYMENT

Youth Employment Toronto

Mondays 12:00-2:00 Support, planning and referral for youth looking for work (Counsellor Wendy)

Gordonridge Pre-Employment

Wednesdays 2:00-5:00 Assistance with Job Search
(Employment Counsellor Philip)

YWCA LEAP Program

Every other Friday 1:00-4:00 Assistance to Women Seeking Employment
(Employment Counsellor Daveen)

ACCES

Job Connect

Tuesdays 1:00pm-4:00pm services & supports in finding jobs for people over the age of 25 and new comers

YOUTH

City of Toronto Parks and Recreation

Weekly as per current schedule Support, Assistance, Referral to Youth
(Youth outreach worker Nigel)

YSAP

Fridays 4:00-6:00 Confidential discussions about drugs
(Counsellor Matt)

YOUTHLINK

Mondays 2:00-5:00 Counselling for Youth with Mental Health Issues
(Counsellor Marylynn)

Thursdays 4:00-6:00 Anti-violence Group (Counsellor Calvin)
Tuesdays 2:00 – 5:30 Counselling for youth with mental health issues

(Counsellor Sari)

The I.L.I.T.E. Program

Every other Wednesdays 4:00pm-5:30 pm Peer Mentoring Program
for immigrant youth ages of 14-18 (Counsellor Danavan)

YWCA Family Support

Mondays 4:00-6:00 “Girls Night Out” (Sara)

SOCIAL ASSISTANCE

City of Toronto Social Services

Wednesdays 1:00-4:00 Information regarding Income Maintenance

PARENTING

YWCA

Mondays 1:30-4:00 Support to Parents and Families
(Support worker Sara)

Growing Healthy Together

Prenatal postnatal information & support group
Mondays 9:30 am-12:00 pm

COMPUTER ASSISTANCE

East Scarborough Boys and Girls Club

Wednesdays Basic classes and individual support
(Instructor Kalyani)

SENIORS

Community Care Access Centre

Mondays 10:00-12:00 Information and referral on issues faced by seniors and people with
disabilities (Counsellor Janice)

West Hill Community Health Service

Mondays 10:00 am – 12:00 pm Health Chat nurse (Dianne)

EDUCATION

Horn of Africa Parents Association

Tuesdays 12-3:00 Support to parents accessing and working with the Education System (Noura)

Tuesdays and Thursdays Homework Club 5:00 – 7:00 pm (Noura)

Canadian Tamil Parents' Association

Math and English Home Work Club
Mondays 6:00- 8:00 pm and Fridays 5:00 – 7:00 pm

FINANCIAL

Family Service Association

Mornings and Evenings as scheduled Learn\$ave (Julia)

MENTAL HEALTH

Centre for Addiction and Mental Health

Wednesdays 10:00-6:00 Addictions and mental health counselling for the Aboriginal Community (Counsellor Lizz)

FAME

First Thursday of the Month 4:00 - 5:00 Social Planning Committee for people with mental health issues.

Community Resources Consultants of Toronto

Every other Monday 2:00 – 4:00 pm Mental health counselling and referrals

- 5 -

(Consultant Vaughn)

Please call for an appointment @ (416) 208-9889

ATTACHMENT 8

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2003.
Enacted by Council: ~, 2003

CITY OF TORONTO

BY-LAW No. ~-2003

To adopt Amendment No. 1100 of the Official Plan for the former City of Scarborough.

WHEREAS authority is given to Council by the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and whereas Council has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Amendment No. 1100 to the Official Plan of the former City of Scarborough, consisting of the attached text and map designated as Schedule "I" is hereby adopted.

ENACTED AND PASSED this ~ day of ~, A.D., 2003.

CASE OOTES,
Deputy Mayor

(Corporate Seal)

ULLI S. WATKISS
City Clerk

**AMENDMENT NO. 1100 TO THE OFFICIAL PLAN
OF THE FORMER CITY OF SCARBOROUGH**

10 TUXEDO COURT

The following Text and Map, designated as Schedule "I", constitute Amendment No. 1100 to the Official Plan for the former City of Scarborough (being an amendment to the provisions of the Scarborough Official Plan, Secondary Plan for the Woburn Community Secondary Plan).

The sections headed "Purpose and Location" and "Basis" are explanatory only, and shall not constitute part of this amendment.

PURPOSE AND LOCATION:

This amendment affects lands at 10 Tuxedo Court.

This amendment adds Numbered Policy 10 to Section 4.33.3, Numbered Policies, and to Figure 4.3.3, of the Woburn Community Secondary Plan, to permit development in the High Density Residential designation to a maximum residential density of 232 units per hectare.

