

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014**

Item 10, Report No. 6, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 18, 2014, as follows:

***By approving the recommendation set out in Communication C24 from the Commissioner of Planning, dated February 14, 2014, as follows:***

1. ***THAT the Report of the Commissioner of Planning and Director of Development Planning, dated February 4, 2014, with respect to Zoning By-law Amendment File Z.12.020 and Draft Plan of Subdivision File 19T-12V002, be amended as follows:***
  - a. ***Attachment #1 be deleted and replaced with the Pre-Conditions and Conditions of Approval attached hereto as Revised Attachment #1, specifically to delete City of Vaughan Conditions #1, #6, #7 and #48 and replace with the following revised Conditions #1, #6, #7 and #48:***
    - "1. ***The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated January 17, 2014, as red-line revised (February 18, 2014), incorporating the following red-line revisions:***
      - a) ***modify the width of the east-west extension of Street "3" from a 17.5 m wide local road to a 15 m wide single-loaded road, in order to accommodate lay-by parking spaces within the remaining 2.5 m width adjacent to the stormwater management facility (Block 193, Registered Plan 65M-4145); and,***
      - b) ***include a 6 m wide right-of-way for a pedestrian trail from the Draft Plan of Subdivision into and through the stormwater management facility lands (Block 193, Registered Plan 65M-4145)."***
    - "6. ***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 payment of development levies, the provisions of roads, including lay-by parking on Street "3" and municipal services, landscaping, including a pedestrian trail into and within the stormwater management facility lands (Block 193, Registered Plan 65M-4145) and any required landscaping, and fencing. The said Agreement shall be registered against the lands to which it applies."***
    - "7. ***Prior to final approval of the Plan, the owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 40 to the satisfaction of the city. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, including a pedestrian trail into and within the stormwater management facility lands (Block 193, Registered Plan 65M-4145) and any required landscaping, cash-in-lieu of parkland, roads and municipal services within Block 40. The owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and the City's approved "Cash-in-lieu of Parkland Policy". This Agreement shall also include a provision for additional developers to participate within the Developers' Group Agreement when they wish to develop their lands."***
    - "48. ***Prior to final approval, the owner shall prepare a landscape master plan, and the plan shall address, but not be limited to, the following issues:***
      - a) ***The co-ordination of the urban design/streetscape elements as they relate to the approved urban design guidelines.***

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- b) The provision of edge treatments along Major Mackenzie Drive and Weston Road.*
  - c) The provision of landscaping in the exterior side yards to compensate for the reduced landscaping in the sight triangle.*
  - d) The provision of pedestrian urban connections between streets and built forms.*
  - e) The provision of a pedestrian trail into and within the stormwater management facility lands (Block 193, Registered Plan 65M-4145) and any required landscaping."*
- b. Attachment #3 be deleted and replaced with the Revised Location Map as shown on Revised Attachment #3, attached hereto.*
  - c. Attachment #5 be deleted and replaced with Draft Plan of Subdivision 19T-12V002 red-line revised (February 18, 2014) as shown on Revised Attachment #5, attached hereto.*
  - d. Add new Attachments #7 and #8, as attached hereto.*

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**ZONING BY-LAW AMENDMENT FILE Z.12.020  
DRAFT PLAN OF SUBDIVISION FILE 19T-12V002  
MAPLEQUEST (VAUGHAN) DEVELOPMENTS INC.  
WARD 3 – VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated February 4, 2014, be approved;**
- 2) That staff provide a report to the Council meeting of February 18, 2014, with respect to the feasibility of providing layby parking along 'Street 3' and a pedestrian trail around the pond; and**
- 3) That the deputation of Mr. James Kennedy, KLM Planning Partners Inc., Jardin Drive, Concord, be received.**

**Recommendation**

The Commissioner of Planning and the Director of Development Planning recommend:

- 1. THAT Zoning By-law Amendment File Z.12.020 (Maplequest (Vaughan) Developments 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 the following zone categories in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report:**
  - a) Rezone Block 1 to RT1(H) Residential Townhouse Zone with the addition of the Holding Symbol "(H)" to facilitate one block for future lots with a minimum lot frontage of 10 m, a minimum lot area of 140 m<sup>2</sup> and a minimum lot depth of 20 m for four street townhouse dwelling units.**

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- b) Rezone Blocks 2 to 44 inclusive to RT1(H) Residential Townhouse Zone with the addition of the Holding Symbol “(H)” to facilitate 43 blocks for future lots with a minimum lot frontage of 5.5 m, a minimum lot area of 140 m<sup>2</sup> and a minimum lot depth of 27.5 m for 222 street townhouse dwelling units.
  - c) Rezone Blocks 45 to 51 inclusive to RT1(H) Residential Townhouse Zone with the addition of the Holding Symbol “(H)” to facilitate seven blocks to be combined with blocks on adjacent lands for future lots with a minimum lot frontage of 5.5 m, a minimum lot area of 151.25 m<sup>2</sup> and a minimum lot depth of 27 m for 16 street townhouse dwelling units.
  - d) Rezone Blocks 52 to 54 inclusive, to RVM2(H) Residential Urban Village Multiple Dwelling Zone Two with the addition of the Holding Symbol “(H)” to facilitate three blocks for medium density development, specifically for 130 block townhouse dwelling units.
  - e) Rezone Blocks 55 and 79 to OS2 Open Space Park Zone for landscape buffers.
  - f) Require that prior to the removal of the Holding Symbol “(H)” the following conditions shall be addressed:
    - i. The water supply and sewage servicing capacity shall be identified and allocated by the Council of the City of Vaughan.
      - a) The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure. OR
      - b) 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
      - c) 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.
    - ii. The approval of a Site Development Application for the subject lands.
    - iii. Blocks 45 to 51 inclusive develop with the adjacent lands in order to facilitate street townhouse dwelling units.
2. THAT Draft Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.) dated February 17, 2014, as shown on Attachment #5, BE APPROVED, subject to the pre-conditions and conditions set out in Attachment #1 to this report.
3. THAT prior to final approval, or any part thereof of Draft Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.), the owner shall enter into the Developer's Group Agreement for Block 40. The agreement shall be regarding, but not limited to, all cost sharing for the provisions of parks, cash-in-lieu of parkland, roads, and municipal services within Block 40.

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4. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.), shall include the following clause:

“The owner shall 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 Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

5. THAT the owner enter into an agreement with the city to be registered on title, indicating that no Lots and/or Blocks, will be offered for sale by the owner or purchasers until water supply and sewage servicing capacity has been identified and allocated by the city.

