

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2017

Item 8, Report No. 2, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 24, 2017.

8

**ZONING BY-LAW AMENDMENT FILE Z.14.072
DRAFT PLAN OF SUBDIVISION FILE 19T-14V011
1539028 ONTARIO INC.
WARD 1 - VICINITY OF KIRBY ROAD AND KIPLING AVENUE**

The 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 January 17, 2017:

Recommendation

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.14.072 (1539028 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from A Agricultural Zone to RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)", OS1 Open Space Conservation Zone and OS2 Open Space Park Zone in the manner shown on Attachment #5, together with the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. THAT the Holding Symbol "(H)" shall not be removed from the lands zoned RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)" and RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)", being Lots 18-26 and Blocks 37 and 38 on the plan, until such time as additional lands are acquired from the adjacent landowner to the west to complete the full storage stormwater management pond. The Holding Symbol "(H)" will apply to these lots until this pond is designed, constructed and functioning to the satisfaction of the City.
3. THAT Draft Plan of Subdivision File 19T-14V011 (1539028 Ontario Inc.) BE APPROVED, to facilitate a residential Draft Plan of Subdivision consisting of 36 lots for detached dwellings, valleylands, lands for a Hydro Corridor and landscape buffer area as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1.
4. THAT Vaughan Council adopt the following resolution with regard to the allocation of sewage capacity from the York Sewage Servicing/Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol:

"IT IS HEREBY RESOLVED THAT Draft Plan Development File 19T-14V011 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 36 residential units (129 persons equivalent)".

5. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-14V011 (1539028 Ontario Inc.), shall include the following clause:

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"The Owner shall dedicate land or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act* prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment."

Contribution to Sustainability

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate

- Objective 1.2: To promote reduction of greenhouse gas emissions in the City of Vaughan
- Objective 1.3: To support enhanced standards of stormwater management at the City and work with others to care for Vaughan's watersheds

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation
- Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- trees that will provide shade to pedestrians and dwellings, creating a cooling effect;
- hardy drought tolerant trees and shrubs that will be resistant to environmental stresses, including disease, pests, road salt, and vehicular emissions, and do not require applications of pesticides, herbicide, fertilizers and other chemicals to survive;
- the restoration and enhancement of elements of the natural heritage system;
- multi-use path and pedestrian infrastructure which supports walking, cycling and accessibility to open space;
- building materials including low volatile organic compounds (VOC) paint, varnishes, stains and sealers; energy efficient appliances, windows, exhaust fans, and furnaces;

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- upgraded building envelope with higher recycled insulation and upgrade roof shingles; and,
- the use and installation of low flow fixtures such as shower heads, faucets and toilets.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On March 20, 2015, a Notice of Public Hearing was circulated to all property owners within an expanded polling area shown on Attachment #2, and to the Kleinburg and Area Ratepayers Association. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol. The recommendation of the Committee of the Whole to receive the Public Hearing report of April 14, 2015, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on April 21, 2015.

Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #2 and #3:

1. Zoning By-law Amendment File Z.14.072 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone subject to Exception 9(702) to RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)", OS1 Open Space Conservation Zone and OS2 Open Space Park Zone in the manner shown on Attachment #5, together with the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-14V011 to facilitate the proposed residential plan of subdivision, as shown on Attachment #4, consisting of the following:

Lots 1-34 (minimum 11.6 m frontage lots for detached dwellings)	1.542 ha
Blocks 35-38* for Single Detached Dwellings	0.157 ha
Blocks 39-40 Hydro Corridor	1.469 ha
Block 41 Storm Water Management Pond	0.038 ha
Blocks 42-43 Valleylands	9.286 ha
Blocks 44-45 Landscape Buffer	0.062 ha
Blocks 46-47 Road Widening (Kirby Road)	0.099 ha
Blocks 48-57 0.3 m Reserve	0.009 ha
Block 58 Open Space Buffer	0.140 ha
Roads (Street "1" and "2")	1.029 ha
TOTAL AREA	13.831ha

* Blocks 35-38 are 4 part lots which are considered as 2 lots for final calculation

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Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands with a residential plan of subdivision consisting of 36 lots for detached dwelling units, as shown on Attachment #4. A Provincially significant wetland on the property and lands identified for protection will be deeded into public ownership as a condition of development approval. The Vaughan Development Planning Department supports the approval of the Zoning By-law Amendment and Draft Plan of Subdivision applications because they implement Vaughan Official Plan 2010 (VOP 2010) and the development proposal is compatible with the approved and planned land uses in the surrounding area.

Location

The 13.831 ha subject lands shown on Attachments #2 and #3 are located on the south side of Kirby Road, west of Kipling Avenue (Part of Lot 30, Concession 8) within Planning Block 55, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Greenbelt Plan

A portion of the subject lands are located within the Greenbelt Plan and are designated "Core Feature" by City of Vaughan Official Plan 2010 (VOP 2010) as shown on Attachment #4.

The subject lands contain a Provincially Significant Wetland (PSW 60), as shown on Attachment #4 that connects to PSW 59 located west of the subject lands. PSW 60 has been identified to support provincially significant fauna and functions as a breeding area for amphibians and is a habitat for birds (Eastern Meadowlark and Bobolink) identified as threatened under the Ontario *Endangered Species Act (2007)*.

VOP 2010 Vol. 1, Section 3.2.3.10 requires that Core Features and their related vegetation protection zone(s) be conveyed to the City and/or Toronto and Region Conservation Authority (TRCA) as a condition of development approval. To enable comprehensive management, such features shall be brought into public ownership to ensure their continued protection and management. These lands will be rezoned from A Agricultural Zone to OS1 Open Space Conservation Zone and will be deeded into public ownership. A condition to this effect has been included in Attachment #1.

Vaughan Official Plan 2010 (VOP 2010) and Block 55 Plan

The subject lands are designated "KN Low-Rise Residential I", "Natural Areas", "Agricultural" and "Utility Corridor" by the North Kleinburg-Nashville Secondary Plan (NKNSP), which forms part of Volume 2 of the VOP 2010, and was approved by the Ontario Municipal Board (OMB) on November 4, 2012.

The NKNSP establishes 3 new neighbourhoods (Village of Nashville, Huntington Road Community, and Kipling Avenue Community) within the Secondary Plan area. The subject lands are located in the Kipling Avenue Community Neighbourhood. The Neighbourhood Development objectives of the NKNSP are to create an urban environment that provides for safe, functional and attractive residential/mixed-use neighbourhoods, while accommodating a projected development potential of approximately 1,650 new dwelling units through the entire developable land area of the NKNSP. Further, each new neighbourhood must be cohesive and complete, with a mix of housing types, land-uses and activities. The NKNSP projects a density target of 30 residents and jobs per hectare for the Kipling Avenue Community Neighbourhood.

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The proposed Draft Plan of Subdivision forms part of the Block 55 Plan (Attachment #6), which provides for the development of a cohesive and complete community, with a mix of land-uses, housing types and activities, and an overall density of 34.8 persons and jobs per hectare. The proposed Draft Plan of Subdivision conforms to the NKNSP and to the Block 55 Plan, which was approved by Vaughan Council on May 27, 2014.

The “KN Low-Rise Residential I” designation permits single family detached dwelling units with a maximum building height of 3 storeys. The applications are for a zoning amendment and draft plan of subdivision which proposes single detached dwelling units with a maximum height of 3 storeys. Therefore, the proposed development conforms to VOP 2010.

Zoning By-law

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, as shown on Attachment #3. In order to implement the proposed draft plan of subdivision shown on Attachment #4, an amendment to Zoning By-law 1-88 is required. Specifically, the Owner is proposing to rezone the subject lands from A Agricultural Zone to RD3 Residential Detached Zone Three having a lot frontage of 12m, RD4 Residential Detached Zone Four having a lot frontage of 9.75m, RD3(H) Residential Detached Zone Three with the addition of the Holding Symbol “(H)”, RD4(H) Residential Detached Zone Four with the addition of the Holding Symbol “(H)”, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone in the manner shown on Attachment #5, together with the site-specific zoning exceptions identified in Table 1 of this report.

Lots 18-26 inclusive and Blocks 37 and 38 will be zoned with the Holding Symbol “(H)” as these lands will be used as an interim stormwater management pond for the remaining subdivision, as shown on Attachment #5. This is further discussed in the Development Engineering and Infrastructure Planning Department section of the report.

Table 1

	Zoning By-law 1-88 Standard	By-law 1-88, RD3 and RD4 Residential Detached Zone Requirements	Proposed Exceptions to RD3 and RD4 Residential Detached Zone Requirements
a.	Definitions	Zoning By-law 1-88 does not contain a definition for a “Hydro-Gas Meter Screen”	“Hydro-Gas Meter Screen”- Means a structure, not being a building, intended for the purpose of total or partial physical and/or visual separation or enclosure of hydro meter or gas meter utilities.
b.	Permitted Yard Encroachments and Restrictions	i) The following are not permitted Yard Encroachments: <ul style="list-style-type: none">• Fireplaces• Pilasters• Hydro-Gas Meter Screen	i) Permit fireplaces, pilasters and hydro gas meter screens, as permitted 0.5 m yard encroachments.

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		<ul style="list-style-type: none"> • Covered and/ or unenclosed porches with or without foundations and/or balconies <p>ii) Exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 m and may extend into a required front, exterior side or rear yard to a maximum of 1.8 m</p>	<p>ii) Permit bay or box window projection constructed with or without footings shall be permitted to encroach into the required front, exterior side or rear yard by 0.6m.</p> <p>iii) Permit an unenclosed porch (covered or uncovered) to encroach to a maximum of 2.5 m into a rear yard, and eaves, gutters and steps may encroach an additional 0.5m.</p>
c.	Minimum Interior Side Yard	<p>1.2 m; and,</p> <p>3.5 m (abutting a non-residential use such as a walkway, greenway, buffer block or stormwater management pond)</p>	<ul style="list-style-type: none"> • The minimum interior side yard setback shall be 1.2m, which may be reduced to 0.6m, provided the 0.6m yard abuts an adjacent interior side yard of 1.2m. This provision shall not apply to lands abutting a non-residential use. • The minimum interior side yard setback abutting a non-residential use shall be 1.2 m. • Lot '1', as shown on Attachment #5, shall have a minimum interior side yard setback of 1.2 m on one side and 7.5 m on the other side.
d.	Minimum Exterior Side Yard to a Sight Triangle	3 m	1.5 m

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e.	Minimum Rear Yard	7.5 m	3.5 m for Lot 1, as shown on Attachment #5
f.	Minimum Lot Depth	27 m	<ul style="list-style-type: none"> • Lot 1 - the minimum lot depth shall be 20 m, provided the Lot frontage is a minimum of 26 m • Lot 2 - the minimum lot depth shall be 26 m
g.	Minimum Interior Garage Dimension (For Lots Greater than 11.99 m Frontage)	5.5 m	3 m
h.	Minimum Parking Requirement (For Lots Greater than 11.99 m Frontage)	3 parking spaces	2 parking spaces

The Vaughan Development Planning Department can support the proposed site-specific zoning exceptions to the RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four for the following reasons:

a) New Definition and Permitted Yard Encroachments

The Owner is proposing to permit additional building elements to encroach not more than 0.5 m into a required yard, including fireplaces, pilasters, Hydro-Gas meter screens, covered and unenclosed porches and/or balconies with or without foundations, whereas Zoning By-law 1-88 does not permit these items to encroach into the required yard. The Owner is also proposing to define a “Hydro-Gas Meter Screen” because Zoning By-law 1-88 does not currently define this element. The Owner is requesting a standard encroachment permission of 0.5 m for these additional building elements.

In addition, the Owner is also proposing to permit an unenclosed porch (covered or uncovered) to encroach 2.5 m with an additional encroachment of 0.5 m for the eaves, gutter and steps into a required rear yard. The additional encroachment permission for exterior stairways will not negatively impact any adjacent properties and will facilitate the design and development of the future single detached dwellings.

b) Setbacks and Lot Depth Exceptions

The reduction to the minimum interior side yard setback for lots abutting a walkway, greenway, buffer block or stormwater management pond will facilitate the appropriate development of the lands, in accordance with the approved Block 55 East Plan, and associated Urban Design and Architectural Design Guidelines. In addition, the Vaughan Parks Development Department and

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the TRCA have advised that the proposed reduction to a 1.2 m side yard setback can be supported as it will not negatively impact any adjacent OS1 Open Space Conservation zoned lands.

The proposed exception to permit an interior side yard setback of 0.6 m to abut another interior side yard of 1.2 m will facilitate the pairing of driveways, which is a design feature that was approved through the Block 55 East Plan Urban Design Guidelines.

The exceptions to Lots 1 and 2 are due to the configuration of the lot and will not negatively affect any adjacent lands.

c) Garage Size and Parking Space

The proposal to permit a reduced garage width for the lands to be zoned RD3 Residential Detached Zone Three, with a lot frontage greater than 11.99 m, allows for a single car garage having a width of 3 m, which is similar to the neighbouring lots that will be zoned RD4 Residential Detached Zone Four. In addition, the Owner has indicated that they would like to provide future purchasers the option of selecting a dwelling with a single car garage or a double car garage.

The Vaughan Planning Department has no objections to the proposed zoning exceptions to the RD3 and RD4 Zone standards.

Subdivision Design

The 13.831 ha draft plan of subdivision, shown on Attachment #4, includes a mid-block collector road, Kleinburg Summit Way, having a right-of-way width of 23 m. Kleinburg Summit Way will accommodate pedestrian movement, transit vehicles, and cycling through appropriate cycling crossing signage and pavement markings.

Two municipal rights-of-way are included in the draft plan of subdivision. Kleinburg Summit Way is parallel to the existing Hydro Corridor that is located on the western boundary of the draft plan area, shown as Blocks 39 and 40 on Attachment #4. Silver Morning Court runs east and west and will traverse the Hydro Corridor. The Hydro Corridor will accommodate Hydro-One transmission towers and an at-grade multi-modal form of movement (multi-use path). The lands are zoned OS2 Open Space Park Zone however, Block 58 will be zoned OS1 Open Space Conservation Zone and will be deeded into public ownership as this is a vegetative protection zone from the Provincial Significant Wetland to the west of the subject lands, as shown on Attachment #5.

Attachment #4 illustrates Block 41 (0.038 ha) that will be added to a Stormwater Management Block on the abutting lands to west, abutting the Hydro Corridor, south of Silver Morning Court (Attachment #6).

Blocks 42 and 43, as shown on Attachments #4 and #5, are valley lands. Since the public hearing the applicant has amended the plan so that these blocks are now included in the draft plan of subdivision. Blocks 42 and 43 will be deeded into public ownership upon registration of the plan.

The proposed Draft Plan of Subdivision will be consistent with the Vaughan Council approved Block 55 (Kipling Avenue Community Neighbourhood) Urban Design Guidelines, prepared by John G. Williams Architect Ltd. A condition to this effect is included in Attachment #1a).

The Vaughan Development Planning Department has no objection to the approval of the proposed Draft Plan of Subdivision as shown on Attachment #4, subject to the Conditions of Approval in Attachment #1a).

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Developer's Group Agreement

A condition of approval is included in Attachment #1a) requiring the Owner to execute a Developer's Group Agreement regarding the provision of servicing infrastructure, roads, parks and open spaces for Block 55 East. The Owner must satisfy all requirements of the Block 55 Developers Group Agreement and is required to satisfy all obligations, financial and otherwise to the satisfaction of the Block 55 Trustee and the City of Vaughan.