BASIS:

The amendment permits an additional rental apartment building with 117 units on the property at 10 Tuxedo Court.

OFFICIAL PLAN AMENDMENT:

1. The Woburn Community Secondary Plan, Section 4.33.3, Numbered Policies, is amended by adding the following policy:

“10. West Side of Markham Road, south of Tuxedo Court

1. The **High Density Residential** designation permits development to a maximum residential density of 232 units per hectare, subject to the Owner entering into an Agreement pursuant to Section 37 of the Planning Act to provide, at its expense, the facilities, services and matters noted below:
 - (i) one additional conventional rental apartment building with 117 units for a twenty-five (25) year period, commencing from the date the rental units are ready for occupancy;
 - (ii) no application for condominium conversion or demolition for a twenty-five (25) year period with respect to the new rental building;
 - (iii) initial mid-range rental rates for the new rental building, not increased annually by more than the provincial rent guideline for a period of five (5) years, and any rent increases after 5 years limited to the provincial rent guideline for any tenants occupying a unit at the expiry of the initial five (5) year period;
 - (iv) a communications strategy for the existing tenants regarding the construction timetable;
 - (v) approximately 186 square metres (2,000 square feet) of ground floor community service space in the new rental building, for a twenty-five (25) year period commencing from the date the community service space is first ready for use, accessible to the

tenants of 10 Tuxedo Court with no pass through of the costs for this space into their rents.

2. Ground floor community service uses are also permitted.
-
2. The Woburn Community Secondary Plan, Figure 4.33, is amended to add Numbered Policy 10 to the lands at 10 Tuxedo Court, as shown on Schedule "I".

ATTACHMENT 9

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2003
Enacted by Council: ~, 2003

CITY OF TORONTO

BY-LAW No. --2003

To amend the Woburn Community Zoning By-Law No. 9510, as amended, of the former City of Scarborough, with respect to lands municipally known as 10 Tuxedo Court.

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

Therefore, the Council of the City of Toronto enacts as follows:

1. Schedule "A" of the Woburn Community Zoning By-law 9510 is amended by deleting the current zoning and substituting the following so that the amended zoning shall read as follows on Schedule "1":

A-20Z-27-29-40R-45A-80S-80T-84-85-87-92-98-108-165-307
2. Schedule "B", **PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:

INTENSITY OF USE

20Z. One suite (individual dwelling unit) per 43 m² of lot area.

BUILDING SETBACKS FROM STREETLINES

40R. Minimum street yard of 1.5 metres abutting Tuxedo Court.

SIDE YARD

45A. Minimum side yard setback to the east property line of 9 metres, and minimum side yard setback to the west property line of one-half the height of the building.

MISCELLANEOUS

165. Maximum building heights of 15 storeys and 12 storeys.

PARKING

307. A minimum of 1.0 parking space per dwelling unit shall be provided, including 0.125 parking space per dwelling unit for visitors.

2. Schedule “C”, **EXCEPTIONS LIST**, is amended by adding the following Exception 70 to lands as shown on Schedule “2”:

70. On those lands identified as Exception 70 on Schedule “C”, the following provisions shall apply, provided that all other provisions of this By-law, as amended, not inconsistent with this Exception, shall continue to apply:

1. Additional Permitted Uses:

- ground floor community service uses.

2. No additional parking shall be required for community service uses.

3. The density and height of development permitted by this By-law is subject to the Owner of the lands, at its expense, and in accordance with, and subject to entering into one or more Agreements satisfactory to the City of Toronto, pursuant to Section 37 of the Planning Act, to secure the facilities, services and matters required by the following clauses:

(a) to construct and maintain one additional conventional rental apartment building on the site at 10 Tuxedo Court which will provide 117 rental dwelling units for a twenty-five (25) year period, commencing from the date the rental units are available for occupancy;

- (b) that no application for condominium conversion pursuant to the Condominium Act or for demolition to construct anything other than rental dwelling units will be made in respect of the additional rental apartment building contained in (a) above during the twenty-five (25) year period;
- (c) that the initial rental rates at the time of first occupancy of the new rental dwelling units shall be mid-range rents;
- (d) that the initial rental rates shall not be increased annually by more than the provincial rent guideline for a period of five (5) years from the date of first occupancy of each rental dwelling unit, whether or not the rental dwelling unit is vacated and re-rented during the five (5) year period. If a unit is re-rented during the five (5) year period, the new rent shall not exceed the most recently calculated mid-range rents at the time of re-rental;
- (e) that any rent increases after the five (5) year period shall be limited to the provincial rent guideline for any tenant occupying a rental dwelling unit at the end of the five (5) year period;
- (f) that the Owner will develop and implement a communications strategy for the existing tenants to keep them informed about the construction timetable;
- (g) that the Owner provide approximately 186 square metres (2,000 square feet) of community service space in the new rental apartment building at 10 Tuxedo Court; such space is to be on the ground floor with a direct entrance from the street, self-contained within the building and fully accessible, and is to be constructed, finished and ready for use no later than occupancy of the new apartment building; this obligation will be for a twenty-five (25) year period, commencing from the date the community service space is first ready for use; the community service space is to be leased for a nominal rent, exclusive of utilities, to an operator to be mutually agreed to by the Commissioner of Urban Development Services, the Commissioner of