#### **Contribution to Sustainability**

The applications implement the following goals and objectives of Green Directions Vaughan:

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:

- i. Upgraded building technology and materials to reduce energy consumption and greenhouse emissions including:
  - a) Energy efficient windows and doors to reduce and/or eliminate drafts, as well as reduce external noise.
  - b) Low volatile organic compounds (voc) in products to minimize the amount of pollutants in the air.
- ii. Energy efficient appliances, heating-ventilation and air conditioning unit (hvac) systems.
- iii. Low flow plumbing fixtures to reduce water consumption and sewage volumes.

#### **Economic Impact**

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

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#### Communications Plan

On October 12, 2012, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands and to the East Woodbridge Community Association, Millwood Woodend Ratepayers Association, and Vellore Woods Ratepayers Association. To date, two letters were received with the following comments:

- i. Robert Dragicevic, Walker, Nott, Dragicevic Associates Limited, correspondence dated November 5, 2012, respecting the impact of the development of the subject lands on the adjacent lands to the north owned by Belmont Properties (Plan of Subdivision File 19T-06V07), concerning, but not limited to, stormwater management, road access and subdivision design.
- ii. Alan Young, Weston Consulting, correspondence dated May 13, 2013, respecting the impact of the development of the subject lands on the adjacent lands to the south owned by Cicchino Holding Ltd. (3812 Major Mackenzie Drive). In particular, concern regarding the design of the proposed east-west road (Street "1") and ensuring it does not impact the development of the Cicchino Holdings Ltd. lands and that it is in keeping with approved OPA #712 and Zoning By-law 234-2010.

These issues are addressed in the Subdivision Design and Developer's Group Agreement sections of this report.

#### Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #2 and #3:

1. Zoning By-law Amendment File Z.12.020 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RT1(H) Residential Townhouse Zone and RVM2(H) Residential Urban Village Multiple Dwelling Zone Two, each with the addition of the Holding Symbol "(H)" and OS2 Open Space Park Zone, in the manner shown on Attachment #4, together with site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-12V002 to facilitate a residential plan of subdivision consisting of street townhouse dwellings, medium density development for block townhouse dwellings (specifically, freehold dwelling units with their own parcel of land and common element condominium road, visitor parking, and landscape area), and open space for a landscape buffer on the subject lands as shown on Attachment #5. The Draft Plan of Subdivision development statistics are as follows:

<u>Blocks</u>	<u>Land Use</u>	<u>Units</u>	<u>Area (ha)</u>
1 - 44	Street Townhouse Dwellings	226	4.100
45 - 51	Street Townhouse Dwellings (16 Blocks for Part Lots)	8	0.322
52 - 54	Medium Density - Block Townhouses Dwellings	130	2.894
55 & 79	Landscape Buffer		0.022
56 & 57	Road Widening		0.112
58 & 59	0.3 m Reserves		0.003
	<u>Roads</u>		<u>2.205</u>
	Total	364	9.658

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#### Background - Analysis and Options

##### Location

The subject lands are located on the north side of Major Mackenzie Drive and on the west side of Weston Road, as shown on Attachments #1 and #2, in Part of Lot 21, Concession 6, City of Vaughan. The subject lands have an area of 9.658 ha, with 167 m frontage on Major Mackenzie Drive and 97.9 m frontage on Weston Road.

##### Supporting Documentation

The following reports were submitted in support of the applications:

- *Phase 1 Environmental Site Assessment for the Proposed Residential Development at Weston Rd. and Major Mackenzie Dr. West, City of Vaughan, Ontario*, dated September 21, 2011, by Soil Probe Ltd.
- *Geotechnical Investigation for the Proposed Residential Development at Weston Rd. and Major Mackenzie Dr. W., City of Vaughan, Ontario*, dated August 22, 2011, by Soil Probe Ltd.
- *Maplequest Vaughan Phase 1, City of Vaughan - Functional Servicing Report and Stormwater Management Report*, dated May 2012, by SCS Consulting Group Ltd.
- *Noise Feasibility Study, Maplequest Vaughan Developments Inc.* dated May 16, 2012, by Maplequest Vaughan Developments Inc.
- *Maplequest Vaughan Developments Inc. Proposed Residential Development at Major Mackenzie Drive and Weston Road, Vaughan - Traffic Impact Study, Traffic Management Plan and Sidewalk Plan*, dated May 2012, and revised in April 2013 and August 2013, by Genivar Inc.
- *The 2012 Stage 1-2 Archaeological Assessment of the Proposed Maplequest Vaughan Phase 1 Development, Part 1 of Plan 65R-30316, Part of Lot 21, Concession 6, Vaughan Geographic Township, City of Vaughan*, dated July 11, 2012, by D.R. Poulton & Associates Inc.

##### Official Plan - Land Use Designation/Uses/Density

###### i. Official Plan Amendment #600

The subject lands are designated “Low-Rise Residential” and “Stormwater Management Pond” by OPA #600, as amended by OPA #650 (Vellore Village District Centre Plan). The “Low-Rise Residential” designation permits detached, semi-detached, street townhouse, block townhouse and other ground related multiple housing forms with a density range between 17 to 40 units per ha, and the average density for the quadrant of not less than 25 units per ha. The proposed development for street and block townhouse dwellings yields a residential density of 38.2 units per hectare, and therefore, conforms to the Official Plan.

###### ii. City of Vaughan Official Plan 2010

The subject lands are designated “Low-Rise Residential” and “Low-Rise Mixed-Use” with a maximum building height of 4-storeys and Floor Space Index (FSI) of 1.5, and includes lands for a stormwater management pond that is identified as “Infrastructure and Utilities” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by the Region of York Council on June 28, 2012, and approved, in part, by the Ontario Municipal Board on July 23, 2013, and December 2, 2013.

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The “Low-Rise Residential” designation permits detached, semi-detached and townhouse dwelling units. The “Low-Rise Mixed-Use” designation for the subject lands (Medium Density Block 52 on Attachment #5), which is located within a Community Area permits townhouse and stacked townhouse dwelling units, low-rise buildings, retail uses, and office uses.

The proposed building type conforms to the City of Vaughan Official Plan 2010, however, the FSI cannot be determined until a Site Development application is submitted for the proposed development, should the applications be approved.

#### Block 40 South Plan

Council, at its meeting on April 24, 2006, approved the Block 40 South Plan, as revised, shown on Attachment #6, which provides the basis for the land uses, housing mixes and densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for the Block to provide for managed growth.