Development Engineering and Infrastructure Planning (DEIPS) Department

The DEIPS Department has reviewed the proposed Draft Plan of Subdivision and supporting documents and has provided the following comments, which form the conditions of approval in Attachment #1:

a) Road Network

The subject Draft Plan of Subdivision is bounded on the east side by Kipling Avenue, Kirby Road on the north side and Monarch Castlepoint Kipling North Development (19T-13V009) on the south side. The proposed internal road network feeds off the boundary roads and consists of one local and one collector road to City Standards. Proposed Kleinburg Summit Way through the draft plan intersects with the existing Kirby Road right-of-way to the north and eventually will be constructed to intersect with Teston Road.

b) Sidewalk Plan

Kleinburg Summit is designed to facilitate non-automobile movement. The proposed pedestrian system will consist of an on and off road trail system that links with the proposed road network and connects to the residential community internally to community facilities, commercial blocks, recreational activities, neighbourhood park and parkettes, storm water management facilities, utility corridors, and a wider natural heritage trail (within the hydro corridor). Where possible, single loaded roads, stormwater ponds and parks have been located next to the natural features to provide pedestrian access or views into the natural areas. A central multi-use trail within the Hydro Corridor will be extended from Kirby Road to Teston Road. The internal sidewalk plan shall comply with the approved Transportation Management and Sidewalk Master Plan. Sidewalks are proposed on both sides of Kleinburg Summit Way and Silver Morning Court.

Intersection improvements are required at Kleinburg Summit Way and Kirby Road. There is no urbanization of the boundary roads required based on the MESP, TIS and TDM.

c) Water Servicing

The lands are located within the Kleinburg-Nashville Pressure District (PD KN) of the York Water Supply System. In accordance with the Block 55E MESP, the initial phases (approx. 450 units) will be serviced within the PD KN by extending the 400mm watermain on Highway 27 at Hedgerow Lane north to Kirby Road, east along Kirby Road, then south along Kleinburg Summit Way.

A secondary watermain feed for security and looping purposes will be provided via a proposed 300mm watermain connection to the existing 200mm diameter watermain on Stegman's Mill Road, east of Ravendale Court. This secondary feed will require extending a proposed 300mm diameter on Stegman's Mill Road east connecting to the proposed watermain on Kleinburg Summit Way through to the south developments.

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A connection to a future Pressure District 7 (PD7) 400mm diameter watermain on Teston Road at Pine Valley (Block 40/47N west development limit being the first intersection west of Pine Valley Drive) will be required to support future development phases.

The external watermain (Highway 27, Kirby Road, Stegman's Mill and Teston Road) is included in the Block 55 East External Services and Wastewater Pumping Station Servicing Agreement.

The new watermain along Kleinburg Summit Way will be constructed as part of the Phase I of the Monarch Castlepoint North Subdivision (File 19T-13V009).

d) Sanitary Servicing

The lands are ultimately tributary to the Jane-Rutherford Sanitary Trunk located within the Maple Service Area of the York-Durham Sewage System. The closest existing gravity sewer to the subject lands is currently located in Block 39 at Major Mackenzie Drive, west of Weston Road.

The lands will be serviced via local sanitary sewers and will discharge to a proposed sanitary pumping station (Block 55E SPS) which will be located at the northeast corner of Teston Road and Kleinburg Summit Way within the Monarch South Phase 1 lands (File 19T-13V009). A proposed sanitary forcemain from this pumping station will direct flows east to a future outlet on Teston Road near the west development limit of Block 40/47.

The ultimate sanitary sewer outlet is dependent on the construction of the future Pine Valley North Sewage Pump Station (PVNSPS) located in Block 40, southeast of Purpleville Creek, which will discharge flows to Block 39. The PVNSPS and future sanitary sewer outlet on Teston Road will be constructed in conjunction with the development of Block 40/47N.

In the event that the required infrastructure to be constructed by the Block 40/47 development is not available by the time of the Block 55E SPS and forcemain installation, the lands can be serviced on an interim basis by one of the following three options; Option 1 is to extend the sanitary forcemain along Teston Road to Pine Valley Drive, then south on Pine Valley Drive to a future gravity sewer at the west side of Block 40, approximately 900m south of Teston Road. In the event the future gravity sewer in Option "1" is unavailable, the second Option would have the forcemain extended further south on Pine Valley Drive to Major Mackenzie Drive, then east on Major Mackenzie Drive to an existing gravity sewer on Lawford Road/Fossil Hill Road. The third Option would be to extend the sanitary forcemain east on Teston Road to an existing sanitary sewer at Weston Road.

The Owner is required to enter into the Block 55 Landowners agreement and the Block 55 Trustee shall issue a clearance letter for all development plans within Block 55 and obtain clearance from Block 40/47 Trustee.

e) Storm Drainage

The lands are located within the East Humber River Subwatershed. The Block 55 East lands are traversed by three tributaries of the East Humber River; one tributary is located just outside the north east development limit of 19T-13V009 and runs southeast to an existing culvert at Kipling Avenue approximately 600m south of Kirby Road. The second tributary runs through both plans to an existing culvert at Kipling Avenue approximately 750m north of Teston Road. The third tributary is located southeast of the 19T-13V008 development limit and drains to an existing culvert on Teston Road, west of Kipling Avenue.

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The storm water management plan for the Block 55 East lands proposes a total of five storm water management facilities. The SWM facilities are proposed to control the urban storm water runoff to the target release rates established for the East Humber River watershed.

The subject lands are designed to drain to the proposed storm water management Pond 1 (SWM 1), located west of the Hydro Corridor and south of Silver Morning Court as shown on Attachment #6. However, the draft plan of subdivision to the west has not been submitted and therefore, an interim stormwater pond is needed. Lots 18-26 inclusive and Blocks 37 and 38 on the subject lands will be zoned with the Holding Symbol “(H)” as these lands will be used as an interim stormwater management pond (SWM) for the remaining subdivision (Attachment #5). The Holding Symbol “(H)” will not be removed until the subdivision to the west containing SWM 1, as shown on Attachment #6 has been approved and constructed. An equivalent of 10 Single Family Units (36 persons equivalent) will require a Holding Symbol “(H)” for this temporary SWM pond. The temporary SWM pond will be constructed under Phase I of the adjacent Draft Plan of Subdivision File 19T-13V009 (Monarch Castlepoint North Phase 1).

As part of the engineering design and prior to the initiation of any grading within the draft plan area, the applicant shall provide an engineering report for the review and approval of the City that describes the proposed storm drainage system to develop the subject lands. This report shall describe the proposed drainage system to develop the subject lands and include, but not be limited to, the following items:

- (i) Plans illustrating the proposed system and its connection into the existing storm system;
- (ii) Storm water management techniques that may be required to control minor or major flows;
- (iii) Detail all external tributary lands, include the existing development(s); and
- (iv) Proposed methods for controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction.

The municipal servicing design shall conform to the approved Block 55 East Block Plan and MESP. The Owner shall confirm they are in good standing with the Block Trustee

f) Sewage and Water Allocation

The City’s latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City over the several years. Accordingly, servicing capacity for the subject development is available and unrestricted.

Therefore, the following resolution to allocate capacity to the subject development may be recommended for Council approval:

“THAT Draft Plan Development File 19T-14V011 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 36 residential units (129 persons equivalent)”.

*10 units (36 persons equivalent) shall have a Holding Symbol “(H)” placed on them as well as a “no pre-sale” agreement.

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g) Environmental Noise Impact

As noted in the preliminary noise report, the Owner is required to submit a noise report for review and approval by the City as part of the detailed engineering submission. The City requires all dwelling units that abut or face an arterial road such as Kipling Avenue, Teston Road, and Kirby Road be constructed with mandatory central air-conditioning. The preliminary noise report proposes additional measures to mitigate noise by constructing an acoustic barrier and berm, air conditioning and potentially upgraded building components such as windows.

h) Street-lighting

The street lighting shall meet the City criteria within the draft plan. The intersection of Kleinburg Summit Way and Kirby Road shall be illuminated to the City standards.

Draft Plan Comments

The following comments must be addressed prior to the registration of the proposed Draft Plan of Subdivision:

- i) The temporary cul-de-sac should be provided on the south end of Kleinburg Summit Way and west end of Silver Morning Court.

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division has reviewed the draft plan of subdivision and have advised the draft plan of subdivision application is located within Planning Block 55, which was the subject of an archaeological assessment.

All the archaeological reports submitted as part of the Block 55 Plan approval recommended that all areas assessed for archaeological resources be considered free of further archaeological concern. As such, the Urban Design and Cultural Heritage Division does not have any further comments and have requested that the standard archaeological clauses apply, which are included as conditions of approval in Attachment #1.

Vaughan Parks Development Department

The Vaughan Parks Development Department has reviewed the proposal and is satisfied with the draft plan of subdivision, subject to the conditions of approval included in Attachment #1.

Office of the City Solicitor, Real Estate Department

The Office of the City Solicitor, Real Estate Department has advised that the Owner shall dedicate land or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. This condition is included in the recommendation of this report.

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Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposed Draft Plan of Subdivision and have advised that they have no objection subject to their conditions contained in Attachment 1c).

Hydro One

Hydro One has no objections to the proposed development subject to their conditions contained in Attachment 1d).

School Boards

The York Region District School Board and York Catholic District School Board have advised they have no objection to the proposal and have no conditions for the Draft Plan of Subdivision.

Bell Canada

Bell Canada has no objection to the proposal subject to the Owner confirming that there is sufficient communication infrastructure to the satisfaction of Bell Canada. This requirement is included in the Conditions of Approval in Attachment 1e).

Canada Post

Canada Post has no objection to the proposal subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post. This requirement is included in the Conditions of Approval in Attachment 1f).

Enbridge Gas Distribution

Enbridge Gas Distribution advised that they have no objections to the proposal subject to their conditions contained in Attachment 1g).

PowerStream

PowerStream has no objections to the applications. The Owner is required to contact PowerStream to discuss all aspects of the proposal. This requirement is included in the Conditions of Approval in Attachment 1h).

TransCanada Pipelines Limited

TransCanada Pipelines Limited (TransCanada) have advised that they will be constructing a high pressure natural gas pipeline within the Draft Plan of Subdivision, as shown on Attachment #4 and #5. Accordingly, TransCanada has requested a setback be implemented in the amending By-law requiring that no permanent building or structure be located within 7m of the pipeline right-of-way and accessory structures being setback a minimum of 3m from the limit of the right-of-way. Staff will include this provision in the amending by-law, even though the pipeline will be located within the OS1 Open Space Conservation Zone, which does not allow for any buildings or structures. Additionally, TransCanada has requested a number of conditions to be added to the Draft Plan of Subdivision approval, which are contained in Attachment 1i).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2017

Item 8, CW Report No. 2 – Page 14

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Improve municipal road network
- Continue to develop transit, cycling and pedestrian options to get around the City
- Re-establish the urban tree canopy

Regional Implications

York Region has no objection to the approval of the Draft Plan of Subdivision subject to the attached Pre-Conditions and Conditions of Approval in Attachment #1b).

Conclusion

Zoning By-law Amendment File Z.14.072 and Draft Plan of Subdivision File 19T-14V011, if approved, would facilitate the development of the subject lands with lots for 36 detached dwelling units subject to satisfying the requirements for the removal of the Holding Symbol ""(H)" identified in this report. The proposed Draft Plan of Subdivision conforms to York Region and City of Vaughan approved Official Plan policies.

The Vaughan Development Planning Department is satisfied that the proposed Draft Plan of Subdivision shown on Attachment #4, and the proposed zoning and site-specific exceptions will result in a residential development that is appropriate and compatible with the permitted uses in the surrounding area. The Vaughan Development Planning Department can support the approval of the Zoning By-law Amendment and the Draft Plan of Subdivision applications, subject to the recommendations in this report and the Conditions of Approval as set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-14V011
5. Proposed Zoning
6. Approved Block 55 Plan (File: BL.55.2013)

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Clement Messere, Senior Planner, ext. 8409

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

COMMITTEE OF THE WHOLE JANUARY 17, 2017

**ZONING BY-LAW AMENDMENT FILE Z.14.072
DRAFT PLAN OF SUBDIVISION FILE 19T-14V011
1539028 ONTARIO INC.
WARD 1 - VICINITY OF KIRBY ROAD AND KIPLING AVENUE**

Recommendation

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.14.072 (1539028 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from A Agricultural Zone to RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)", OS1 Open Space Conservation Zone and OS2 Open Space Park Zone in the manner shown on Attachment #5, together with the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. THAT the Holding Symbol "(H)" shall not be removed from the lands zoned RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)" and RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)", being Lots 18-26 and Blocks 37 and 38 on the plan, until such time as additional lands are acquired from the adjacent landowner to the west to complete the full storage stormwater management pond. The Holding Symbol "(H)" will apply to these lots until this pond is designed, constructed and functioning to the satisfaction of the City.
3. THAT Draft Plan of Subdivision File 19T-14V011 (1539028 Ontario Inc.) BE APPROVED, to facilitate a residential Draft Plan of Subdivision consisting of 36 lots for detached dwellings, valleylands, lands for a Hydro Corridor and landscape buffer area as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1.
4. THAT Vaughan Council adopt the following resolution with regard to the allocation of sewage capacity from the York Sewage Servicing/Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol:

"IT IS HEREBY RESOLVED THAT Draft Plan Development File 19T-14V011 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 36 residential units (129 persons equivalent)".
5. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-14V011 (1539028 Ontario Inc.), shall include the following clause:

"The Owner shall dedicate land or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act* prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment."

Contribution to Sustainability

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate

- Objective 1.2: To promote reduction of greenhouse gas emissions in the City of Vaughan
- Objective 1.3: To support enhanced standards of stormwater management at the City and work with others to care for Vaughan's watersheds

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation
- Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- trees that will provide shade to pedestrians and dwellings, creating a cooling effect;
- hardy drought tolerant trees and shrubs that will be resistant to environmental stresses, including disease, pests, road salt, and vehicular emissions, and do not require applications of pesticides, herbicide, fertilizers and other chemicals to survive;
- the restoration and enhancement of elements of the natural heritage system;
- multi-use path and pedestrian infrastructure which supports walking, cycling and accessibility to open space;
- building materials including low volatile organic compounds (VOC) paint, varnishes, stains and sealers; energy efficient appliances, windows, exhaust fans, and furnaces;
- upgraded building envelope with higher recycled insulation and upgrade roof shingles; and,
- the use and installation of low flow fixtures such as shower heads, faucets and toilets.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On March 20, 2015, a Notice of Public Hearing was circulated to all property owners within an expanded polling area shown on Attachment #2, and to the Kleinburg and Area Ratepayers Association. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol. The recommendation of the Committee of the Whole to receive the Public Hearing report of April 14, 2015, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on April 21, 2015.

Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #2 and #3:

1. Zoning By-law Amendment File Z.14.072 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone subject to Exception 9(702) to RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)", OS1 Open Space Conservation Zone and OS2 Open Space Park Zone in the manner shown on Attachment #5, together with the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-14V011 to facilitate the proposed residential plan of subdivision, as shown on Attachment #4, consisting of the following:

Lots 1-34 (minimum 11.6 m frontage lots for detached dwellings)	1.542 ha
Blocks 35-38* for Single Detached Dwellings	0.157 ha
Blocks 39-40 Hydro Corridor	1.469 ha
Block 41 Storm Water Management Pond	0.038 ha
Blocks 42-43 Valleylands	9.286 ha
Blocks 44-45 Landscape Buffer	0.062 ha
Blocks 46-47 Road Widening (Kirby Road)	0.099 ha
Blocks 48-57 0.3 m Reserve	0.009 ha
Block 58 Open Space Buffer	0.140 ha
<u>Roads (Street "1" and "2")</u>	<u>1.029 ha</u>
TOTAL AREA	13.831ha

* Blocks 35-38 are 4 part lots which are considered as 2 lots for final calculation

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands with a residential plan of subdivision consisting of 36 lots for detached dwelling units, as shown on Attachment #4. A Provincially significant wetland on the property and lands identified for protection will be deeded into public ownership as a condition of development approval. The Vaughan Development Planning Department supports the approval of the Zoning By-law Amendment and Draft Plan of Subdivision applications because they implement Vaughan Official Plan 2010 (VOP 2010) and the development proposal is compatible with the approved and planned land uses in the surrounding area.