Community & Neighbourhood Services and the Owner; the Owner will be responsible for the property taxes; and

- (h) that the community service space be accessible to the tenants of 10 Tuxedo Court with no pass through of the costs for this space into their rents;

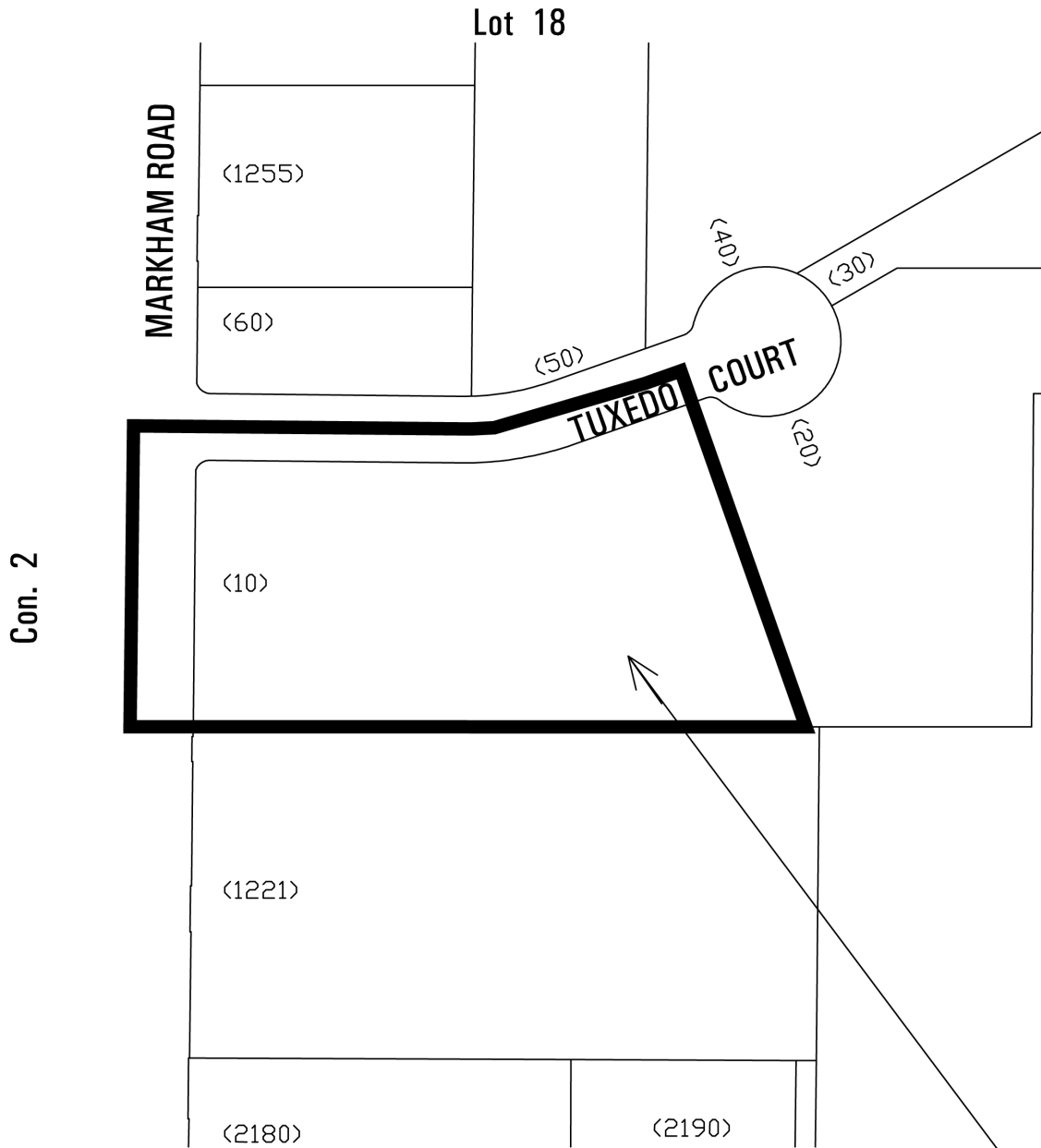
ENACTED AND PASSED this ~ day of ~, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule "1"