#### Zoning

The subject lands are currently zoned A Agricultural Zone by Zoning By-law 1-88, as shown on Attachment #3. To facilitate the proposed Draft Plan of Subdivision as shown on Attachment #5, an amendment to the zoning by-law is required to rezone the subject lands, in the manner shown on Attachment #4, together with the following site-specific zoning exceptions to the RT1 Residential Townhouse Zone and RVM2 Residential Urban Village Multiple Dwelling Zone Two:

Table 1: Proposed Zoning Exceptions

	<b>By-law Standard</b>	<b>Zoning By-law 1-88, RT1 Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Zone Requirements</b>
a.	Minimum Lot Frontage	6 m	5.5 m, except for Block 1 which shall be 10 m
b.	Minimum Lot Area	162 m <sup>2</sup>	140 m <sup>2</sup>
c.	Minimum Exterior Yard - Specific Note Zone 5	3.5 m abutting a non-residential use (greenway or buffer block)	1.2 m for Block 44
d.	Minimum Rear Yard	7.5 m	6 m for Block 1
e.	Minimum Lot Depth	27.5 m	20 m for Block 1
f.	Maximum Interior Garage Width on a Lot with a Frontage less than 11 m	3.048 m	6 m for Block 1

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g.	Maximum Building Height	11 m	12 m
h.	Maximum Width of a Driveway	The By-law does not include a maximum zoning requirement for a lot with a frontage less than 6.0m.	3.5 m for a lot with a frontage between 5.5 m to 5.99 m
i.	Minimum Distance between the Nearest Driveway and the Intersection of Street Lines	15 m	The driveway shall be outside of the sight triangle return, where there is both a sight triangle and sight triangle return, and where there is no sight triangle return, the driveway shall be outside of the sight triangle. This provision does not apply to Street 1 where it intersects with Weston Road.
j.	Maximum Number of Townhouse Units in a Row	6 units	7 units for each of Blocks 18 and 19

	<b>By-law Standard</b>	<b>Zoning By-law 1-88, RVM2 Zone Requirements</b>	<b>Proposed Exceptions to the RVM2 Zone Requirements</b>
k.	Maximum Building Height	11 m	12 m
l.	Definition for a Lot	“Lot” - means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 49 of the Planning Act, R.S.O. 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a Building Permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.	“Lot” - means to deem the subject lands to be one lot regardless of the number of buildings or structures erected, the creation of a new lot by way of common elements condominium, part lot control, consent, and/or any easements or registration that are given.



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m.	Definition of an Exterior Side Yard	“Exterior Side Yard” - means a side yard immediately adjacent to a street line. For the purposes of this paragraph, a lot abutting a greenway block shall be deemed to be a corner lot, having an exterior lot line.	Exterior side yard for Blocks 52 and 54 in the manner shown on Attachment #4
n.	Definition of a Front Yard	“Front Yard” - means a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of the nearest building or structure or open storage use on the lot	Front yard for Blocks 52 to 54 inclusive in the manner shown on Attachment #4
o.	Definition of an Interior Side Yard	“Interior Side Yard” - means the yard between the side lot line and the nearest part of any building or structure or open storage use extending from the front yard to the rear yard of a lot	Interior side yard for Blocks 52 to 54 inclusive in the manner shown on Attachment #4
p.	Definition of a Rear Yard	“Rear Yard” - means the yard extending across the full width of the lot between the rear lot line of the lot and the nearest part of the nearest building or structure on the lot or the nearest open storage use on the lot	Rear yard for Blocks 52 to 54 inclusive in the manner shown on Attachment #4
q.	Minimum Landscaping Around a Parking Area for Multiple Family Dwellings	<p>i. A strip of land not less than three (3) metres in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways across the said strip.</p> <p>ii. An outdoor parking area shall be screened from the street and any adjacent premises.</p>	<p>i. A strip of land not less than 2 metres in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways across the said strip.</p> <p>ii. An outdoor parking area within Blocks 52 to 54 inclusive shall be screened from the street and any adjacent lands.</p>

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r.	Dimensions of Driveways	<p>i. The maximum width of a driveway at the street curb and a curb cut shall be 6 m.</p> <p>ii. Not more than one driveway per lot shall be permitted</p>	<p>i. The maximum width of a driveway at the street curb and a curb cut shall be 7.5m.</p> <p>ii. A maximum of two driveways each with a right-of-way width of 12.5 m may be permitted on Block 52.</p>
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### i. Proposed Zoning Exceptions

#### a) Lot Frontage, Lot Area, and Exterior Yard for the RT1 Zone

The subject lands are located within the Vellore Village District Centre. The permitted density is between 17 to 40 units per ha, and the average density for the quadrant is not less than 25 units per ha. Table 1 identifies the Zoning By-law 1-88 standards for the minimum lot frontage, lot area, and exterior yard (specific note 5) and the proposed exceptions.

The reductions to the standards for the lot frontage and lot area allow for an increased number of units within the plan which complies with the density range with a maximum of 40 units per ha. The increased number of units supports the principles of intensification along transit-supportive road networks. The reduction to the exterior yard affects only Block 44, which abuts a 6 m wide landscape buffer block (Block 55). The intent of a wider exterior yard is maintained when the 1.2 m exterior yard and 6 m wide landscape buffer totalling a 7.2 m yard from the end unit of Block 44 to Weston Road are considered.

#### b) 1Lot Frontage, Rear Yard, Lot Depth and Garage Width for the RT1 Zone - Block 1

Due to the irregular configuration of the plan, the design of Block 1 as a wide and shallow block results in a reduction to the lot depth standard in Zoning By-law 1-88 from 27.5 m to 20 m. An increase to the minimum lot frontage from 6 m to 10 m is required to ensure that a lot area of 140 m<sup>2</sup> is provided, that is consistent with the lot area proposed for the other blocks within the RT1 Zone. Further, as the lots in Block 1 are wider each with a 10 m frontage, there is the opportunity to provide a 2-car garage for each dwelling unit. An exception to the Zoning By-law is necessary to the maximum interior garage width requirement from 3.048 m to 6 m. The lot would accommodate 4 cars on the lot (2 inside the garage and 2 on the driveway) thereby reducing the on-street parking need for Block 1. As these reduced zoning standards apply to only 4 street townhouse units, the Development Planning Department can support this request.

#### c) Building Height for the RT1 and RVM2 Zones

The proposed increased building height provides flexibility in the house designs including those with increased roof pitches. The building height increase of 1 m (from 11 m to 12 m) is a minor increase to the maximum height provision. A 12 m building height is considered appropriate from an urban design perspective. In addition, the lands will be subject to Architectural and Urban Design Guidelines, that must be approved by Vaughan Council to ensure appropriate built form.