Location

The 13.831 ha subject lands shown on Attachments #2 and #3 are located on the south side of Kirby Road, west of Kipling Avenue (Part of Lot 30, Concession 8) within Planning Block 55, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Greenbelt Plan

A portion of the subject lands are located within the Greenbelt Plan and are designated "Core Feature" by City of Vaughan Official Plan 2010 (VOP 2010) as shown on Attachment #4.

The subject lands contain a Provincially Significant Wetland (PSW 60), as shown on Attachment #4 that connects to PSW 59 located west of the subject lands. PSW 60 has been identified to support Provincially significant fauna and functions as a breeding area for amphibians and is a habitat for birds (Eastern Meadowlark and Bobolink) identified as threatened under the Ontario *Endangered Species Act* (2007).

VOP 2010 Vol. 1, Section 3.2.3.10 requires that Core Features and their related vegetation protection zone(s) be conveyed to the City and/or Toronto and Region Conservation Authority (TRCA) as a condition of development approval. To enable comprehensive management, such features shall be brought into public ownership to ensure their continued protection and management. These lands will be rezoned from A Agricultural Zone to OS1 Open Space Conservation Zone and will be deeded into public ownership. A condition to this effect has been included in Attachment #1.

Vaughan Official Plan 2010 (VOP 2010) and Block 55 Plan

The subject lands are designated "KN Low-Rise Residential I", "Natural Areas", "Agricultural" and "Utility Corridor" by the North Kleinburg-Nashville Secondary Plan (NKNSP), which forms part of Volume 2 of the VOP 2010, and was approved by the Ontario Municipal Board (OMB) on November 4, 2012.

The NKNSP establishes 3 new neighbourhoods (Village of Nashville, Huntington Road Community, and Kipling Avenue Community) within the Secondary Plan area. The subject lands are located in the Kipling Avenue Community Neighbourhood. The Neighbourhood Development objectives of the NKNSP are to create an urban environment that provides for safe, functional and attractive residential/mixed-use neighbourhoods, while accommodating a projected development potential of approximately 1,650 new dwelling units through the entire developable land area of the NKNSP. Further, each new neighbourhood must be cohesive and complete, with a mix of housing types, land-uses and activities. The NKNSP projects a density target of 30 residents and jobs per hectare for the Kipling Avenue Community Neighbourhood.

The proposed Draft Plan of Subdivision forms part of the Block 55 Plan (Attachment #6), which provides for the development of a cohesive and complete community, with a mix of land-uses, housing types and activities, and an overall density of 34.8 persons and jobs per hectare. The proposed Draft Plan of Subdivision conforms to the NKNSP and to the Block 55 Plan, which was approved by Vaughan Council on May 27, 2014.

The "KN Low-Rise Residential I" designation permits single family detached dwelling units with a maximum building height of 3 storeys. The applications are for a zoning amendment and draft plan of subdivision which proposes single detached dwelling units with a maximum height of 3 storeys. Therefore, the proposed development conforms to VOP 2010.

Zoning By-law

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, as shown on Attachment #3. In order to implement the proposed draft plan of subdivision shown on Attachment #4, an amendment to Zoning By-law 1-88 is required. Specifically, the Owner is proposing to rezone the subject lands from A Agricultural Zone to RD3 Residential Detached Zone Three having a lot frontage of 12m, RD4 Residential Detached Zone Four having a lot frontage of 9.75m, RD3(H) Residential Detached Zone Three with the addition of the Holding Symbol "(H)", RD4(H) Residential Detached Zone Four with the addition of the Holding Symbol "(H)", OS1 Open Space Conservation Zone and OS2 Open Space Park Zone in the manner shown on Attachment #5, together with the site-specific zoning exceptions identified in Table 1 of this report.

Lots 18-26 inclusive and Blocks 37 and 38 will be zoned with the Holding Symbol "(H)" as these lands will be used as an interim stormwater management pond for the remaining subdivision, as shown on Attachment #5. This is further discussed in the Development Engineering and Infrastructure Planning Department section of the report.

Table 1

	Zoning By-law 1-88 Standard	By-law 1-88, RD3 and RD4 Residential Detached Zone Requirements	Proposed Exceptions to RD3 and RD4 Residential Detached Zone Requirements
a.	Definitions	Zoning By-law 1-88 does not contain a definition for a "Hydro-Gas Meter Screen"	"Hydro-Gas Meter Screen"- Means a structure, not being a building, intended for the purpose of total or partial physical and/or visual separation or enclosure of hydro meter or gas meter utilities.
b.	Permitted Yard Encroachments and Restrictions	<p>i) The following are not permitted Yard Encroachments:</p> <ul style="list-style-type: none">• Fireplaces• Pilasters• Hydro-Gas Meter Screen• Covered and/ or unenclosed porches with or without foundations and/or balconies <p>ii) Exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings</p>	<p>i) Permit fireplaces, pilasters and hydro gas meter screens, as permitted 0.5 m yard encroachments.</p> <p>ii) Permit bay or box window projection constructed with or without footings shall be permitted to encroach into the required front, exterior side or rear yard by 0.6m.</p>

	Zoning By-law 1-88 Standard	By-law 1-88, RD3 and RD4 Residential Detached Zone Requirements	Proposed Exceptions to RD3 and RD4 Residential Detached Zone Requirements
		may extend into a required interior side yard to a maximum distance of 0.3 m and may extend into a required front, exterior side or rear yard to a maximum of 1.8 m	iii) Permit an unenclosed porch (covered or uncovered) to encroach to a maximum of 2.5 m into a rear yard, and eaves, gutters and steps may encroach an additional 0.5m.
c.	Minimum Interior Side Yard	1.2 m; and, 3.5 m (abutting a non-residential use such as a walkway, greenway, buffer block or stormwater management pond)	<ul style="list-style-type: none"> • The minimum interior side yard setback shall be 1.2m, which may be reduced to 0.6m, provided the 0.6m yard abuts an adjacent interior side yard of 1.2m. This provision shall not apply to lands abutting a non-residential use. • The minimum interior side yard setback abutting a non-residential use shall be 1.2 m. • Lot '1', as shown on Attachment #5, shall have a minimum interior side yard setback of 1.2 m on one side and 7.5 m on the other side.
d.	Minimum Exterior Side Yard to a Sight Triangle	3 m	1.5 m
e.	Minimum Rear Yard	7.5 m	3.5 m for Lot 1, as shown on Attachment #5
f.	Minimum Lot Depth	27 m	<ul style="list-style-type: none"> • Lot 1 - the minimum lot depth shall be 20 m, provided the Lot frontage is a minimum of 26 m • Lot 2 - the minimum lot depth shall be 26 m

	Zoning By-law 1-88 Standard	By-law 1-88, RD3 and RD4 Residential Detached Zone Requirements	Proposed Exceptions to RD3 and RD4 Residential Detached Zone Requirements
g.	Minimum Interior Garage Dimension (For Lots Greater than 11.99 m Frontage)	5.5 m	3 m
h.	Minimum Parking Requirement (For Lots Greater than 11.99 m Frontage)	3 parking spaces	2 parking spaces

The Vaughan Development Planning Department can support the proposed site-specific zoning exceptions to the RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four for the following reasons:

a) New Definition and Permitted Yard Encroachments

The Owner is proposing to permit additional building elements to encroach not more than 0.5 m into a required yard, including fireplaces, pilasters, Hydro-Gas meter screens, covered and unenclosed porches and/or balconies with or without foundations, whereas Zoning By-law 1-88 does not permit these items to encroach into the required yard. The Owner is also proposing to define a "Hydro-Gas Meter Screen" because Zoning By-law 1-88 does not currently define this element. The Owner is requesting a standard encroachment permission of 0.5 m for these additional building elements.

In addition, the Owner is also proposing to permit an unenclosed porch (covered or uncovered) to encroach 2.5 m with an additional encroachment of 0.5 m for the eaves, gutter and steps into a required rear yard. The additional encroachment permission for exterior stairways will not negatively impact any adjacent properties and will facilitate the design and development of the future single detached dwellings.

b) Setbacks and Lot Depth Exceptions

The reduction to the minimum interior side yard setback for lots abutting a walkway, greenway, buffer block or stormwater management pond will facilitate the appropriate development of the lands, in accordance with the approved Block 55 East Plan, and associated Urban Design and Architectural Design Guidelines. In addition, the Vaughan Parks Development Department and the TRCA have advised that the proposed reduction to a 1.2 m side yard setback can be supported as it will not negatively impact any adjacent OS1 Open Space Conservation zoned lands.

The proposed exception to permit an interior side yard setback of 0.6 m to abut another interior side yard of 1.2 m will facilitate the pairing of driveways, which is a design feature that was approved through the Block 55 East Plan Urban Design Guidelines.

The exceptions to Lots 1 and 2 are due to the configuration of the lot and will not negatively affect any adjacent lands.

c) Garage Size and Parking Space

The proposal to permit a reduced garage width for the lands to be zoned RD3 Residential Detached Zone Three, with a lot frontage greater than 11.99 m, allows for a single car garage having a width of 3 m, which is similar to the neighbouring lots that will be zoned RD4 Residential Detached Zone Four. In addition, the Owner has indicated that they would like to provide future purchasers the option of selecting a dwelling with a single car garage or a double car garage.

The Vaughan Planning Department has no objections to the proposed zoning exceptions to the RD3 and RD4 Zone standards.

Subdivision Design

The 13.831 ha draft plan of subdivision, shown on Attachment #4, includes a mid-block collector road, Kleinburg Summit Way, having a right-of-way width of 23 m. Kleinburg Summit Way will accommodate pedestrian movement, transit vehicles, and cycling through appropriate cycling crossing signage and pavement markings.

Two municipal rights-of-way are included in the draft plan of subdivision. Kleinburg Summit Way is parallel to the existing Hydro Corridor that is located on the western boundary of the draft plan area, shown as Blocks 39 and 40 on Attachment #4. Silver Morning Court runs east and west and will traverse the Hydro Corridor. The Hydro Corridor will accommodate Hydro-One transmission towers and an at-grade multi-modal form of movement (multi-use path). The lands are zoned OS2 Open Space Park Zone however, Block 58 will be zoned OS1 Open Space Conservation Zone and will be deeded into public ownership as this is a vegetative protection zone from the Provincial Significant Wetland to the west of the subject lands, as shown on Attachment #5.

Attachment #4 illustrates Block 41 (0.038 ha) that will be added to a Stormwater Management Block on the abutting lands to west, abutting the Hydro Corridor, south of Silver Morning Court (Attachment #6).

Blocks 42 and 43, as shown on Attachments #4 and #5, are valley lands. Since the public hearing the applicant has amended the plan so that these blocks are now included in the draft plan of subdivision. Blocks 42 and 43 will be deeded into public ownership upon registration of the plan.

The proposed Draft Plan of Subdivision will be consistent with the Vaughan Council approved Block 55 (Kipling Avenue Community Neighbourhood) Urban Design Guidelines, prepared by John G. Williams Architect Ltd. A condition to this effect is included in Attachment #1a).

The Vaughan Development Planning Department has no objection to the approval of the proposed Draft Plan of Subdivision as shown on Attachment #4, subject to the Conditions of Approval in Attachment #1a).

Developer's Group Agreement

A condition of approval is included in Attachment #1a) requiring the Owner to execute a Developer's Group Agreement regarding the provision of servicing infrastructure, roads, parks and open spaces for Block 55 East. The Owner must satisfy all requirements of the Block 55 Developers Group Agreement and is required to satisfy all obligations, financial and otherwise to the satisfaction of the Block 55 Trustee and the City of Vaughan.

Development Engineering and Infrastructure Planning (DEIPS) Department

The DEIPS Department has reviewed the proposed Draft Plan of Subdivision and supporting documents and has provided the following comments, which form the conditions of approval in Attachment #1:

a) Road Network

The subject Draft Plan of Subdivision is bounded on the east side by Kipling Avenue, Kirby Road on the north side and Monarch Castlepoint Kipling North Development (19T-13V009) on the south side. The proposed internal road network feeds off the boundary roads and consists of one local and one collector road to City Standards. Proposed Kleinburg Summit Way through the draft plan intersects with the existing Kirby Road right-of-way to the north and eventually will be constructed to intersect with Teston Road.

b) Sidewalk Plan

Kleinburg Summit is designed to facilitate non-automobile movement. The proposed pedestrian system will consist of an on and off road trail system that links with the proposed road network and connects to the residential community internally to community facilities, commercial blocks, recreational activities, neighbourhood park and parkettes, storm water management facilities, utility corridors, and a wider natural heritage trail (within the hydro corridor). Where possible, single loaded roads, stormwater ponds and parks have been located next to the natural features to provide pedestrian access or views into the natural areas. A central multi-use trail within the Hydro Corridor will be extended from Kirby Road to Teston Road. The internal sidewalk plan shall comply with the approved Transportation Management and Sidewalk Master Plan. Sidewalks are proposed on both sides of Kleinburg Summit Way and Silver Morning Court.

Intersection improvements are required at Kleinburg Summit Way and Kirby Road. There is no urbanization of the boundary roads required based on the MESP, TIS and TDM.

c) Water Servicing

The lands are located within the Kleinburg-Nashville Pressure District (PD KN) of the York Water Supply System. In accordance with the Block 55E MESP, the initial phases (approx. 450 units) will be serviced within the PD KN by extending the 400mm watermain on Highway 27 at Hedgerow Lane north to Kirby Road, east along Kirby Road, then south along Kleinburg Summit Way.

A secondary watermain feed for security and looping purposes will be provided via a proposed 300mm watermain connection to the existing 200mm diameter watermain on Stegman's Mill Road, east of Ravendale Court. This secondary feed will require extending a proposed 300mm diameter on Stegman's Mill Road east connecting to the proposed watermain on Kleinburg Summit Way through to the south developments.

A connection to a future Pressure District 7 (PD7) 400mm diameter watermain on Teston Road at Pine Valley (Block 40/47N west development limit being the first intersection west of Pine Valley Drive) will be required to support future development phases.

The external watermain (Highway 27, Kirby Road, Stegman's Mill and Teston Road) is included in the Block 55 East External Services and Wastewater Pumping Station Servicing Agreement.

The new watermain along Kleinburg Summit Way will be constructed as part of the Phase I of the Monarch Castlepoint North Subdivision (File 19T-13V009).

d) Sanitary Servicing

The lands are ultimately tributary to the Jane-Rutherford Sanitary Trunk located within the Maple Service Area of the York-Durham Sewage System. The closest existing gravity sewer to the subject lands is currently located in Block 39 at Major Mackenzie Drive, west of Weston Road.

The lands will be serviced via local sanitary sewers and will discharge to a proposed sanitary pumping station (Block 55E SPS) which will be located at the northeast corner of Teston Road and Kleinburg Summit Way within the Monarch South Phase 1 lands (File 19T-13V009). A proposed sanitary forcemain from this pumping station will direct flows east to a future outlet on Teston Road near the west development limit of Block 40/47.

