

***For consideration by the Council
of the City of Vaughan
on February 21, 2017***

**REPORT NO. 8 OF THE SPECIAL COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, FEBRUARY 21, 2017**

- a) prior to the execution of the Site Plan Agreement:
- i) the Vaughan Development Planning Department shall approve the final site plan, landscape plan, building elevations, and landscape cost estimate;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, erosion and sediment control plan, encroachment agreement, noise report and storm water management report;
 - iii) the Owner shall satisfy all requirements of Vaughan Environmental Services, Solid Waste Management Division; and,
 - iv) the Owner shall satisfy all requirements of York Region.
- b) that the implementing Site Plan Agreement shall include the following clauses:
- i) "Snow removal for the development shall be privately administered and the responsibility of the Owner or the Condominium Corporation(s)."
 - ii) "Should archaeological resources be found on the property during construction activities, all work must cease and the Ontario Ministry of Tourism, Culture and Sport and the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately."
 - iii) "In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services."
 - v) the Owner shall display a Community Plan in the sales office comprised of information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City of Vaughan, and that no Building Permit shall be issued until the Community Plan is approved by the Vaughan Development Planning Department. The Community Plan shall identify the following:
 - the plan for the broader area, showing the surrounding land uses, arterial roads, etc.
 - the location of street utilities, entrance features, sidewalks and transit stops
 - the location of parks, open space, trails and community facilities
 - the location of institutional uses, including schools, places of worship and community facilities
 - the location and type of commercial sites
 - colour-coded identification of single detached, semi-detached, townhouse and apartment units
 - future expansion plans, including the potential parking structure for the Maple GO Station
 - the following notes in BOLD CAPITAL TYPE on the map:

For further information, on proposed and existing land uses, please call or visit the City of Vaughan Development Planning Department, at 2141 Major Mackenzie Drive, L6A 1T1, (905) 832-8585.

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This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers. [in such circumstances the Owner is responsible for updating the map in a timely manner and forwarding it to the City of Vaughan for verification].

- c) the implementing Site Plan Agreement shall include the following warning clauses and a requirement that these warning clauses be included in the future Condominium Agreement, Condominium Declaration, and all Agreements of Purchase and Sale and/or Lease:

i) Noise

- “Purchasers and/or tenants are advised that despite the inclusion of noise control features within the Maple GO Station Secondary Plan area and within the dwelling units, sound from increasing road and rail traffic may continue to be of concern and may occasionally interfere with some activities of the dwelling occupants, as the outdoor traffic sound levels may exceed the noise criteria of the Municipality and the Ministry of Environment and Climate Change (MOECC).”
- “This dwelling unit has been supplied with a central air conditioning system which allows windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the noise criteria of the Municipality and the Ministry of the Environment and Climate Change (MOECC).”

OR

- “This dwelling unit has been fitted with a forced air heating system and the ducting etc., was sized to accommodate central air conditioning. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the criteria of the Municipality and the Ministry of the Environment and Climate Change. (Note: The location and installation of the outdoor air conditioning device should minimize the noise impacts from the unit and comply with the criteria of MOECC publication NPC-216, Residential Air Conditioning Devices).”

ii) Canadian National Railway

- “Purchasers and/or tenants are to be advised that Canadian National Railway or its successors or assigns, have an operating right-of-way within 300 metres from the land subject hereof and there may be alterations to the right-of-way including the possibility that the Railway may expand its operations, which expansion may affect the living environment of the residents notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the subdivision and individual units, and that the Railway will not be responsible for complaints or claims arising from use of its facilities and/or operations.”
- “Purchasers/tenants are advised that due to the proximity of the adjacent commercial facilities, noise from the commercial facilities may at times be audible.”

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- “Purchasers and/or tenants are to be advised that the lot abuts a GO Transit parking lot of which noise and lighting may be of concern due to the nature of the parking lot operation.”

iii) Metrolinx

GO Transit requires that all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300 metres of the railway right-of-way contain the following clauses:

- “Warning: Metrolinx, carrying on business as GO Transit, and its assigns and successors in interest are the Owners of lands within 300 metres from the land which is the subject hereof. In addition to the current use of the lands owned by Metrolinx, there may be alterations to or expansions of the rail and other facilities on such lands in the future including the possibility that GO Transit or any railway entering into an agreement with GO Transit to use the Metrolinx lands or Metrolinx and their respective assigns or successors as aforesaid may expand their operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under its lands.”
- “The Owner shall grant Metrolinx an environmental easement for operational emissions, registered on title against the subject residential dwellings in favour of Metrolinx.”

3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Site Development File DA.15.060 (York Major Holdings Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 263 residential units (581 persons equivalent).”

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**TRI-PARTY SERVICING AGREEMENT
SITE DEVELOPMENT FILE DA.12.042
SMITH FARM PROPERTY HOLDINGS INC.
SITE DEVELOPMENT FILE DA.16.044 / DRAFT PLAN OF SUBDIVISION FILE 19T-16V005
WOODBIDGE PARK LIMITED
SITE DEVELOPMENT FILE DA.16.029
407 ETR
WARDS 2, 3, 4 AND 5 - STEELES AVENUE WEST CORRIDOR**

The Special Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated February 21, 2017:

Recommendation

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning in consultation with the Director of Development Engineering and Infrastructure Planning recommend:

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1. THAT City of Vaughan Council formally request York Region, in conjunction with the City of Vaughan and the City of Toronto, to enter into a Tri-Party Servicing Agreement for each of the three (3) sites being Smith Farm Property Holdings Inc., 407 ETR, and Woodbridge Park Limited in order to allow servicing of the respective development sites that are located along the Steeles Avenue West corridor.
2. THAT City of Vaughan Council resolve that York Region and the City of Toronto be advised that the City of Vaughan consents to the initiation of additional Tri-Party Servicing Agreements, subject to a request from the Deputy City Manager of Planning and Growth Management, as may be required for future developments on other lands located in the City of Vaughan that are reliant on servicing from the City of Toronto.

3

APPOINTMENT OF DEPUTY CITY CLERK

The Special Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated February 21, 2017:

Recommendation

The City Clerk recommends:

1. That a by-law be enacted to appoint the successful candidate set out in confidential attachment '1' as Deputy City Clerk, effective February 24, 2017.

The meeting adjourned at 12:43 p.m.

Respectfully submitted,

Councillor Alan Shefman, Chair