#### d) Driveway Width for the RT1 Zone

Zoning By-law 1-88 does not provide a maximum driveway width for lots with less than 6 m lot frontage, as the By-law does not have any zone category where the lot frontage is less than 6 m.

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The Zoning By-law provides a maximum driveway width of 3.5 m for a lot frontage between 6 m and 6.99 m. The draft plan includes lot frontages of 5.5 m. Accordingly, an exception to Zoning By-law 1-88 is required to provide a maximum driveway width of 3.5 m for a lot with a 5.5 m frontage, which is consistent with the driveway width for the slightly wider 6 m lot, and is therefore considered appropriate.

#### e) Distance between the Nearest Driveway and Intersection for the RT1 Zone

The owner requested that the requirement for a minimum distance of 15 m between the nearest driveway and the intersection not be applied to the subject lands, in order to facilitate street townhouse dwelling units on public streets. The application of this requirement does not preclude the development of street townhouse dwelling units on a public street. Street "1" intersects with Weston Road, which is a regional road. The minimum distance of 15 m between the nearest driveway and the intersection of Street "1" at Weston Road shall be maintained to accommodate the regional intersection and road requirements of one, 5 m inbound lane and two, 3.5 m outbound lanes for a distance of 60 m from the widened limit of Weston Road, and to maintain the appropriate site distance for vehicular traffic. The Vaughan Development/Transportation Engineering Department advised that the minimum distance between the nearest driveway and the intersection of street lines for the remaining streets requires that the nearest driveway be outside the sight triangle return. Alternatively, where there is both a sight triangle and a sight triangle return, and where there is no sight triangle return, the driveway shall be outside the sight triangle.

#### f) Number of Townhouse Units in a Row for the RT1 Zone

Zoning By-law 1-88 limits the number of townhouse dwelling units in row to six dwelling units. The proposed townhouse development on Blocks 18 and 19 each include seven dwelling units in a row. The increase to 7 units is requested due to the length (frontage) of the blocks at a minimum of 43 m, providing lots with 5.5 m frontages. The Development Planning Department can support the request to permit seven units in a row given its limited application on only 2 Blocks within the Plan.

#### g) Definition of a Lot for the RVM2 Zone

The proposed exception to the definition of a "lot" is required to ensure that for zoning purposes, each of Blocks 52 to 54 inclusive, shown on Attachment #4, is deemed to be one lot. Given the nature of the proposed development, which includes multiple dwelling units and ownerships, this exception is appropriate and typical for a block development.

#### h) Definitions of Exterior Side, Front, Interior Side and Rear Yards for the RVM2 Zone

The modifications to the definitions for exterior side, front, interior side and rear yards is for the purposes of establishing the minimum yard requirements for Blocks 52 to 54 inclusive with multiple dwelling units as shown on Attachment #4, as the proposed development does not provide the typical yard as per the definitions in Zoning By-law 1-88, and is considered appropriate.

#### i) Landscaping Around a Parking Area for the RVM2 Zone

The owner originally requested that there be no requirement for landscaping or screening for the visitor parking areas within Blocks 52 to 54 inclusive whereas the by-law requires 3.0 m. The Development Planning Department is of the opinion that a minimum landscape strip of 2.0 m around the internal parking area is appropriate and does not preclude the Owner having flexibility

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in the site layout. All parking areas must be screened with landscaping and/or fencing to maintain a high level of streetscape design. These landscape details will be finalized through the review of the future Site Development application, if the subject applications are approved.

#### j) Dimensions of Driveways for the RVM2 Zone

The maximum driveway width at the street curb and curb cut shall be 7.5 m with a 1.5 m wide sidewalk on both sides and a 2 m wide landscape strip for a total right-of-way width of 12.5 m for Block 52. The wider right-of-way for the driveway is to accommodate a sidewalk for the safe movement of pedestrians. The landscaping is to screen the two driveways which are required in accordance with the City Engineering Criteria Guide as 76 units are proposed. The maximum driveway width at the street curb and cut of 7.5 m is proposed whereas 6 m is permitted to access Blocks 53 and 54 inclusive. The increased driveway width is necessary in order to accommodate the turning movements for service vehicles such as refuse/recycling trucks and emergency vehicles. The increased driveway width of 7.5 m is acceptable for Blocks 52 to 54 inclusive.

#### ii. Non-Residential Blocks

Blocks 55 and 79 in the Draft Plan of Subdivision are to be rezoned to OS2 Open Space Park Zone to provide a landscape buffer along Weston Road and Major Mackenzie Drive, respectively.

#### iii. Holding Symbol “(H)”

The implementing Zoning By-law will rezone the residential portion of the subject lands to RT1(H) Residential Townhouse Zone and RVM2(H) Residential Urban Village Multiple Dwelling Zone Two, each with the addition of the Holding Symbol “(H)”, as shown on Attachment #4, to ensure that the following matters are addressed, prior to the removal of the Holding provision:

- a) The water supply and sewage servicing capacity shall be identified and allocated by the Council of the City of Vaughan.
- b) The approval of a Site Development Application(s) for the subject lands.
- c) Blocks 45 to 51 inclusive are developed with the adjacent lands in order to facilitate full lots for street townhouse dwelling units.

The Development Planning Department is satisfied that the proposed rezoning of the subject lands in the manner shown on Attachment #4, together with the requested and/or modified site-specific exceptions discussed above are appropriate for the development of the subject lands.

#### Subdivision Design

The 9.658 ha Draft Plan of Subdivision is comprised of 44 blocks for 226 street townhouse dwelling units and 7 blocks for 16 street townhouses (to be developed with the adjacent lands), and 3 Blocks for 130 block townhouse dwelling units, as shown on Attachment #5.

The Draft Plan of Subdivision includes the east-west traversing 23 m wide primary road (Street “1”) which intersects with Weston Road (arterial road) and with Lawford Road (primary road) should the adjacent lands to the west develop. The alignment of Street “1” as shown on Attachment #5 does not impact the development of the adjacent lands (Cicchino Holdings Ltd. Lands - 3812 Major Mackenzie Drive) located at the south-west intersection of Weston Road and Street “1” and is consistent with the site-specific OPA #712 and Zoning By-law 234-2010 for the Cicchino Holdings Ltd. lands.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014**

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Streets “1” and “2” at their west limits and Street “4” at its north limit will terminate in temporary turning circles pending the development of the adjacent lands to allow the continuation of the streets.