The ultimate sanitary sewer outlet is dependent on the construction of the future Pine Valley North Sewage Pump Station (PVNSPS) located in Block 40, southeast of Purpleville Creek, which will discharge flows to Block 39. The PVNSPS and future sanitary sewer outlet on Teston Road will be constructed in conjunction with the development of Block 40/47N.

In the event that the required infrastructure to be constructed by the Block 40/47 development is not available by the time of the Block 55E SPS and forcemain installation, the lands can be serviced on an interim basis by one of the following three options; Option 1 is to extend the sanitary forcemain along Teston Road to Pine Valley Drive, then south on Pine Valley Drive to a future gravity sewer at the west side of Block 40, approximately 900m south of Teston Road. In the event the future gravity sewer in Option "1" is unavailable, the second Option would have the forcemain extended further south on Pine Valley Drive to Major Mackenzie Drive, then east on Major Mackenzie Drive to an existing gravity sewer on Lawford Road/Fossil Hill Road. The third Option would be to extend the sanitary forcemain east on Teston Road to an existing sanitary sewer at Weston Road.

The Owner is required to enter into the Block 55 Landowners agreement and the Block 55 Trustee shall issue a clearance letter for all development plans within Block 55 and obtain clearance from Block 40/47 Trustee.

e) Storm Drainage

The lands are located within the East Humber River Subwatershed. The Block 55 East lands are traversed by three tributaries of the East Humber River; one tributary is located just outside the north east development limit of 19T-13V009 and runs southeast to an existing culvert at Kipling Avenue approximately 600m south of Kirby Road. The second tributary runs through both plans to an existing culvert at Kipling Avenue approximately 750m north of Teston Road. The third tributary is located southeast of the 19T-13V008 development limit and drains to an existing culvert on Teston Road, west of Kipling Avenue.

The storm water management plan for the Block 55 East lands proposes a total of five storm water management facilities. The SWM facilities are proposed to control the urban storm water runoff to the target release rates established for the East Humber River watershed.

The subject lands are designed to drain to the proposed storm water management Pond 1 (SWM 1), located west of the Hydro Corridor and south of Silver Morning Court as shown on Attachment #6. However, the draft plan of subdivision to the west has not been submitted and therefore, an interim stormwater pond is needed. Lots 18-26 inclusive and Blocks 37 and 38 on the subject lands will be zoned with the Holding Symbol "(H)" as these lands will be used as an interim stormwater management pond (SWM) for the remaining subdivision (Attachment #5). The Holding Symbol "(H)" will not be removed until the subdivision to the west containing SWM 1, as shown on Attachment #6 has been approved and constructed. An equivalent of 10 Single Family Units (36 persons equivalent) will require a Holding Symbol "(H)" for this temporary SWM pond.

The temporary SWM pond will be constructed under Phase I of the adjacent Draft Plan of Subdivision File 19T-13V009 (Monarch Castlepoint North Phase 1).

As part of the engineering design and prior to the initiation of any grading within the draft plan area, the applicant shall provide an engineering report for the review and approval of the City that describes the proposed storm drainage system to develop the subject lands. This report shall describe the proposed drainage system to develop the subject lands and include, but not be limited to, the following items:

- (i) Plans illustrating the proposed system and its connection into the existing storm system;
- (ii) Storm water management techniques that may be required to control minor or major flows;
- (iii) Detail all external tributary lands, include the existing development(s); and
- (iv) Proposed methods for controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction.

The municipal servicing design shall conform to the approved Block 55 East Block Plan and MESP. The Owner shall confirm they are in good standing with the Block Trustee

f) Sewage and Water Allocation

The City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City over the several years. Accordingly, servicing capacity for the subject development is available and unrestricted.

Therefore, the following resolution to allocate capacity to the subject development may be recommended for Council approval:

"THAT Draft Plan Development File 19T-14V011 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 36 residential units (129 persons equivalent)".

*10 units (36 persons equivalent) shall have a Holding Symbol "(H)" placed on them as well as a "no pre-sale" agreement.

g) Environmental Noise Impact

As noted in the preliminary noise report, the Owner is required to submit a noise report for review and approval by the City as part of the detailed engineering submission. The City requires all dwelling units that abut or face an arterial road such as Kipling Avenue, Teston Road, and Kirby Road be constructed with mandatory central air-conditioning. The preliminary noise report proposes additional measures to mitigate noise by constructing an acoustic barrier and berm, air conditioning and potentially upgraded building components such as windows.

h) Street-lighting

The street lighting shall meet the City criteria within the draft plan. The intersection of Kleinburg Summit Way and Kirby Road shall be illuminated to the City standards.

Draft Plan Comments

The following comments must be addressed prior to the registration of the proposed Draft Plan of Subdivision:

- i) The temporary cul-de-sac should be provided on the south end of Kleinburg Summit Way and west end of Silver Morning Court.

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division has reviewed the draft plan of subdivision and have advised the draft plan of subdivision application is located within Planning Block 55, which was the subject of an archaeological assessment.

All the archaeological reports submitted as part of the Block 55 Plan approval recommended that all areas assessed for archaeological resources be considered free of further archaeological concern. As such, the Urban Design and Cultural Heritage Division does not have any further comments and have requested that the standard archaeological clauses apply, which are included as conditions of approval in Attachment #1.

Vaughan Parks Development Department

The Vaughan Parks Development Department has reviewed the proposal and is satisfied with the draft plan of subdivision, subject to the conditions of approval included in Attachment #1.

Office of the City Solicitor, Real Estate Department

The Office of the City Solicitor, Real Estate Department has advised that the Owner shall dedicate land or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. This condition is included in the recommendation of this report.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposed Draft Plan of Subdivision and have advised that they have no objection subject to their conditions contained in Attachment 1c).

Hydro One

Hydro One has no objections to the proposed development subject to their conditions contained in Attachment 1d).

School Boards

The York Region District School Board and York Catholic District School Board have advised they have no objection to the proposal and have no conditions for the Draft Plan of Subdivision.

Bell Canada

Bell Canada has no objection to the proposal subject to the Owner confirming that there is sufficient communication infrastructure to the satisfaction of Bell Canada. This requirement is included in the Conditions of Approval in Attachment 1e).

Canada Post

Canada Post has no objection to the proposal subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post. This requirement is included in the Conditions of Approval in Attachment 1f).

Enbridge Gas Distribution

Enbridge Gas Distribution advised that they have no objections to the proposal subject to their conditions contained in Attachment 1g).

PowerStream

PowerStream has no objections to the applications. The Owner is required to contact PowerStream to discuss all aspects of the proposal. This requirement is included in the Conditions of Approval in Attachment 1h).

TransCanada Pipelines Limited

TransCanada Pipelines Limited (TransCanada) have advised that they will be constructing a high pressure natural gas pipeline within the Draft Plan of Subdivision, as shown on Attachment #4 and #5. Accordingly, TransCanada has requested a setback be implemented in the amending By-law requiring that no permanent building or structure be located within 7m of the pipeline right-of-way and accessory structures being setback a minimum of 3m from the limit of the right-of-way. Staff will include this provision in the amending by-law, even though the pipeline will be located within the OS1 Open Space Conservation Zone, which does not allow for any buildings or structures. Additionally, TransCanada has requested a number of conditions to be added to the Draft Plan of Subdivision approval, which are contained in Attachment 1i).

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Improve municipal road network
- Continue to develop transit, cycling and pedestrian options to get around the City
- Re-establish the urban tree canopy

Regional Implications

York Region has no objection to the approval of the Draft Plan of Subdivision subject to the attached Pre-Conditions and Conditions of Approval in Attachment #1b).

Conclusion

Zoning By-law Amendment File Z.14.072 and Draft Plan of Subdivision File 19T-14V011, if approved, would facilitate the development of the subject lands with lots for 36 detached dwelling units subject to satisfying the requirements for the removal of the Holding Symbol “”(H)” identified in this report. The proposed Draft Plan of Subdivision conforms to York Region and City of Vaughan approved Official Plan policies.

The Vaughan Development Planning Department is satisfied that the proposed Draft Plan of Subdivision shown on Attachment #4, and the proposed zoning and site-specific exceptions will result in a residential development that is appropriate and compatible with the permitted uses in the surrounding area. The Vaughan Development Planning Department can support the approval of the Zoning By-law Amendment and the Draft Plan of Subdivision applications, subject to the recommendations in this report and the Conditions of Approval as set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-14V011
5. Proposed Zoning
6. Approved Block 55 Plan (File: BL.55.2013)

Report prepared by:

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Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

MAURO PEVERINI
Interim Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/LG

ATTACHMENT 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-14V011 (PLAN)
1539028 ONTARIO INC. (OWNER)
PART OF LOT 30, CONCESSION 8
CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (CITY) THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-14V011 (PLAN), ARE AS FOLLOWS:

The Owner shall satisfy the following conditions:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment 1a).
2. The Pre-Conditions and Conditions of Approval of York Region as set out on Attachment 1b) and dated April 8, 2015.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment 1c) and dated November 15, 2016.
4. The Conditions of Approval from Hydro One as set out on Attachment 1d) and dated February 24, 2015.
5. The Conditions of Approval from Bell as set out on Attachment 1e) and dated May 13, 2015.
6. The Conditions of Approval from Canada Post as set out on Attachment 1f) and dated March 10, 2015.
7. The Conditions of Approval from Enbridge Gas Distribution as set out on Attachment 1g) and dated February 26, 2015.
8. The Conditions of Approval from PowerStream as set out on Attachment 1h) and dated February 24, 2015.
9. The Conditions of Approval from TransCanada Pipelines Limited as set out on Attachment 1i) and dated November 8, 2016.

Clearances

1. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
 - a) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and,
 - b) All commenting agencies agree to registration by phases and provide clearances, as required in the Conditions in Attachment Nos. 1a), 1b), 1c), 1d), 1e), 1f), 1g), 1h) and 1i) for each phase proposed for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

2. The City shall advise that the Conditions on Attachment 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. York Region shall advise that the Conditions on Attachment 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. Toronto and Region Conservation Authority shall advise that the Conditions on Attachment 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Hydro One shall advise that the Conditions on Attachment 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Bell shall advise that the Conditions on Attachment 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
7. Canada Post shall advise that the Conditions on Attachment 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
8. Enbridge shall advise that the Conditions on Attachment 1g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
9. PowerStream shall advise that the Conditions on Attachment 1h) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
10. TransCanada shall advise that the Conditions on Attachment 1i) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT 1a)

CITY OF VAUGHAN CONDITIONS

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planners Inc., dated November 2, 2016.
2. The lands within this Plan shall be appropriately zoned by a Zoning By-law, which has come into effect in accordance with the provisions of the *Planning Act*.
3. The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said Agreement shall be registered against the lands to which it applies.
4. The Owner shall pay any and all outstanding application fees, and landscape review and inspection fees to the Vaughan Development Planning Department in accordance with the in-effect Tariff of Fees By-law. The Owner shall pay any and all outstanding street numbering, and street naming fees in accordance with By-law 200-2015, as may be amended.
5. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the Plan; any modifications to off-site driveways required to accommodate this Plan shall be coordinated and completed at the cost of the Owner.
6. The Subdivision Agreement shall include the following clauses regarding archaeological reviews:
 - i) 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 City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
 - ii) 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 Regulation Unit of the Ministry of Government and Consumer Services.
7. Prior to the landscape plan review by Urban Design staff, a fee shall be provided by the Owner to the Vaughan Development Planning Department in accordance with the Vaughan Council approved in-effect Tariff of Fees for Vaughan Planning Applications - Landscape Plan Review.

This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, and natural feature edge restoration/management plans) and inspections for tree removals permit clearance, start of guaranteed maintenance period, and assumption of the development by the City.
8. The Owner shall agree in the Subdivision Agreement to the following:
 - All development shall proceed in accordance with the Council approved Block 55 East architectural design guidelines prepared by John G. Williams Limited, Architect.

- A control architect shall be retained at the cost of the Owner with concurrence of the City to ensure compliance with the architectural design guidelines;
 - Prior to the submission of individual Building Permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines; and
 - The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.
9. Prior to final approval, the Owner shall prepare a streetscape landscape master plan in accordance with the approved Block 55 East urban design guidelines. The master plan shall address but not be limited to the following matters:
- Co-ordination of the urban design/streetscape elements as they relate to the approved urban design guidelines including fencing treatments and street tree planting;
 - Edge restoration along the valley lands;
 - The appropriate landscaping within the stormwater management pond Block 41;
 - The appropriate community edge treatment along Kirby Road, including the appropriate landscaping for buffer Blocks 44 and 45 with low-maintenance plant material;
 - The appropriate landscaping and streetscaping treatment within the Ontario Hydro Easement's open space corridor Blocks 39 and 40; and,
 - Trail system and network within the valley lands, Ontario Hydro Easement open space corridor, and storm pond Block.
10. Prior to final approval, the Owner shall provide a buffer Block abutting the valleylands in accordance with The Toronto and Region Conservation Authority (TRCA) policies along residential lots and residential Blocks.
11. Prior to final approval, the Owner shall provide a tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation. The Owner shall not remove trees without written approval by the City.
12. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the open space and valley lands. The study shall include an inventory of all existing trees within an 8 m zone inside the staked edges, and areas where the open space and valley edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
13. The Owner shall provide a report for a 20 m zone within all staked open space and valley edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
14. The following warning clauses Vaughan Council approved September 29th, 1997 with respect to "Tree Fees" shall be included in the subdivision agreement:

- “Purchasers are advised that the planting of trees on City boulevards in front of residential units is a requirement of the Subdivision Agreement. A drawing depicting the conceptual location for boulevard trees is included as a schedule in this Subdivision Agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.”
 - “The City has not imposed an amount of a ‘Tree Fee’ or any other fee which may be charged as a condition of purchase for the planting of trees. Any ‘Tree Fee’ paid by the purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of a residential dwelling.”
15. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equal along the limits of the residential lots and Blocks that abut the valleylands and associated buffer Blocks.
 16. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along the limits of the residential lots and Blocks that abut the Ontario Hydro Easement open space corridor, Blocks 39 and 40, to the satisfaction of the City.
 17. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential lots and residential Blocks; to be co-ordinated with the environmental noise report and architectural design guidelines.
 18. The Owner shall convey landscape buffer Blocks 44 and 45 to the City free of all costs and encumbrances.
 19. The Owner shall convey the Ontario Hydro Easement open space corridor, Blocks 39 and 40, to the City free of all costs and encumbrances.
 20. The Owner shall convey the open space and valley blocks, Blocks 42, 43 and 58, to the TRCA or the City free of all costs and encumbrances.
 21. The road allowance and daylight triangles included within this Plan shall be dedicated as a public highway without monetary consideration and free of all encumbrances.
 22. Prior to final approval of the Plan, the Owner shall agree to construct the multi-use pedestrian trail in Block 40 and 41 (within the Hydro Corridor) in accordance with the approved Block 55 East Urban Design Guidelines. The design and development of the multi-use pedestrian trail shall be in accordance with Hydro One requirements for infrastructure in Hydro Corridors and will require all required approvals from Hydro One.
 23. Prior to the commencement of construction within the Hydro Corridor, the Owner shall submit the following to the City for review and approval:
 - a) Construction details of the multi-use trail based on the geotechnical report recommendations for pavement design, retaining structures, bedding, etc.;
 - b) Obtain all approvals and permits required for the landscape and hardscape works for the multi-use trail and associated landscape works;
 - c) Prepare an overall site drainage and grading plan; and,
 - d) Submit a Storm Water Management brief and plan to show how storm water will be controlled and conveyed into the existing storm water system.