A-20Z-27-29-40R-45A-80S-80T-84-85-87-92-98-108-165-307

 **TORONTO** Urban Development Services
Zoning By-Law Amendment

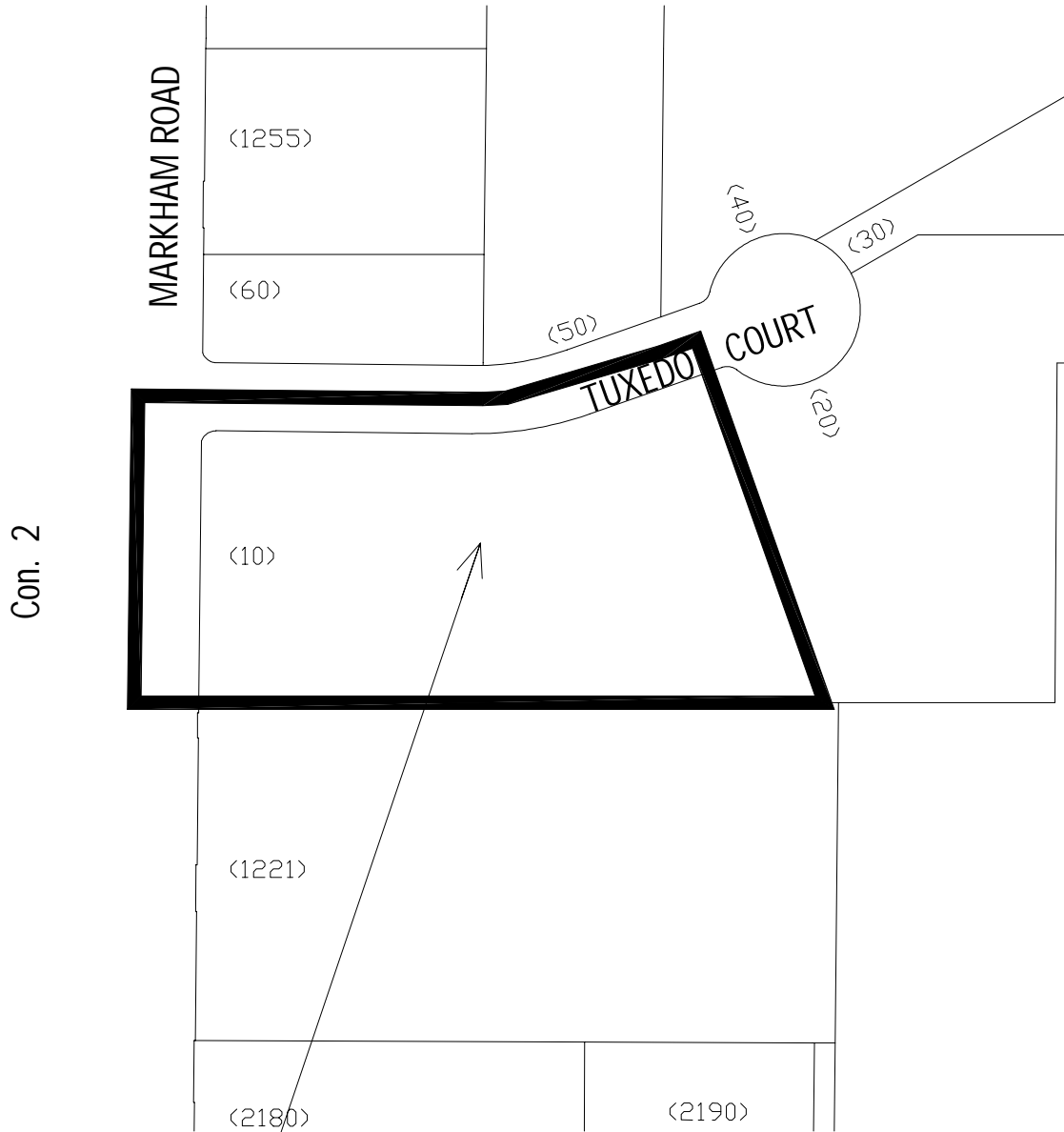
10 Tuxedo Court
File # TF CMB 2002 0007

 Area Affected By This By-Law


Not to Scale
Woburn Community By-law
03/31/2003 · JA
CMB20020007-b2

Schedule "2"

Lot 18



Exception 70

 Area Affected By This By-Law