The east-west traversing Street “5”, a 17.5 m wide road (local), intersects with Lawford Road to the west, and with a future 23 m wide primary road should the adjacent lands to the east develop. Street “2”, a 17.5 m wide road (local), intersects with Lawford Road to the west should the adjacent lands to the west develop. Street “4”, the 20 m local road (Village Core) traverses north-south from Street “1” to connect to the lands to the north. Street “3”, a local 17.5 m wide crescent, intersects with both Streets “1” and “2”.

Lands from the Draft Plan of Subdivision are required to facilitate road widenings. The Block 56 widening along Weston Road is required to provide for a minimum of 18 m from the centreline of the construction of Weston Road. The Block 57 widening along Major Mackenzie Drive Road is required to provide for a minimum of 21.5 m from the centreline of the construction of Major Mackenzie Drive.

The Owner has coordinated the development of the draft plan of subdivision with City of Vaughan owned lands, in the manner shown on Attachment #5. The Owner requires the City land to provide access from Lawford Road to the subject lands via Streets “1”, “2” and “5”. Alternatively, the Owner would need to acquire land or develop with the adjacent lands to the east and/or south for road access from Major Mackenzie Drive and/or Weston Road.

All development within the Draft Plan of Subdivision is subject to architectural and urban design approval. Architectural and urban design guidelines must be prepared by the owner and reviewed and approved by the Development Planning Department and Vaughan Council, prior to final approval. A condition to this respect is included in Attachment #1.

Prior to final approval, a landscape master plan must be prepared for the subject lands. The landscape master plan must address matters such as, but not limited to, the co-ordination of the urban design/streetscape elements as they relate to the approved urban design guidelines, edge treatment along Major Mackenzie Drive and Weston Road, landscaping in the exterior side yards to compensate for the reduced landscaping in the sight triangle, and the pedestrian urban connections between streets and built forms. Conditions to this respect are included in Attachment #1.

Should the Zoning By-law Amendment and Draft Plan of Subdivision applications be approved, the block townhouse dwelling units will be subject to Site Plan approval, at which time the proposed building elevations, landscaping plan, including acoustic and privacy fencing details, site grading and servicing plans will be reviewed.

The Development Planning Department is satisfied with the proposed subdivision design, subject to the comments in this report, and the pre-conditions and conditions of approval in Attachment #1.

Developer's Group Agreement

It is a standard condition of Draft Plan of Subdivision approval that the participating landowners for the block execute a Developer's Group Agreement respecting the provision of servicing infrastructure, roads for the Block, parks and open spaces. The owner of the subject lands has joined the Block 40 Developers Group, and as a member of the Block 40 Developers Group will be required to participate in the cost sharing which includes addressing stormwater management, and working with the Block 40 engineer (Schaeffers Consulting Engineers). The subject lands do not abut Belmont Properties (Plan of Subdivision 19T-06V07) directly. However, Street “4” abuts

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the lands to the north, which provides the opportunity for the adjacent lands to the north to provide road access to Belmont Properties to have a future north-south access to Street “1” that intersects with Weston Road. The owner of the subject lands membership as part of the Block 40 Developers Group should address Belmont Properties concerns. A condition is included in the recommendation of this report respecting the Trustee for the Block 40 Developers’ Group advising the City in a letter that all cost sharing for the provisions of parks, cash-in-lieu of parkland, roads, and municipal services within Block 40 have been addressed.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the proposed Draft Plan of Subdivision and provides the following comments:

a) Environmental Site Assessment

The owner has satisfied the city's requirements with respect to the Environmental Site Assessment Phase I and Phase II, based on the city's policy on contaminated or potentially contaminated sites.

b) Servicing Allocation

Servicing for sewage and water servicing capacity has not been allocated for the Draft Plan of Subdivision as indicated in the Servicing Capacity Allocation Strategy Report Annual Distribution City-wide report considered at the October 11, 2013, Committee of the Whole and ratified by Vaughan Council at its October 29, 2013 meeting. As such, the subject lands will be zoned with the Holding Symbol “(H)” pending the allocation of servicing and subject to no-pre-sale conditions. Pre-conditions and conditions to this effect are included in Attachment #1.

c) Transportation

The City's Zoning By-law 1-88 does not require visitors parking for the 246 street townhouse dwelling units. The Draft Plan of Subdivision identified the location of driveways and potential on-street parking spaces. Due to the density of the development (i.e., narrow frontages and close driveway spacing), some streets will have limited opportunity for on-street parking. Based on the parking assessment provided, there will be between 50 and 60 visitor parking spaces available on the street.

It was recommended that Block 52 provide two driveway accesses from Street “5” as it could improve the traffic operation on the streets and within the proposed block. The City's Engineering Criteria Guide recommends two points of access for developments greater than 40 units and Block 52 proposes 76 units.

The Vaughan Development/Transportation Engineering Department has no objections to the development, subject to the pre-conditions, and the conditions of approval in Attachment #1.

Vaughan Cultural Services Division

The Cultural Services Division has received the Ministry of Citizenship, Culture and Recreation's clearance of archaeological concerns respecting the subject lands. As such, the Cultural Services Division has no objection to the approval of the Draft Plan of Subdivision, subject to the inclusion of the standard archaeological resources condition requiring notification should archaeological resources and/or human remains be found on the property during grading or construction activities, and the Owner ceasing all grading or construction activities, being included in Attachment #1.

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014**

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##### Vaughan Parks Development Department

The Parks Development Department has no objections to the development, subject to the condition requiring cash-in-lieu of parkland.

##### Vaughan Real Estate Division

The Vaughan Real Estate Division has advised that prior to final approval of the Draft Plan, the Owner shall be required to enter into a Developers' Group Agreement with the other participating landowners within Planning Block 40 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 the dedication of parkland, and road and municipal services within Planning Block 40. This agreement shall also provide a provision for additional developers to join the Developers' Group Agreement, when they wish to develop their lands. The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". This is included in the recommendation of this report and conditions of approval in Attachment #1.

##### Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has no objections to the development, subject to the conditions of approval in Attachment #1.

##### School Boards

The York Region District (Public) School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Centre-Sud have reviewed the applications and advise that they have no objection to the proposal.

##### Canada Post

Canada Post has no objections to the proposal subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post, which are subject to the conditions of approval in Attachment #1.

##### Enbridge Gas Distribution

Enbridge Gas Distribution has reviewed the proposal and has no objections to the applications. Enbridge advises that at this time, there is not a commitment by Enbridge Gas Distribution to service this site, or to service this site by a given date or that there will be no costs for servicing this site. The Owner is to contact the Enbridge Customer Connections Department at their earliest convenience to discuss the installation and clearance requirements for service and metering facilities. This requirement is included in the conditions of approval in Attachment #1.

##### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i) Lead and Promote Environmental Sustainability

The Owner will be incorporating the sustainable site and building features identified in this report.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

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##### ii) Plan and Manage Growth & Economic Vitality

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

The development facilitates intensification to support the expansion of public transportation systems and alternative modes of transportation (e.g. cycling, walking, etc.).

#### Regional Implications

The Region of York has provided the following comments:

##### i. Transportation

Transportation Planning Staff have reviewed the *Traffic Impact Study and Traffic Management Plan* prepared by Genivar Inc. dated April 2013. The updated *Traffic Impact Study and Traffic Management Plan* does not address Transportation Planning Staff comments provided in response to the first subdivision submission. Comments from the Regional Transportation and Community Planning Department, Transportation Planning Branch in a memorandum dated October 18, 2012, are to be addressed, and include, but not limited to the development and implementation of a Transportation Demand Management program.

##### ii. Sanitary Sewage and Water Supply

This development is located within the Maple North Wastewater Service Area and will be serviced from Water Pressure District No. 7.

It is the region's understanding that the Draft Plan will receive servicing allocation from the city of Vaughan in the short term, which is subject to the completion of the Southeast Collector. If the city does not grant this Draft Plan 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:

- Leslie Street Pumping Station - late 2014 expected completion
- Southeast Collector - late 2014 expected commissioning
- Duffin Creek WPCP Outfall - 2017 expected completion
- Duffin Creek WPCP Stages 1 and 2 Upgrades - late 2017 expected completion
- West Vaughan Sewage Servicing - 2018 expected commissioning date
- West Vaughan Water Servicing - 2018 expected completion
- East Vaughan Water and Wastewater Servicing - 2021 expected completion
- Other projects as may be identified in future Master Plan Updates and/or studies

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)" Symbol) to ensure that the water and wastewater servicing are available prior to occupancy. These restrictions are found within the requested schedule of pre-conditions and conditions. 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.



## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014**

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York Region has no objection to draft approval of the Plan of Subdivision subject to the pre-conditions and conditions in Attachment #1.

#### **Conclusion**

The Zoning By-law Amendment and Draft Plan of Subdivision applications propose to facilitate the development of the subject lands with 364 dwelling units (226 street townhouse dwelling units, 130 block townhouse dwelling units, and blocks for 16 street townhouse dwelling units for the purposes of unit calculation and allocation the blocks for 16 street townhouses are deemed to total 8 units (to develop with the adjacent lands), along with landscape buffers and road widenings, as shown on Attachment #5.

The proposed Draft Plan of Subdivision conforms to Regional and City Official Plan policies. The proposed development yields a residential density of 38.2 units per hectare and conforms to the "Low-Rise Residential" policies of OPA #600, as amended by OPA #650 (Vellore Village District Centre Plan).

The implementing Zoning By-law will zone the Draft Plan of Subdivision with the Holding Symbol "(H)", which will not be removed from the lands zoned RT1 Residential Townhouse Zone and RVM2 Residential Urban Village Multiple Dwelling Zone Two (or portion thereof) until, the water supply capacity and sewage servicing capacity are identified, site development applications are approved for the street townhouse and block townhouse dwelling units, and Blocks 45 to 51 inclusive develop with the adjacent lands in order to facilitate the creation of full lots for street townhouse dwelling units.

The Vaughan Development Planning Department is satisfied that the proposed Draft Plan of Subdivision shown on Attachment #5 will result in a residential development that is appropriate and compatible with the existing and permitted uses in the surrounding area. The Development Planning Department can support the approval of the Zoning By-law Amendment Application and Draft Plan of Subdivision subject to the recommendations in this report, and the Pre-Conditions and Conditions of Approval set out in Attachment #1.

#### **Attachments**

1. Pre-Conditions and Conditions of Approval
2. Context Location Map
3. Location Map
4. Proposed Zoning for Subdivision File 19T-12V002
5. Draft Plan of Subdivision File 19T-12V002
6. Approved Block 40 South Plan

#### **Report prepared by:**

Judy Jeffers, Planner, ext. 8645  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)

**DATE:** FEBRUARY 14, 2014  
**TO:** HONOURABLE MAYOR & MEMBERS OF COUNCIL  
**FROM:** JOHN MACKENZIE, COMMISSIONER OF PLANNING  
**RE:** COMMUNICATION - COUNCIL MEETING - FEBRUARY 18, 2014  
ITEM #10, COMMITTEE OF THE WHOLE - FEBRUARY 4, 2014

C	24
Item #	10
Report No.	6 (CW)
Council - February 18/14	

**ZONING BY-LAW AMENDMENT FILE Z.12.020  
DRAFT PLAN OF SUBDIVISION FILE 19T-12V002  
MAPLEQUEST (VAUGHAN) DEVELOPMENTS INC.  
WARD 3 - VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE**

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Recommendation

The Commissioner of Planning recommends:

1. THAT the Report of the Commissioner of Planning and Director of Development Planning, dated February 4, 2014, with respect to Zoning By-law Amendment File Z.12.020 and Draft Plan of Subdivision File 19T-12V002, be amended as follows:
  - a. Attachment #1 be deleted and replaced with the Pre-Conditions and Conditions of Approval attached hereto as Revised Attachment #1, specifically to delete City of Vaughan Conditions #1, #6, #7 and #48 and replace with the following revised Conditions #1, #6, #7 and #48:
    - "1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated January 17, 2014, as red-line revised (February 18, 2014), incorporating the following red-line revisions:
      - a) modify the width of the east-west extension of Street "3" from a 17.5 m wide local road to a 15 m wide single-loaded road, in order to accommodate lay-by parking spaces within the remaining 2.5 m width adjacent to the stormwater management facility (Block 193, Registered Plan 65M-4145); and,
      - b) include a 6 m wide right-of-way for a pedestrian trail from the Draft Plan of Subdivision into and through the stormwater management facility lands (Block 193, Registered Plan 65M-4145)."
    - "6. 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 payment of development levies, the provisions of roads, including lay-by parking on Street "3" and municipal services, landscaping, including a pedestrian trail into and within the stormwater management facility lands (Block 193, Registered Plan 65M-4145) and any required landscaping, and fencing. The said Agreement shall be

registered against the lands to which it applies.”