24. The Owner shall provide the City with the following information:
- a) Certification from the Landscape Architectural consultant, certifying the satisfactory completion of the multi-use trail and associated landscape works have been completed in accordance with the approved specifications and construction drawings. This certification must be signed and stamped by a member of the Ontario Association of Landscape Architects (OALA);
 - b) A detailed breakdown of the final as-constructed costs of the multi-use trail and associated landscape areas by the Landscape Architectural consultant to the satisfaction of the City;
 - c) A complete set of as-built Construction Drawings for the multi-use trail and associated landscape works to the satisfaction of the City;
 - d) Copies of all quality assurance test results, supplementary geotechnical reports and construction related reports; and,
 - e) The Owner shall be responsible to maintain the multi-use trail and associated landscape works until such time as the required works are assumed by the City.
25. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 55 to the satisfaction of the City.
26. The following warning clause shall be included in the Subdivision Agreement and in all offers of purchase and sale for all residential lots abutting the Open Space Blocks 39 and 40, Valley lands Blocks 42 and 43:
- "Owners and/or tenants are advised for residential lots abutting the open space area (hydro corridor) that these areas may generate noise, lighting and/or increased pedestrian traffic from the use, operations and maintenance of the multi-use trail. Some open space areas may be designed for naturalization/restoration and may receive minimal maintenance."
27. Multi-use trail and connection segments within Blocks 39 and 40 shall be asphalt and a minimum of 3m in width with appropriate line markings to City standards.
28. Alignment of the multiuse trail within Blocks 39 and 40 shall be coordinated with the southern segments falling within the adjacent development lands (File 19T-13V009).
29. The Owner shall agree in the Subdivision Agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the draft plan, to the satisfaction of the City.
30. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City.
31. The Owner shall provide a copy of the fully executed Subdivision Agreement to the appropriate telecommunication provider.
32. Prior to final approval of the Plan, the Owner shall provide the City with a Letter of Credit as security for its proportionate share of the cost of the future Pine Valley North Sewage Pumping Station and related servicing works in Block 40 to the satisfaction of the City.

33. Prior to final approval of the Plan, the Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plan of Subdivision prior to release of the Plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.
34. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final plan to the satisfaction of the City.
35. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available for the Plan and each phase thereof.
36. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.
37. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
 - (a) Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Phase Three ESA report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
 - (b) Should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment and Climate Change (MOECC) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MOECC, covering all the lands within the Plan.
 - (c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and the Region were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).
 - (d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
38. For park/open space block(s) that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:

- (a) Submit a Phase Two Environmental Site Assessment (ESA) report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) assessing all park/open space block(s) in the Plan for contaminants of concern to the satisfaction of the City. On-site sampling of the park/open space block(s) shall be conducted only after the City has certified the rough grading of the park/open space block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
 - (b) Should remediation of any portions of the park/open space block(s) within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment and Climate Change (MOECC) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a Remedial Action Plan (RAP) and a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MOECC, covering the remediated park/open space block(s) within the Plan.
 - (c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that the park/open space block(s) to be dedicated to the City were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).
 - (d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
39. Prior to the initiation of the grading or stripping of top soil and final approval, the Owner shall submit a top soil storage plan detailing the location, size, slopes stabilization methods and time period, for approval by the City. Top soil storage shall be limited to the amount required for final grading, with the excess removed from the site blocks.
40. The Owner shall convey, free of all costs and encumbrances, the required stormwater management Block 41 based on the updated/revised Storm Water Management report to accommodate the required stormwater management controls, that may include additional lands and/or changes to the lotting pattern, to the satisfaction of the City.
41. The Owner shall agree in the Subdivision Agreement to construct a 1.5 m high black vinyl chain link fence along the limits of the residential lots where they abut the open space, valley/woodlot, storm water management, and/or park blocks to the satisfaction of the City.
42. The Owner shall include following warning clauses for all purchasers and/or tenants within the Plan:
- a) abutting or in proximity of any open space, valleylands, woodlots or stormwater facility:

"Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance."

- b) street ending in a dead end

"Purchasers and/or tenants are advised that the Streets "1", and "2" ending in a temporary hammerhead turn-around or cul-de-sac will be extended in the future to facilitate development of adjacent lands without further notice."

- c) encroachment and/or dumping

"Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the school site, park, open space, woodlot and/or storm water management facility are prohibited."

- d) gate of access point

"Purchasers and/or tenants are advised that the installation of any gate of access point from the lot to the open space, stormwater management facility, watercourse corridor, or woodlot, is prohibited."

- e) infiltration trench

"Purchasers and/or tenants are advised that their rear yard lot area has been design to incorporate an infiltration trench or soak-away pit system to achieve groundwater balance. It is the responsibility of the homeowner to maintain the infiltration trench or soak-away pit systems in good operating condition, which may include periodic cleaning of the rear yard catch basin. No planting activity or structures are permitted on the infiltration trenches and soak-away pits"

- f) Hydro Corridor

"Purchasers and/or tenants are advised that Hydro One Networks Inc. or its assigns or successors in interest, may upgrade or remove and replace towers at any time at their discretion, and will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."

- g) Small Lot a single driveway and sidewalk

"Purchasers and/or tenants are advised that small lots with a single driveway and sidewalk may be a limited on lot parking opportunities."

- 43. Parts Blocks 35 to 38 inclusive shall be developed only in conjunction with abutting lands in Draft Plan File 19T-13V009-Monarch Castlepoint Kipling North Development Limited to the north. The City shall not issue a Building Permit for the subject Blocks until the lands are combined to the satisfaction of the City.

- 44. The Owner shall agree in the Subdivision Agreement to inspect, evaluate and monitor all wells within the zone of influence prior to, during and after construction has been completed. Progress reports should be submitted to the City as follows:

- i) A base line well condition and monitoring report shall be submitted to the City prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - a. Bacteriological Analysis - total coliform and E-coli counts
 - b. Chemical Analysis - Nitrate Test

- c. Water level measurement below existing grade
 - d. In the event that the test results are not within the Ontario Drinking Water Standards, the Owner shall notify in writing, the Purchaser, the Regional Health Department and the City within twenty-four (24) hours of the test results.
 - e. Well monitoring shall continue during construction and an interim report shall be submitted to the City for records purposes.
 - f. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the City prior to Completion Approval.
 - g. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision, the Owner will provide temporary water supply to the affected residents upon notice by the City. If the quantity and quality of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Owner will engage the services of a recognized hydro geologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the municipal watermain system.
45. Prior to final approval of the Plan, the Owner shall provide drawings for the design of proposed bicycle stands on concrete pads at bus stops within the boulevard of Street "1", to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department.
46. Prior to final approval of the Plan, the Owner shall submit a comprehensive Transportation Development Management (TDM) Plan for Block 55 East to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department and York Region. This may include TDM measures, budget, implementation plan and monitoring program.
47. The Owner shall convey the following lands to the City, where appropriate, free of all charge and encumbrances:
- a) Block 41 for stormwater management purposes
 - b) Blocks 44 and 45 for landscape buffers purposes
48. The Owner shall agree in the Subdivision Agreement to implement the recommendations of the updated transportation report/plan and traffic management master plan, as approved by the City.
49. Prior to final approval of the Plan, the Owner shall submit an updated Traffic Impact Study to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department.
50. The Owner shall agree in the Subdivision Agreement to provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian, cycling facilities, transit routes, roundabouts, and carpooling and park-and-ride facilities (if applicable) to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department.
51. Prior to final approval of the Plan, the Owner shall retain the services of a qualified Transportation Consultant to evaluate, oversee and finalize the intersections design/roadway network as per the recommendations in the Traffic Management Master Plan/updated transportation report, and to the satisfaction of the City. The Owner acknowledges that the engineering design for alternative road network/design, traffic calming measures, pedestrian and cycling infrastructure and designated transit route(s) may result in variation(s) to the road and lotting pattern.

52. Prior to final approval of the Plan, the Owner shall carry out or cause to be carried out, the design and construction of the traffic calming/management measures that are identified on the traffic management master plan. In the event that these traffic calming measures are found to be insufficient and/or ineffective by the City prior to the assumption of the municipal services on the Plan, then the Owner shall design and construct additional traffic calming measures to the satisfaction of the City.
53. Prior to final approval of the Plan, the Owner shall agree that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.
54. The Owner shall agree in the Subdivision Agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction the City.
55. The Owner shall agree to design and construct the External Watermain Improvement Works as part of the City Wide Development Charge Projects in accordance with the requirements of the Kleinburg-Nashville Water and Wastewater Servicing Strategy Master Plan and City Wide Water and Wastewater Master Plan, and the phasing of the External Watermain Improvement Works shall confirm to the approved Block 55 MESP, all to the satisfaction of the City.
56.
 - a) Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 55 East to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 55 East. This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.
 - b) The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the *Planning Act* and conform to the City's "Cash-In-Lieu of Parkland Policy". If required, non-participating Owners shall be required to pay additional cash-in-lieu to the City.
 - c) Prior to final approval of the Plan, the Trustee for the Block 55 East Landowners Group shall provide the City with a letter confirming the Owner has fulfilled all cost sharing and other obligations of the Block 55 East Cost Sharing Agreement.
57. The Owner shall not apply for a Building Permit(s) and the City shall not issue a Building Permit(s) for Lot 18 to 26 inclusive and Block 37 and 38 on the Plan until the City is satisfied that the permanent Stormwater Management facility is constructed in accordance with City Standards. The Temporary Stormwater Management facility shall be decommissioned and restored at the Owner's expense to the satisfaction of the City. The Owner shall agree to maintain the temporary SWM facility located on Lots 18 to 26 and Blocks 37 and 38 on the Plan. The Owner shall not apply for a Building Permit(s) for Lots 18 to 26 and Blocks 37, 38 until such time as the temporary SWM facility is decommissioned and the permanent pond is built external to the lands.
58. The Owner shall agree to submit a written letter advising the City and Ontario Hydro of the proposed temporary works and structures that will be installed or impacts from stormwater overflow within Block 40 associated with the adjacent interim storm water management pond. The Owner shall agree not to start construction details and site works on the interim stormwater pond and associated structures prior to receiving necessary permissions and conditions from Ontario Hydro. The construction details, installation requirements and impacts shall be reviewed and approved prior to the commencement of any site works to the satisfaction of the City.

59. The Owner shall agree to complete site works associated with the removal of the temporary site works and repairs on the Ontario Hydro easement open space corridor Block 40 due to stormwater overflow from the adjacent interim storm water management pond prior to the start of construction of the multiuse recreational path within Block 40.
60. The Owner shall agree to provide the City with a letter of credit to the satisfaction of the City to be held for the estimated construction costs for the required site works associated with the removal of the temporary site works and repairs on the Ontario Hydro easement open space corridor Block 40 due to storm water overflow from the adjacent interim storm water management pond which shall include but is not limited to all required geotechnical reports/soil testing, surveying, storm water management brief and all required landscape restoration construction costs. The Owner is responsible for the total cost of the design, contract administration, warranty review and construction of all works to complete the removal and repair of works of a temporary nature.
61. The Owner shall agree to award all contracts and shall supervise all construction associated with the removal and repair works and provide all necessary certification by its consultants that these works have been completed as per the approved drawings and specification and to the satisfaction of the City.
62. The Owner shall agree to construct, install and maintain erosion and sediment control facilities, satisfactory to the City prior to any grading or construction on Ontario Hydro easement open space corridor Block 40 in accordance with the plans that has been submitted to and approved by the City.
63. The Owner shall agree to provide the City with a complete set of as-built construction drawings once the repair and removal works are completed to the satisfaction of the City.
64. The Owner shall agree to provide the City with copies of all quality assurance test results, supplementary geotechnical reports and construction related reports for the repair and removal works that are associated with engineered fill, landscape or hardscape works. All proposed soils that are to be used as fill and topsoil material shall be tested by an independent laboratory testing agency for the soil chemical analysis that clearly indicates that the soil meets MOE Table 1 criteria. Proof of testing shall be provided to the City.
65. The Owner shall be responsible to maintain the areas that have been repaired due to the repair or removal works for a period of no less than 13 months or until such time as the start of construction of the multiuse recreational path or works have been assumed by the City, whichever is earlier.



ATTACHMENT No. 1b)

Corporate Services

File No.: 19T-14V11

Refer To: Justin Wong

Kathryn Broadbelt

April 8, 2015

Mr. Grant Uyeyama
Director of Development Planning
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Margaret Holyday, M.C.I.P., R.P.P.

**Re: Draft Plan of Subdivision, 19T-14V11
Part of Lot 30, Concession 8
(1539028 Ontario Inc. (Gold Park Homes Inc.))
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by KLM Planning Partners Inc., project No. P-2385, dated November 19, 2014. The proposed development is located on the south side of Kirby Road and west of Kipling Avenue, in the City of Vaughan. The draft plan of subdivision consists of 35 residential single detached lots and blocks for two future residential lots, hydro corridor, stormwater management, landscape buffers, road widening and 0.3m reserves, within a 4.524 hectare site.

Sanitary Sewage and Water Supply

This development is within the Maple Collector Wastewater Service Area and will be serviced from Water Pressure District Kleinburg-PD KN.

It is our understanding that the subject development does not have City of Vaughan Council committed water and wastewater allocation for the proposed development. If the City of Vaughan does not grant the development the required allocation from the Region's existing capacity assignments to date, then the development may require additional infrastructure based on conditions of future capacity assignment, which may include:

- Duffin Creek WPCP Outfall Modification – 2016 pending approval of Class EA
- Duffin Creek WPCP Stages 1 and 2 Upgrades – late 2017 expected completion
- Other projects as may be identified in the 2015 Water and Wastewater Master Plan Update currently in progress

The timing of the above infrastructure is the current estimate and may change as each infrastructure project progresses and is provided for information purposes only.

In accordance with York Region's servicing protocol respecting draft plans receiving approval prior to servicing allocation being available, staff are requesting that all residential lands be subject to various restrictions (i.e., Holding 'H' zone) to ensure that the water and wastewater servicing are available prior to occupancy. These restrictions are found within the requested Schedule of Conditions, attached. In addition, York Region requests that the City of Vaughan apply a lapsing provision to the draft plan, pursuant to Section 51(32) of the *Ontario Planning Act*, and that York Region be provided an opportunity to comment on any proposed extensions of approval.

Summary

York Region has no objection to draft plan approval of the plan of subdivision subject to the attached Schedule of Pre-Conditions and Schedule of Conditions. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

Should you have any questions regarding the above, please contact Justin Wong, Planner, at extension 71577 or through electronic mail at justin.wong@york.ca.

Yours truly,



Duncan MacAskill, M.C.I.P., R.P.P.
Manager, Development Planning

JW/kb

Attachments (2) Schedule of Pre-Conditions
Schedule of Conditions

YORK-#5963756-v1-19T-14V11-Regional_Condition_Letter

**Schedule of Pre-Conditions
19T-14V11
Part of Lot 30, Concession 8
(1539028 Ontario Inc. (Gold Park Homes Inc.))
City of Vaughan**

Re: KLM Planning Partners Inc., Project No.P-2385, dated November 19, 2014

1. Prior to or concurrent with draft plan approval, the Owner shall enter into an agreement with the City of Vaughan, which agreement shall be registered on title, committing the Owner to:
 - A. Not enter into any agreements of purchase and sale with end users¹ for the subject lands until such time as:
 - a. The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the construction of the infrastructure;

OR

 - b.
 - i. The Council of the City of Vaughan has allocated, within the limit of the Regional capacity assignment, adequate available water and wastewater servicing capacities to the subject development; and,
 - ii. York Region has advised in writing that it is no earlier than twelve (12) months prior to the expected completion of all water and wastewater infrastructure required to support the Region's capacity assignment pertaining to the City of Vaughan allocation used for the subject development;

OR

 - c. The Regional Commissioner of Environmental Services and the City of Vaughan confirm servicing capacity for this development by a suitable alternative method and the City of Vaughan allocates the capacity to this development.

AND

 - B. Not enter into any agreements of purchase and sale with non end users for the subject lands unless the agreement of purchase and sale contains a condition that requires the purchaser and any subsequent purchasers to enter into a separate agreement with the City. This agreement shall be registered on title, committing the Owner to the same terms as set out in item A above.
2. Prior to draft plan approval for any residential units, the Owner shall enter into an indemnity agreement with York Region, which agreement shall be registered on title, agreeing to save harmless York Region from any claim or action as a result of York Region releasing conditions and pre-conditions of draft approval as part of the draft

approval of Plan of Subdivision 19T-14V11, or any phase thereof, including, but not limited to claims or actions resulting from, water or sanitary sewer service not being available when anticipated. The agreement shall include a provision that requires all subsequent purchasers of the subject lands, to enter into a separate agreement with York Region as a condition of the agreement of purchase and sale, agreeing to indemnify York Region on the same terms and conditions as the Owner.

¹ the term 'end users', for the purpose of the above-noted pre-conditions, is defined as the eventual homeowner who is purchasing an individual lot containing a dwelling for the purpose of occupancy.

Schedule of Conditions
19T-14V11
Part of Lot 30, Concession 8
(1539028 Ontario Inc. (Gold Park Homes Inc.))
City of Vaughan

Re: KLM Planning Partners Inc., Project No.P-2385, dated November 19, 2014

1. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
2. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the City of Vaughan for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
3. The Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
4. Prior to final approval, the engineering drawing showing the layout of the watermain and sewers shall be submitted to the Infrastructure Asset Management Branch for review.
5. For all lands, the Holding (H) provisions of Section 36 of the *Ontario Planning Act* shall be used in conjunction with all residential zone categories in order to ensure that final plan approval and development of these lands does not occur until such time as the Holding (H) symbol is removed in accordance with the provisions of the *Ontario Planning Act*. The Zoning Bylaw shall specify the terms under which Council may consider the removal of the Holding (H) symbol. Said terms shall include a minimum of the following:
 - The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
 - York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 6 months to 36 months depending on the complexity of the development) to permit the plan registration; or,
 - The Regional Commissioner of Environmental Services confirms servicing allocation for this development by a suitable alternative method and the City of Vaughan allocates the capacity to this development.
6. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.

7. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law # 2012-36.
8. The Regional Corporate Services Department shall advise that Conditions 1 to 7 inclusive, have been satisfied.

ATTACHMENT No. 1c)



CFN 52481
E-XREF CFN 49623

November 15, 2016

BY EMAIL

Ms. Margaret Holyday
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON, L6A 1T1

Dear Ms. Holyday:

**Re: Revised Draft Plan of Subdivision Application 19T-14V011
Revised Zoning By-law Amendment Application Z.14.072
Part of Lot 30, Concession 8
Southwest of Kipling Avenue and Kirby Road
Within Block 55 East
City of Vaughan, Regional Municipality of York
(1539028 Ontario Inc.)**

The purpose of this letter is to acknowledge receipt of and to provide comments on the following:

- Draft Plan of Subdivision 19T-14V011, Part of Lot 30, Concession 8, City of Vaughan, Regional Municipality of York, prepared by KLM Planning Partners Inc., dated November 2, 2016, received by TRCA on November 2, 2016.

This revised draft plan of subdivision was submitted in support of Draft Plan of Subdivision Application 19T-14V011 and Zoning By-law Amendment Application Z.14.072 in Block 55 East, in the City of Vaughan.

Background

It is our understanding that the Owner has submitted revised draft plan of subdivision and zoning by-law amendment applications to facilitate the development of a residential subdivision consisting of 34 residential lots and two streets, with various other blocks for future residential, hydro corridor, stormwater management, valley, landscape buffer, road widening, reserve and open space buffer purposes.

Current Applications

There have been several changes to the draft plan of subdivision since TRCA's initial letter dated April 24, 2015 on the first submission:

Valley Blocks

We note that the Owner has included the natural features and natural hazards on the property as part of the application (see Valley Blocks 42 and 43 inclusive). The Owner also proposes to rezone these lands from an Agricultural Zone to an Open Space Conservation Zone. TRCA appreciates these changes to the applications as it promotes the long-term protection of these natural areas.

We note, however, that the buffers to the valleylands have been retained in private ownership as part of the "Other Lands Owned by Applicant". These buffer areas are not part of the subject application and will need to be reflected in any future planning or TRCA permit applications on the "Other Lands Owned by Applicant" should the Owner pursue development on those lands at a future date.

Open Space Buffer Block

We also note that the Owner has now included the minimum vegetation protection zone (MVPZ) to Provincially Significant Wetland (PSW) 59 as a separate block on the plan (see Open Space Buffer Block 58). These lands will also be re-zoned to an Open Space Conservation Zone. TRCA appreciates the Owner's ongoing efforts to address comments provided by this office, which includes this most recent change to the plan.

Recommendation

Based on the above, TRCA staff recommends approval of Draft Plan of Subdivision 19T-14V011, subject to the conditions listed in Appendix 'A'.

TRCA's comments on Zoning By-law Amendment Application Z.14.072 can be found within the conditions of draft plan approval.

We would be happy to meet with the City and Owner to discuss TRCA's comments and conditions further.

Should any revisions to Draft Plan of Subdivision Application 19T-14V011 or Zoning By-law Amendment Application Z.14.072 be proposed now or in the future, TRCA staff asks to be given the opportunity to amend our conditions and comments accordingly.

Please provide the Notice of Decision for both the draft plan of subdivision and zoning by-law amendment once they are approved.

Fees

By copy of this letter, we thank the Owner for providing the initial \$18,900.00 TRCA application fee. This project will be subject to a clearance fee at the time of clearance, which will be based on the fee schedule in effect at that time.

We trust these comments are of assistance. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

Coreena Smith, BES, MCIP, RPP
Senior Planner, Planning and Development
Extension 5269

Enclosure (Appendix 'A')

cc: Joe Costa, Averica Land Development Services
Graziano Stefani, Goldpark Group

Appendix 'A' – TRCA's Conditions of Draft Plan Approval and Comments on the Zoning By-law Amendment Application**TRCA's Conditions of Draft Plan Approval**

TRCA staff recommends approval of Draft Plan of Subdivision 19T-14V011, Part of Lot 30, Concession 8, City of Vaughan, Regional Municipality of York, prepared by KLM Planning Partners Inc., dated November 2, 2016, subject to the following conditions:

1. That prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report and plans to the satisfaction of TRCA for any proposed topsoil stripping in the plan area. This submission shall include:
 - a. Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology; and
 - b. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after topsoil stripping.
2. That prior to site alteration (with the exception of topsoil stripping) and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) and plans to the satisfaction of TRCA in accordance with the Block Plan Resubmission - Revised, Block 55 East, Kleinburg Summit Community, Volumes 1 and 2, prepared by Malone Given Parsons Ltd. et al., dated June 2014, as may be amended to the satisfaction of TRCA and the City of Vaughan. This submission shall include:
 - a. A description of the storm drainage system (quantity and quality) for the proposed development;
 - b. Plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system;
 - c. Appropriate stormwater management techniques which may be required to control minor and major flows;
 - d. Appropriate Stormwater Management Practices (SWMPs) 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 the natural system, both aquatic and terrestrial;
 - e. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
 - f. Proposed measures to mitigate the potential erosive impacts of development on the natural system, both on and off-site;
 - g. Geotechnical analyses to ensure the integrity of stormwater management pond berms and to determine the need for a liner to limit seepage/piping and groundwater intrusion into the berms;
 - h. Proposed measures to promote infiltration and maintain water balance for the plan area;

- i. Proposed measures to maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development;
 - j. A subsurface investigation (including assessment of groundwater levels) at the location of the stormwater management pond and for the final design of site grading and house basement elevations. The recommendations of the subsurface assessment will be used to inform the final design and construction plans;
 - k. An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation and any permitting requirements;
 - l. Detailed plans and supporting calculations for the eco-passage/surface water connection under Street "1";
 - m. Grading plans for the subject lands;
 - n. Cross-sections and details where grading is proposed in or adjacent to the Valley Lands (Blocks 42 and 43 inclusive) and Open Space Buffer (Block 58), including but not limited to existing and proposed grades, limits of the natural features and hazards, buffers, transition to the adjacent tableland areas, interim stabilization of the slopes/disturbed areas, mitigation, tree protection, sediment and erosion controls, and supporting geotechnical/soils analyses;
 - o. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
 - p. The location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended.
3. That prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner prepare a tree protection and preservation plan for the site to the satisfaction of TRCA. The Vegetation Community Preservation Report, Block 55 East – Kleinburg Summit, prepared by Aboud & Associates Inc., dated January 15, 2014, can be used as a basis for the detailed tree protection and preservation plan, but would need to be updated to reflect the most up-to-date development limits and proposed areas of disturbance. The recommendations of the tree protection and preservation plan shall be implemented by the Owner to the satisfaction of TRCA prior to topsoil stripping.
4. That prior to topsoil stripping, the Owner initiate and continue to undertake the monitoring programs outlined in the Master Environmental Servicing Plan, prepared by SCS Consulting Group Ltd., dated June 2014, as may be amended to the satisfaction of TRCA and the City of Vaughan, which includes but is not limited to the submission of monitoring reports and mitigation and adaptive management plans where negative impacts are anticipated or have occurred as a result of development in the plan area, to the satisfaction of TRCA and the City of Vaughan. The recommendations of the mitigation and adaptive management plans shall be implemented by the Owner to the satisfaction of TRCA and the City of Vaughan.
5. That prior to site alteration (with the exception of topsoil stripping) and prior to the registration of this plan or any phase thereof, the Owner prepare plans to the satisfaction of TRCA in support of

the wildlife enhancements that are applicable to the plan area as outlined in the Block Plan Resubmission - Revised, Block 55 East, Kleinburg Summit Community, Volumes 1 and 2, prepared by Malone Given Parsons Ltd. et al., dated June 2014, as may be amended to the satisfaction of TRCA and the City of Vaughan, which for this site includes the creation of an eco-passage under Street "1" connecting the natural features west of the site to the natural features on the eastern portion of the site.

6. That prior to the registration of this plan or any phase thereof, the Owner prepare comprehensive edge management plans/restoration planting plans to the satisfaction of TRCA for the Valley Lands (Blocks 42 and 43 inclusive), Open Space Buffer (Block 58) and Hydro Corridor (Block 39) (The comprehensive restoration planting plans in the Hydro Corridor (Block 39) are intended to only provide a continuous planted corridor, linking the natural areas in the Valley Lands (Blocks 42 and 43 inclusive) and Open Space Buffer (Block 58) and enhancing the intended of function the proposed eco-passage under Street "1" to the satisfaction of TRCA).
7. That prior to the registration of this plan or any phase thereof, the Owner prepare planting plans for the Stormwater Management Block (Block 41) to the satisfaction of TRCA.
8. That prior to the registration of this plan or any phase thereof, the Owner prepare a plan that addresses the removal and restoration of historical, man-made intrusions in the Valley Lands (Blocks 42 and 43 inclusive) and Open Space Buffer (Block 58) to the satisfaction of TRCA, which must include but is not limited to the removal of paths, culverts, structures, fences, debris, etc. and the restoration of these areas to a natural state.
9. That prior to the registration of this plan or any phase thereof, the Owner prepare trail plans and details to the satisfaction of TRCA for areas within and adjacent to the Valley Lands (Blocks 42 and 43 inclusive), Open Space Buffer (Block 58) and Hydro Corridor (Blocks 39 and 40 inclusive).
10. That prior to the registration of this plan or any phase thereof, the Owner prepare a report that assesses the technical feasibility and preliminary cost estimates of creating pedestrian connections to the existing and proposed publicly owned trail systems external to the plan area. This report will be completed in consultation with and to the satisfaction of TRCA and the City of Vaughan.
11. That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
12. That the Valley Lands (Blocks 42 and 43 inclusive) and Open Space Buffer (Block 58) be dedicated to TRCA or the City of Vaughan, free of all charges and encumbrances, to the satisfaction of TRCA.
13. That the implementing zoning by-law recognize the Valley Lands (Blocks 42 and 43 inclusive) and Open Space Buffer (Block 58) in an open space, or other suitable environmental zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.
14. That the Owner provide a copy of the approved implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
15. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
 - a. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's

conditions of draft plan approval (Conditions 1 through 11 inclusive in TRCA's letter dated November 15, 2016);

- b. To carry out, or cause to be carried out, to the satisfaction of TRCA, the monitoring programs outlined in the Master Environmental Servicing Plan, prepared by SCS Consulting Group Ltd., dated June 2014, as may be amended to the satisfaction of TRCA and the City of Vaughan, which includes but is not limited to the submission of monitoring reports and mitigation and adaptive management plans where negative impacts are anticipated or have occurred as a result of development in the plan area, to the satisfaction of TRCA and the City of Vaughan. The Owner agrees to carry out, or cause to be carried out, the mitigation and adaptive management plans to the satisfaction of TRCA and the City of Vaughan;
 - c. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA;
 - d. To obtain all necessary permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA;
 - e. To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA;
 - f. To erect a permanent fence along all residential lots and blocks that abut the Valley Lands (Blocks 42 and 43 inclusive) and Open Space Buffer (Block 58) and in other areas as may be required to the satisfaction of TRCA to protect existing and future open space lands from unauthorized/non-programmed entry;
 - g. To prohibit grading works within the Valley Lands (Blocks 42 and 43 inclusive) and Open Space Buffer (Block 58) unless approved by TRCA;
 - h. To prohibit retaining walls in or adjacent to the Valley Lands (Blocks 42 and 43 inclusive) and Open Space Buffer (Block 58) unless approved by TRCA; and
 - i. Prior to the issuance of any building permit on Lots 1 to 17 inclusive, Lot 34 and Blocks 35 to 36 inclusive, shown on Draft Plan of Subdivision 19T-14V011, Part of Lot 30, Concession 8, City of Vaughan, Regional Municipality of York, prepared by KLM Planning Partners Inc., dated November 2, 2016, the Owner demonstrates to the satisfaction of TRCA that the grading and stabilization of all disturbed areas on and adjacent to the referenced lots and blocks has been implemented pursuant to the TRCA approved plans. This will include, but is not limited to the submission of as-built drawings, site photos, inspection/monitoring reports and written certification by the consulting engineer, ecologist and/or other professionals as deemed necessary by TRCA to the satisfaction of TRCA.
16. That this draft plan of subdivision be subject to red-line revision(s) in order to meet the requirements of TRCA's conditions of draft plan approval (Conditions 1 through 16 inclusive in TRCA's letter dated November 15, 2016), if necessary, to the satisfaction of TRCA.
17. That the Owner provide a copy of the fully executed subdivision agreement to TRCA, when available, in order to expedite the clearance of conditions of draft plan approval.

TRCA's Comments on the Zoning By-law Amendment Application

TRCA's comments on Zoning By-law Amendment Application Z.14.072 can be found above within the conditions of draft plan approval for Draft Plan of Subdivision Application 19T-14V011. Further comments may be provided on the zoning by-law amendment once a final draft has been received by TRCA for review.

Should any revisions to Draft Plan of Subdivision Application 19T-14V011 or Zoning By-law Amendment Application Z.14.072 be proposed now or in the future, TRCA staff asks to be given the opportunity to amend our conditions and comments.