“7. Prior to final approval of the Plan, the owner shall enter into a Developers’ Group Agreement with the other participating landowners within Block 40 to the satisfaction of the city. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, including a pedestrian trail into and within the stormwater management facility lands (Block 193, Registered Plan 65M-4145) and any required landscaping, cash-in-lieu of parkland, roads and municipal services within Block 40. The owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and the City’s approved “Cash-in-lieu of Parkland Policy”. This Agreement shall also include a provision for additional developers to participate within the Developers’ Group Agreement when they wish to develop their lands.”

“48. Prior to final approval, the owner shall prepare a landscape master plan, and the plan shall address, but not be limited to, the following issues:

- a) The co-ordination of the urban design/streetscape elements as they relate to the approved urban design guidelines.
  - b) The provision of edge treatments along Major Mackenzie Drive and Weston Road.
  - c) The provision of landscaping in the exterior side yards to compensate for the reduced landscaping in the sight triangle.
  - d) The provision of pedestrian urban connections between streets and built forms.
  - e) The provision of a pedestrian trail into and within the stormwater management facility lands (Block 193, Registered Plan 65M-4145) and any required landscaping.”
- b. Attachment #3 be deleted and replaced with the Revised Location Map as shown on Revised Attachment #3, attached hereto.
  - c. Attachment #5 be deleted and replaced with Draft Plan of Subdivision 19T-12V002 red-line revised (February 18, 2014) as shown on Revised Attachment #5, attached hereto.
  - d. Add new Attachments #7 and #8, as attached hereto.

#### Background

On February 4, 2013, the Committee of the Whole considered and approved the above-noted Zoning By-law Amendment and Draft Plan of Subdivision applications and resolved (in part):

- “2) That staff provide a report to the Council meeting of February 18, 2014, with respect to the feasibility of providing lay-by parking along Street “3” and a pedestrian trail around the pond;”

#### Lay-by Parking

The Vaughan Development/Transportation Engineering and Development Planning Departments met on February 7, 2014, to explore the opportunity to provide lay-by parking on the northerly portion of Street “3”

adjacent to the stormwater management facility lands (Block 193, Registered Plan 65M-4145), as shown on Revised Attachment #3 to this Communication. Street "3" within Draft Plan of Subdivision 19T-12V002 is designed as a local 17.5 m wide road (crescent) that intersects with both Streets "1" and "2" (Revised Attachment #5 to this Communication). The Vaughan Development/Transportation Engineering Department advised that the east-west extension of Street "3" proposes dwelling units only on the south side (Blocks 4 and 9), and thereby is a single-loaded road, which requires a road right-of-way width of 15 m, and not 17.5 m as proposed. Therefore, the 2.5 m that is no longer required for the road right-of-way can be dedicated for lay-by parking.

Accordingly, the road right-of-way width of Street "3" in the Draft Plan of Subdivision can be reduced from 17.5 m to 15 m for the portion of the road that is single-loaded resulting in the remaining 2.5 m of the road right-of-way being dedicated for lay-by parking usage as shown on Attachment #7 to this Communication. Specifically, the 8 m wide pavement is reduced to a 7 m wide pavement and the 4 m wide boulevard is reduced to a 2.5 m wide boulevard. Seven lay-by parking spaces with a width of 2.5 m and a length of 6.7 m can be accommodated within Street "3", as shown on Attachment #7 to this Communication. Recommendations included in this communication to red-line revise the Draft Plan of Subdivision 19T-12V002 and Conditions #1 and #6 in Revised Attachment #1 to this Communication, modify the width of the road right-of-way from 17.5 m to 15 m to accommodate the lay-by parking.

### Pedestrian Trail

The Development Planning Department reviewed the feasibility of providing a pedestrian trail linkage from Draft Plan of Subdivision 19T-12V002 into and through the stormwater management facility lands (Block 193, Registered Plan 65M-4145). A pedestrian trail can be accommodated from the sidewalk along the eastern extension of Street "3" (near Block 10) into the stormwater management facility lands as shown on Revised Attachment #3 and Attachment #8 to this Communication.

With respect to the feasibility of providing a trail connection that traverses along north-east of the crescent, the pedestrian trail requires a 6 m wide right-of way consisting of a 3 m wide limestone path and a 1.5 m strip of grassland on either side of the path that would be mowed. The point of access for the pedestrian trail would occur along the easterly extent of Street "3" and traverse north into the stormwater management facility lands and travel east around the pond to connect to the existing 4 m wide entry point path for city maintenance vehicles that intersects with Dundonnell Place shown on Attachment #8 to this Communication. The Draft Plan of Subdivision (Revised Attachment #5 to this Communication) will be red-line revised to include the approximate location of the 6 m wide right-of-way for the pedestrian trail. The location and detailed design will be determined as part of the subdivision agreement process. The maintenance access road is not accessible for pedestrians due to the road being below the 100 year water-levels.

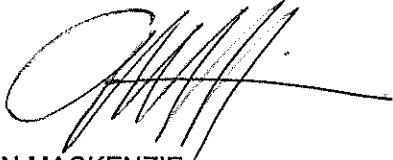
With respect to the feasibility of providing a trail connection that traverses along south-west of the crescent's northern tip, due to the rear yards of the surrounding residential dwelling units abutting the stormwater management facility lands along its south and west boundaries, as well as steep topography in the western portion of the lands, it is not feasible to locate a pedestrian trail around the stormwater management pond. However, pedestrian connections do surround the stormwater management facility lands with the existing 1.5 m wide sidewalks along Chatfield Drive to Weston Road and the planned 1.5 m wide sidewalks along Dundonnell Place, shown on Revised Attachment #3 to this Communication.

The landscape plantings were completed for the stormwater management facility lands. To accommodate the pedestrian trail will therefore require the removal of some of the existing vegetation. As the vegetation is under five years old, replanting of the vegetation is possible. The costs for the provision of the pedestrian trail and required modifications to the landscaping shall be part of the Block 40 Developers' Group obligations. The city has not assumed the stormwater management facility lands, which are owned by the Block 40 Developers' Group. A recommendation has been included to revise City of Vaughan Conditions #1, #6, #7 and #48 (revised Attachment #1 to this Communication) to provide for the pedestrian trail and landscaping.

### Conclusion

The Development Planning Department is satisfied that the proposal is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, should Council concur, the staff recommendations in this Communication, can be adopted.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'J. Mackenzie', with a long horizontal stroke extending to the right.