Hydro One Networks Inc.
Facilities & Real Estate
P.O. Box 4300
Markham, Ontario L3R 5Z5
www.HydroOne.com

Courier:
185 Clegg Road
Markham, Ontario L6G 1B7

ATTACHMENT No.1d)



February 24, 2015

via e-mail only

Ms. Margaret Holyday, Planner
Planning Department
Municipality of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Ms. Holyday

Proposed Plan of Subdivision
1539028 Ontario Inc.
Part of Lot 30, Concession 8
Vaughan
File: 19T-14V011

Please be advised that Hydro One Networks Inc. ("HONI") has no objection in principle to the proposed plan of subdivision, provided the following are included as conditions of draft approval:

1. Prior to final approval, a copy of the lot grading and drainage plan, showing existing and final grades, must be submitted in triplicate to HONI for review and approval.
2. Any development in conjunction with the subdivision must not block vehicular access to any HONI facilities located on the right of way. During construction, there will be no storage of materials or mounding of earth, snow or other debris on the right-of-way.
3. Temporary fencing must be place along the easement corridor during construction. Permanent fencing must be erected where subdivision lots directly abut the HONI easement at the developers expense.



4. The subdivider shall make arrangements satisfactory to HONI for the crossing of the hydro right-of-way by any proposed roads. Separate proposals including detailed lighting and site servicing plans shall be submitted in triplicate to HONI for future road crossings. The developer must contact **Maria Agnew**, HONI Senior Real Estate Coordinator at **(905) 946-6275** to begin the process of acquiring a Construction and Encroachment Agreement.
5. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this subdivision will be borne by the developer.
6. The easement rights of HONI and its legal predecessors are to be protected and maintained.
7. If the proposed development is within close proximity to a Transmission or Distribution station the following applies:

(a) The Developer hereby confirms and agrees that every agreement of purchase and sale heretofore and hereafter entered into by the Developer with any purchaser(s) of any unit or proposed unit in the Development contains the following notice/warning provisions (or clauses substantially similar thereto in all respects), namely: "Each unit purchaser and/or lessee specifically acknowledges and agrees that the development of the Lands upon which this Development is being (or has been) constructed, will be (or has been) undertaken and completed in accordance with any requirements that may be imposed from time to time by any Governmental Authorities, and that the proximity of this Development to facilities, installations and/or equipment owned and/or operated by HONI may result in noise, vibration, electro-magnetic interference and stray current transmissions (hereinafter collectively referred to as the "**Interferences**") to this Development, and despite the inclusion of control features within this Development, Interferences from the aforementioned sources may, occasionally interfere with some activities of the occupants in this Development. Notwithstanding the above, each unit purchaser and/or lessee agrees to indemnify and save HONI and harmless, from and against all claims, losses, judgments or actions arising or resulting from any and all of the Interferences. In addition, it is expressly acknowledged and agreed that HONI does not, and will not, accept any responsibility or liability for any of the Interferences in respect of this Development and/or its occupants. Furthermore, there may be alterations and/or expansions by HONI to its facilities and/or transformer station which may temporarily affect the living environment of the residents notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the Development. HONI will not be responsible for any complaints or claims or any kind howsoever arising from use, expansion and/or alterations of such facilities and/or operations on, over or under its transformer station. Furthermore, each unit purchaser and/or lessee acknowledges and agrees that an electro-magnetic, stray current and noise-warning/vibration clause similar to the foregoing shall be inserted into any succeeding or subsequent sales agreement, lease or sublease, and that this requirement shall be binding not only on the Purchaser hereunder but also upon the Purchaser's respective heirs, estate trustees, successors and permitted assigns, and shall not cease or terminate on the closing of this purchase and sale transaction with the Vendor/Declarant."

(b) The Developer covenants and agrees that so long as the City does not object thereto, the language set out in Section 3.1(d) hereof (or language substantially similar thereto) shall also be included in the Site Plan Agreement entered into by the Developer with Region of Vaughan to be registered on title to the Development.

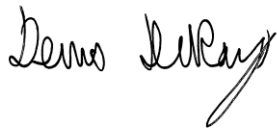


In addition, it is requested that the following be added as a Note to the Conditions of Draft Approval.

8. The transmission lines abutting this subdivision operate at 500,000, 230,000 or 115,000 volts. Section 188 – Proximity – of the Regulations for Construction Projects in the *Occupational Health and Safety Act*, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the *Act*. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.

I trust this is satisfactory. If you have any questions please call me at your convenience at the number below.

Yours Truly

A handwritten signature in black ink, appearing to read "Dennis De Rango". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Dennis De Rango
Specialized Services
Team Lead
905-946-6237

cc Maria Agnew - Hydro One



ATTACHMENT No.1e)

Development & Municipal Services Control Centre
Floor 5, 100 Borough Drive
Scarborough, Ontario
M1P 4W2
Tel: 416-296-6291 Toll-Free: 1-800-748-6284
Fax: 416-296-0520

May 13, 2015

City of Vaughan
Planning Department
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Margaret Holyday

RE: Draft Plan of Subdivision
Kirby Rd. & Kipling Ave.
Your File No: 19T-14V011
Bell File No: 50905

A detailed review of the Draft Plan of Subdivision has been completed.

The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

The following paragraph(s) are to be included as Conditions of Draft Plan of Subdivision Approval:

1. The Owner shall agree in the Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.

2. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

Should you have any questions please contact Sushannah Spataro at 416-296-6214.

Yours truly

A handwritten signature in black ink, appearing to read 'Lina Raffoul', with a long horizontal flourish extending to the right.

Lina Raffoul,
Manager - Development & Municipal Services, ON

March 10, 2015

**CITY OF VAUGHAN
2141 MAJOR MACKENZIE DRIVE
VAUGHAN ON L6A 1T1**

Attention: Margaret Holyday - Planner

Re: 19T-14V011

RELATED FILES: Z.14.072

1539028 ONTARIO INC.

PART OF LOT 30, CONCESSION 8

THE CITY OF VAUGHAN WARD 1 POSTAL DELIVERY AREA: KLEINBURG .

Dear Sir/Madam:

Thank you for the opportunity to comment on the above noted project.

As a condition of draft approval, Canada Post requires that the owner/developer comply with the following conditions.

- The owner/developer agrees to include on all offers of purchase and sale, a statement which 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 home 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 plan.

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

- An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on.
- Any required walkway across the boulevard, as per municipal standards.
- 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 new residence as soon as the homes are occupied.

I trust that this information is sufficient, however, should you require further information, please do not hesitate to contact me at the above mailing address or telephone number.

Sincerely,

Patrick Brown

Patrick Brown
Delivery Planning Officer
Canada Post
1860 Midland Ave 2nd Fl
Scarborough On M1P 5A1
416-751-0160 Ext 2019
Patrick.brown@canadapost.ca



ATTACHMENT No.1g)

Enbridge Gas Distribution
500 Consumers Road
North York, Ontario M2J 1P8
Canada

February 26, 2015

Margaret Holyday
Planner
City of Vaughan
Development Planning Division
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Dear Margaret Holyday,

Re: Draft Plan of Subdivision
1539028 Ontario Inc.
Part of Lot 30, Concession 8
City of Vaughan
File No.: 19T-14V011 Related Files: Z.14.072

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea30@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and /or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

The applicant will grade all road allowances to as final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink, appearing to read "Nikki DeGroot". The signature is stylized with a large, looped "N" and a long, sweeping horizontal stroke at the end.

Nikki DeGroot

Municipal Advisor
Distribution Planning & Records

ND/se



FEBRUARY 24, 2015

☐

We have reviewed the Proposal and have no comments or objections to its approval.

☒

We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).

☐

We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by _____.

☐

We have reviewed the proposal and have the following concerns (attached below)

☐

We have reviewed the proposal and our previous comments to the Town/City, dated _____, are still valid.

PowerStream has received and reviewed the submitted plan proposal. This review, however, does not imply any approval of the project or plan.

The owner, or his agent, for this plan is required to contact PowerStream to discuss all aspects of the above project. PowerStream will require site plan drawings, draft m-plans, legal plans, architectural design drawings, electrical consultant's drawings, number of units/lots in the subdivision/development and type of the subdivision/development (i.e., single family residential, town homes, condominium town homes, industrial etc.), square footage of the buildings, the required voltage, amperage and building loads, along with the completed and signed Service Application Information Form (SAIF). PowerStream will then use this information to determine the type of available service in the area to supply this project and determine the charges for the subdivision or development.

Once PowerStream has received all proposed details and are satisfied with the design, PowerStream will provide the customer with an "Offer to Connect" which will specify all the details and the responsibilities of each party. Once the "Offer to Connect" is signed and full payment received by PowerStream, PowerStream will start the final design and state and/or obtain the required approvals from the local municipality.

The information on the SAIF must be as accurate as possible to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAIF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue.



ATTACHMENT No. 1h)

FEBRUARY 24, 2015

All proposed buildings, billboards, signs, and other structures associated with the development must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the Ontario Electrical Safety Code and the Occupational Health and Safety Act.

If there are any existing components of PowerStream's electrical distribution system on the proposed project site, they will have to be relocated by PowerStream at the Developer's cost. Any conflicts due to driveway locations or clearances to the existing overhead or underground distribution system will have to be relocated by PowerStream at the Developer's cost.

We trust this information is adequate for your files.

Regards,

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 905-417-6900 ext. 24419
Fax: 905-532-4401
E-mail: tony.donofrio@powerstream.ca

Subdivision Application Information Form is available by calling 905-417-6900 x31297

November 8, 2016

Ms. Margaret Holyday, MCIP, RPP
Planner
City of Vaughan
Development Planning Department
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Via email: Margaret.Holyday@vaughan.ca

Dear Ms. Holyday:

**Re: Proposed Draft Plan of Subdivision, 1539028 Ontario Inc. (the “Draft Plan”)
Part of Lot 30, Concession 8, The City of Vaughan (the “Subject Lands”)
Your File No.: 19T-14V011 & Z.14.072
Our File No.: PAR 34608**

Regarding the subdivision noted above, TransCanada PipeLines Limited (“**TransCanada**”) hereby advises it will be constructing a high pressure natural gas pipeline within the Subject Lands in 2017, as referenced in Plan 65R-36682.

TransCanada’s practice is to engage with municipal authorities, developers and landowners early in the planning stage of any development project occurring within 200 metres of TransCanada’s pipeline right-of-way (“**ROW**”) (or within 750 metres of a TransCanada compressor station or pump station). This consultation allows for TransCanada’s facilities to be appropriately incorporated into the development plan, and ensures that considerations are made for the safety and protection of the public, the environment as well as TransCanada’s pipeline facilities and other property.

We request the following setback be implemented in the Zoning By-law Amendment:

“No permanent building or structure may be located within 7 metres of the pipeline right-of-way. Accessory structures shall have a minimum setback of at least 3 metres from the limit of the right-of-way.”

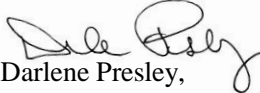
In addition, we request that the following requirements be included as conditions of the subject Draft Plan, if approved:

1. The pipeline ROW should be dedicated as passive open/green space or parkland, such as part of a linear park system;
2. TransCanada’s pipeline ROW must be identified and clearly labelled on all municipal plans and schedules as a pipeline/utility corridor;

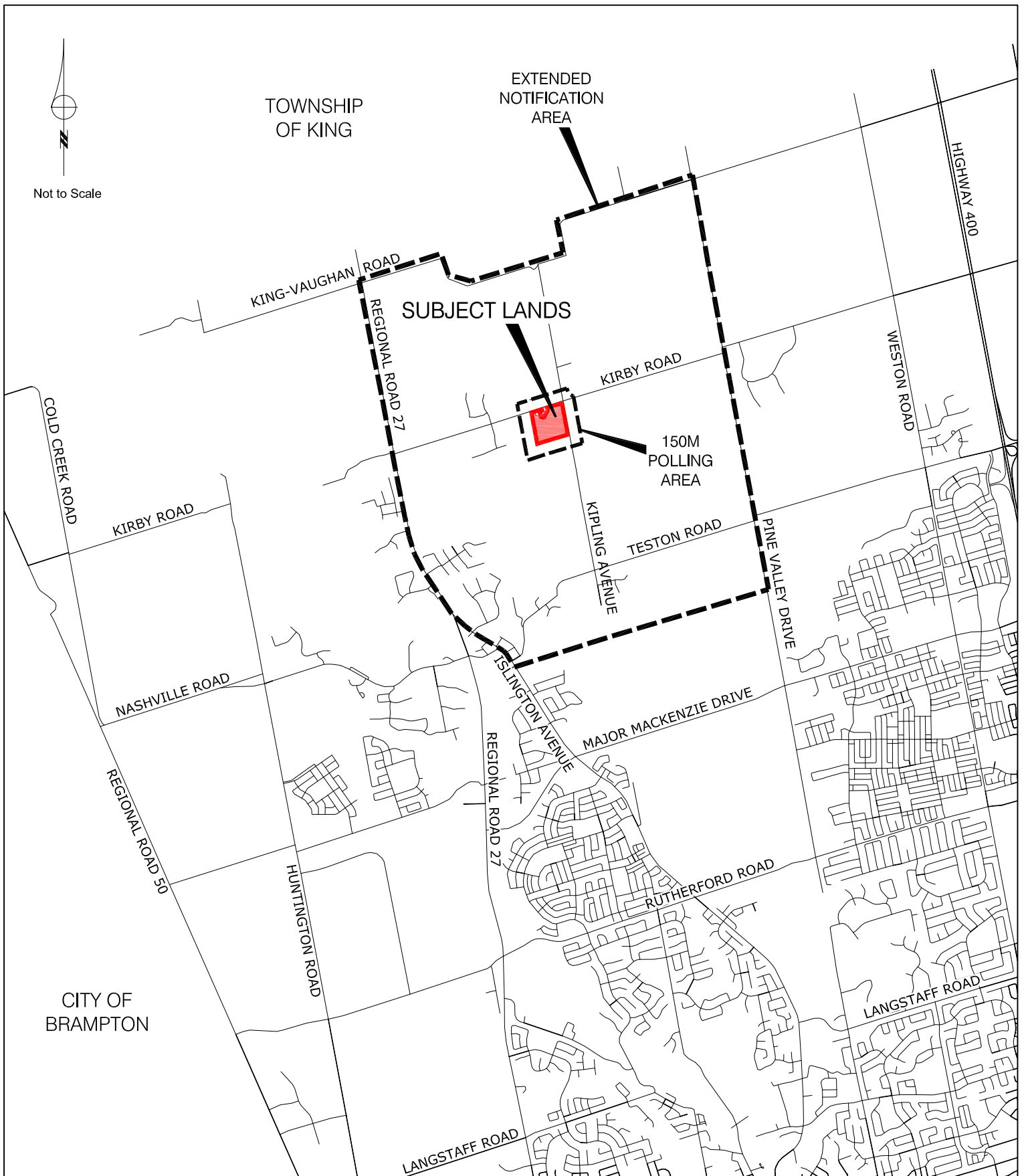
3. Subdivision design should minimize the number of roads, utilities, or other linear disturbances that cross the pipeline ROW, with preferred crossing angles as close to a right angle as possible;
4. Pursuant to the *National Energy Board Pipeline Damage Prevention Regulations – Authorizations*, and the *National Energy Board Pipeline Damage Prevention Regulations – Obligations of Pipeline Companies*, written consent must be obtained from TransCanada prior to undertaking the following activities, and a locate request must be made to the local one-call notification centre (“**One-Call Centre**”) a minimum of three business days in advance of any crossing activity:
 - Constructing or installing a facility across, on, along or under a TransCanada pipeline ROW. A facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts;
 - Conducting a ground disturbance (excavation or digging) on TransCanada’s pipeline ROW or within 30 meters on either side of centreline of TransCanada’s pipe (“**Prescribed Area**”);
 - Driving a vehicle, mobile equipment or machinery across a TransCanada pipeline ROW outside the travelled portion of a highway or public road; and
 - Using any explosives within 300 meters of TransCanada’s pipeline ROW.
5. During construction activities, the developer must install and maintain temporary fencing along the limits of TransCanada’s pipeline ROW to prevent unauthorized access onto the pipeline ROW with heavy equipment. The fence must meet TransCanada’s specifications concerning type, height and location and must be maintained by the owner for the duration of construction;
6. Permanent fencing may be required by the developer/owner along the edge of TransCanada’s pipeline ROW. The fence must meet TransCanada’s and the municipality’s specifications concerning type, location, and height. As noted above, the construction of a fence, including installation of fence posts, on the pipeline ROW or within the Prescribed Area, requires written consent from TransCanada;
7. Paving is not permitted on the pipeline ROW, except at authorized crossings. Parking is not permitted on the pipeline ROW;
8. Landscaping requires TransCanada’s written consent. Features such as, but not limited to, pedestrian pathways may be permitted as long as they do not impede TransCanada’s access along its ROW for operational or maintenance activities. TransCanada may also specify additional protective measures which will be outlined in the written consent.
9. Any damages to TransCanada’s new and/or existing cathodic protection test stations in the area due to construction must be repaired at the developer’s expense;
10. The developer shall include notice of the following in all offers of purchase and sale of properties within the Prescribed Area:
 - Notice of the easement agreement registered against the property (or near the property) which may affect development activities on the property; and
 - The Ontario One Call Number 1-800-400-2255;
11. All display plans in the lot/home sales office shall identify the TransCanada pipeline ROW corridor within the proposed linear park block(s); and
12. The developer or owner shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the foregoing terms and conditions.

Thank you for the opportunity to comment. Kindly forward a copy of the decision to the undersigned by mail or by email to dpresley@mhbcplan.com. If you have any questions, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Darlene Presley', written over a light grey rectangular background.

Darlene Presley,
Planning Co-ordinator
on behalf of TransCanada PipeLines Limited



Context Location Map

LOCATION:
Part of Lot 30, Concession 8

APPLICANT:
1539028 Ontario Inc.

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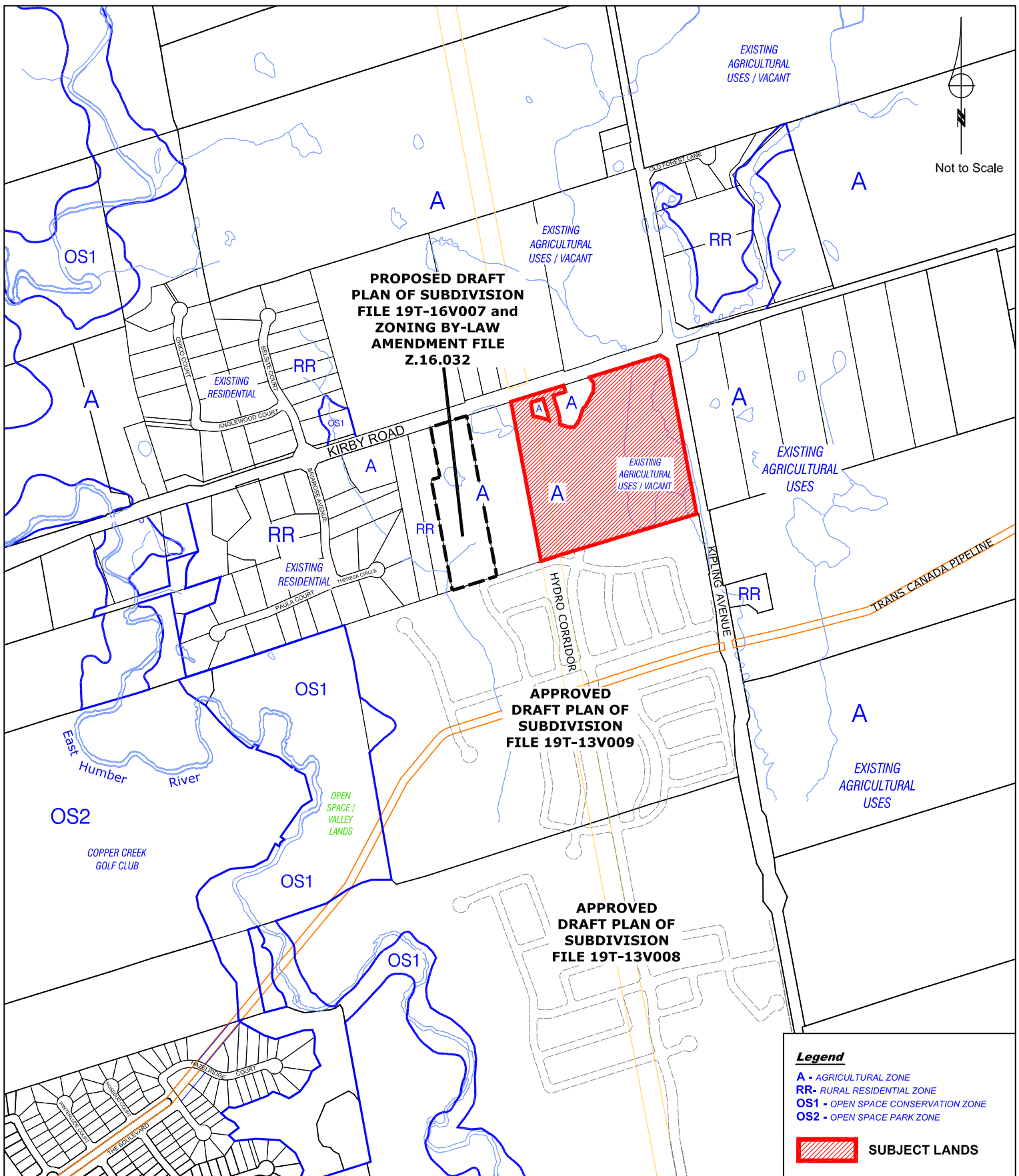


Attachment

FILES:
Z.14.072 & 19T-14V011

DATE:
January 17, 2017

2



Location Map

LOCATION:
Part of Lot 30, Concession 8

APPLICANT:
1539028 Ontario Inc.

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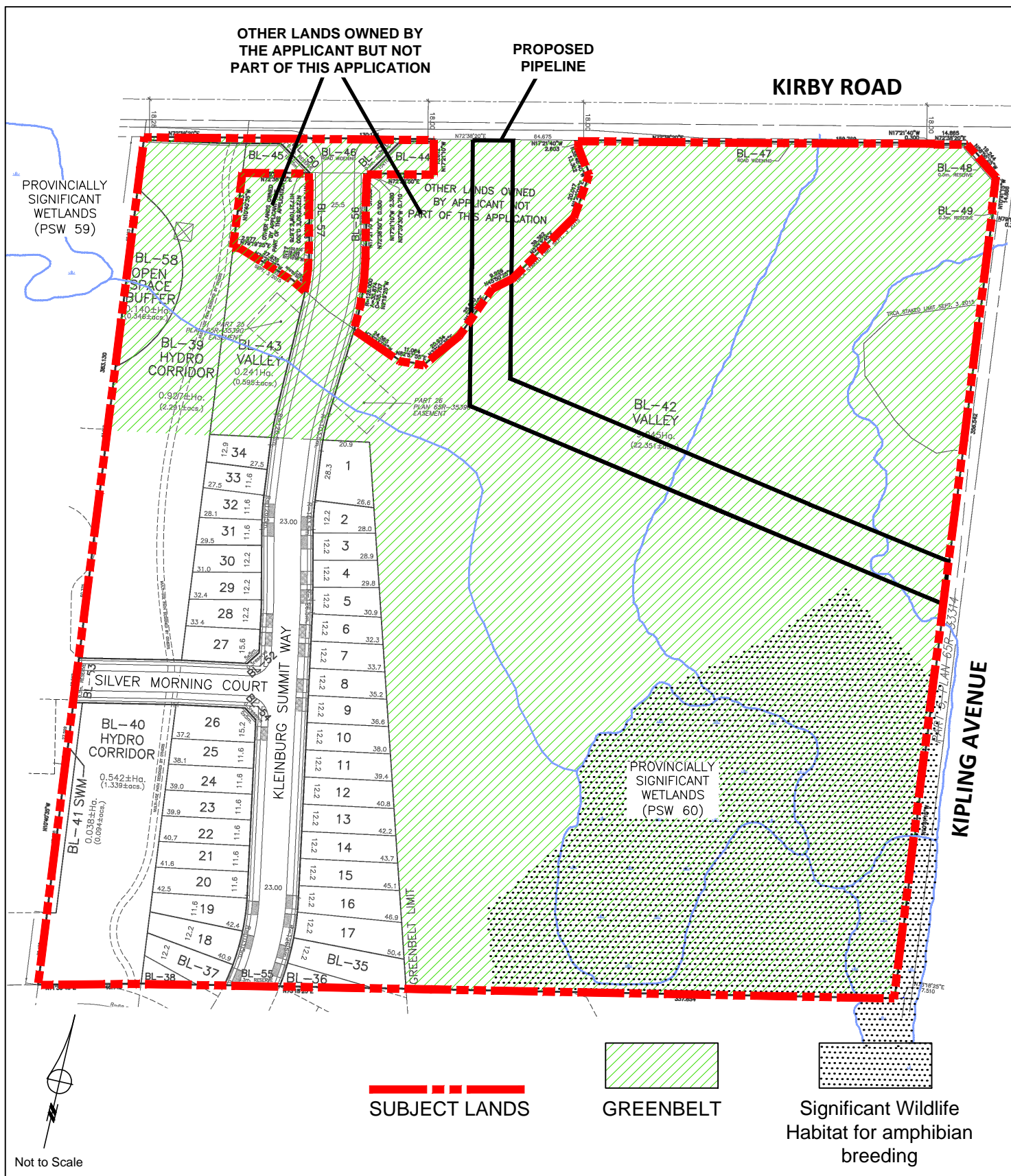


Attachment

FILES:
Z.14.072 & 19T-14V011

DATE:
January 17, 2017

3



Draft Plan of Subdivision File 19T-14V011

APPLICANT: 1539028 Ontario Inc. LOCATION: Part of Lot 30, Concession 8

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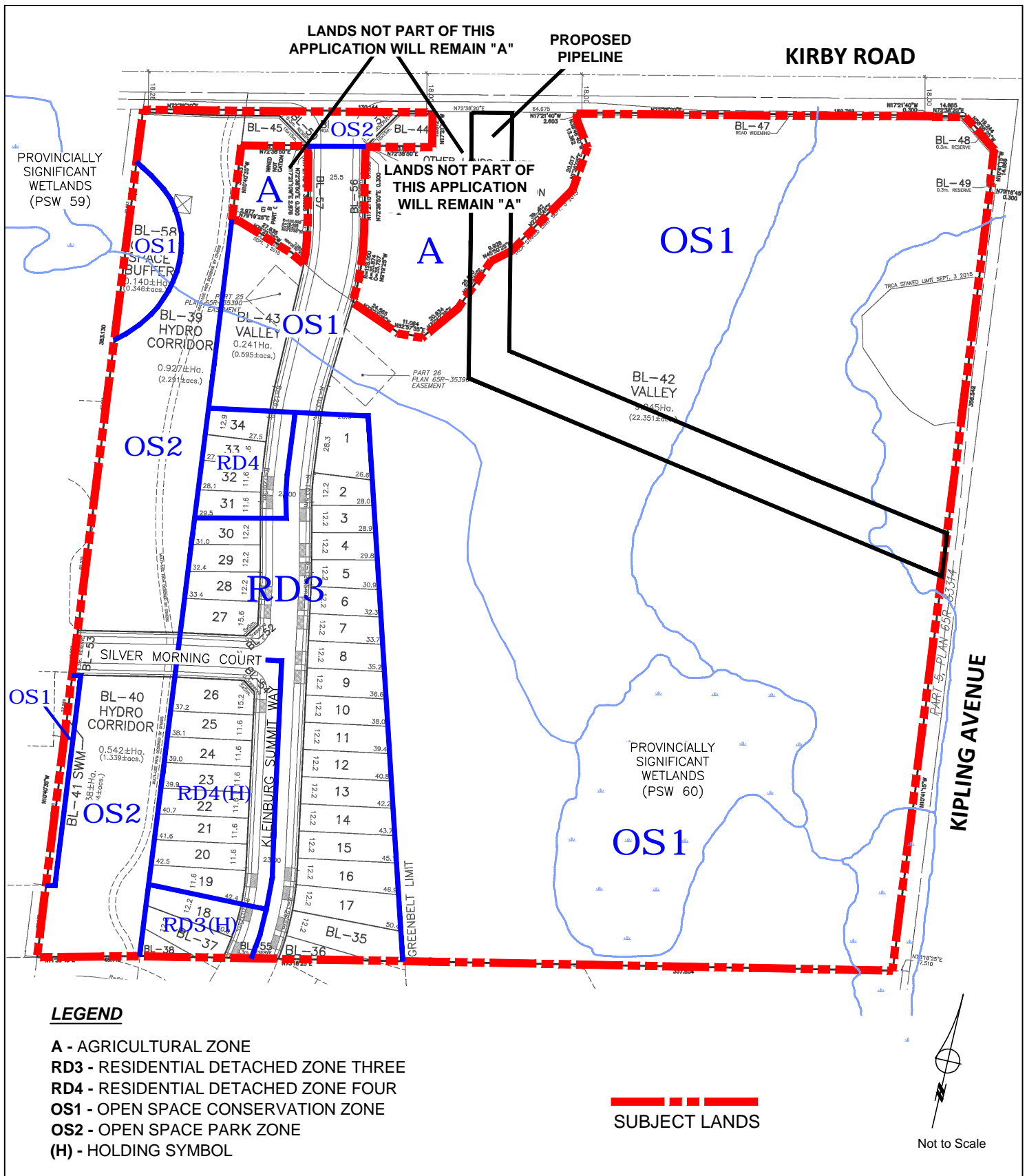


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FILES:
Z.14.072 & 19T-14V011

DATE:
January 17, 2017

4



Proposed Zoning

LOCATION:
Part of Lot 30, Concession 8

APPLICANT:
1539028 Ontario Inc.



Attachment

FILES:
Z.14.072 & 19T-14V011

DATE:
January 17, 2017

5



Land Use	Area (ha)
KN LR-1 Single Family	31.97
KN LR-2 Singles & Semis	2.57
KN LR-3 Semis & Townhouses	0.53
KN LR MU II	1.06
Special Study Area	5.36
Neighbourhood Park	2.63
Parks	1.72
Landscape / Vista Areas	2.73
Landscape Restoration Areas	6.37
Storm Water Management	6.98
Utility Corridor	8.96
Greenbelt / N.H.S.	100.76
Buffer / Agricultural Area	20.89
Roads	20.89
TOTAL*	192.53

- Property Lines
- Trail
- Multi-Use Trail
- Sidewalks
- Greenbelt Limit
- MNR Staked Feature Limit 2013
- TRCA Staked TOB / Feature Limit (2012/2013)
- Flood line
- Flood line 2013
- Meander Belt

* Total Area includes Non-Participating Lands

April 11, 2014

MALONE GIVEN PARSONS LTD.



Approved Block 55 Plan (File BL.55.2013)

LOCATION: Part of Lot 30, Concession 8

APPLICANT: 1539028 Ontario Inc.

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FILES:
19T-14V011 & Z.14.072

DATE:
January 17, 2017

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