JOHN MACKENZIE/  
Commissioner of Planning

### Attachments

Revised Attachment #1 - Pre-Conditions and Conditions of Approval

Revised Attachment #3 - Revised Location Plan

Revised Attachment #5 - Draft Plan of Subdivision File 19T-12V002 (Red-Line Revised, February 18, 2014)

New Attachment #7 - Lay-by Parking

New Attachment #8 - Stormwater Management Facility Landscape Plan

JJ/cm

Copy to: Barbara Cribbett, Interim City Manager  
Jeffrey A. Abrams, City Clerk  
Grant Uyeyama, Director of Development Planning

## **REVISED ATTACHMENT NO. 1**

### **PRE-CONDITIONS AND CONDITIONS OF APPROVAL**

**DRAFT PLAN OF SUBDIVISION FILE 19T-12V002  
MAPLEQUEST (VAUGHAN) DEVELOPMENTS INC.  
PART OF LOT 21, CONCESSION 6, CITY OF VAUGHAN**

**THE PRE-CONDITIONS AND 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-12V002, ARE AS FOLLOWS:**

#### **PRE-CONDITIONS OF APPROVAL**

##### **City of Vaughan and Region of York Pre-Conditions**

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 users (\*) 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 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 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, the owner shall enter into an Indemnity Agreement with York Region. The Agreement shall be registered on title, agreeing to save harmless York Region and the City of Vaughan from any claim or action as a result of York Region or the City of Vaughan releasing conditions and pre-conditions of draft approval as part of the draft approval of Plan of Subdivision File 19T-12V002 or any phase thereof by the City of Vaughan, 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, who are not end users, 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.

(\*) 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.

## CONDITIONS OF APPROVAL

### City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated January 17, 2014, as red-line revised (February 18, 2014), incorporating the following red-line revisions:
  - a) modify the width of the east-west extension of Street "3" from a 17.5 m wide local road to a 15 m wide single-loaded road, in order to accommodate lay-by parking spaces within the remaining 2.5 m width adjacent to the stormwater management facility lands (Block 193, Registered Plan 65M-4145); and,
  - b) include a 6 m wide right-of-way for a pedestrian trail from the Draft Plan of Subdivision into and through the stormwater management facility lands (Block 193, Registered Plan 65M-4145).
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 lands within this Plan shall be zoned with the Holding Symbol "(H)" which shall not be removed until the conditions to permit the removal of the Holding Symbol "(H)" are addressed as follows:
  - a) All lots and blocks in the Plan shall be subject to a separate agreement restricting the sale of said lots and blocks by the owner or subsequent purchasers of all the lots and blocks pending the allocation of servicing capacity by the city. The Plan shall be zoned with the Holding Symbol "(H)" which shall not be removed until the sewage capacity and water supply capacity has been identified and allocated by Vaughan Council.
  - b) The residential lots and blocks in the Plan shall be zoned with the Holding Symbol "(H)" which cannot be removed until the following occurs:
    - i. The water supply and sewage servicing capacity shall be identified and allocated by the Council of the City of Vaughan.
    - ii. The approval of a Site Development Application for the subject lands; and,
    - iii. Blocks 45 to 51 inclusive develop with the adjacent lands in order to facilitate street townhouse dwelling units.
4. Prior to final approval of the Plan, the owner shall submit to the satisfaction of the city, a listing prepared by an Ontario Land Surveyor of all the lot and block areas, frontages and depths in accordance with the approved Zoning By-law for all the lots and blocks within the Plan.
5. The owner shall pay any and all outstanding application fees to the Vaughan Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
6. 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 payment of development levies, the provisions of roads, including lay-by parking on Street "3" and municipal services, landscaping, including a pedestrian trail into and within the stormwater management facility lands (Block 193, Registered Plan 65M-4145) and any required landscaping, and fencing. The said Agreement shall be registered against the lands to which it applies.

7. Prior to final approval of the Plan, the owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 40 to the satisfaction of the city. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, including a pedestrian trail into and within the stormwater management facility lands (Block 193, Registered Plan 65M-4145) and any required landscaping, cash-in-lieu of parkland, roads and municipal services within Block 40. The owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and the City's approved "Cash-in-lieu of Parkland Policy". This Agreement shall also include a provision for additional developers to participate within the Developers' Group Agreement when they wish to develop their lands.
8. Prior to final approval of the Plan, the Trustee for Block 40 shall provide the City with a letter indicating that the owner has fulfilled all cost sharing and other obligations of the Block 40 Developers' Group Agreement.
9. Prior to final approval of the Plan, the owner shall pay its proportionate share of the cost of any external municipal services that have been designed, oversized and built temporarily or permanent by others to accommodate the development of the Plan.
10. The road allowances included within this Draft Plan of Subdivision shall be dedicated to the city and/or region as public highways without monetary consideration and free of all encumbrances.
11. The road allowances within this Draft Plan of Subdivision shall be named to the satisfaction of the city, in consultation with the Region of York Transportation and Community Planning Department. Proposed street names shall be submitted by the owner for approval by Vaughan Council and shall be included on the first engineering drawings.
12. The road allowances included in this Draft Plan of Subdivision shall be designed in accordance with the city's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
13. The owner shall agree in the subdivision agreement that any part blocks within the Plan shall be developed only in conjunction with the abutting lands. The City shall not issue a Building Permit for the subject part blocks until the lands are combined to the satisfaction of the City.
14. Any dead ends or open sides of road allowances created by this Draft Plan of Subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the city without monetary consideration and free of all encumbrances, to be held by the city until required for future road allowances or development of adjacent lands.
15. The owner shall agree in a Subdivision Agreement that the location and design of the construction access shall be approved by the City and the Region of York.
16. 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 modification to off-site driveways required to accommodate this Plan shall be coordinated and completed at the cost of the owner.
17. Prior to final approval of the Plan, the owner shall provide easements as may be required for utility, drainage or construction purposes and shall be granted to the appropriate authority(ies), free of all charges and encumbrances.



18. 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.
19. The owner shall agree to create easements for maintenance purposes for all lots providing less than 1.2 m side yards, or having roof encroachments, prior to transfer of land.
20. 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.
21. The owner shall agree to notify both the Ministry of Tourism and Culture and the City of Vaughan Recreation and Culture Department (Cultural Services Division) and the Policy Planning and Development Planning Departments immediately in the event that:
  - a) Archaeological resources are found on the property during grading or construction activities, to which the owner must cease all grading or construction activities.
  - b) Where human remains are encountered during grading or construction activities, the owner must cease all grading or construction activities. The owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
22. 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 report, Remedial Action Plan (RAP) and/or 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) For park/open space block(s) that are being conveyed to the city, submit a Phase Two ESA report in accordance with 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.
  - c) 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 (MOE) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), the owner shall 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 MOE, covering all the lands within the Plan.
  - d) Submit a certificate letter prepared by the owner's qualified person stating that the owner covenants and agrees 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 MOE

document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).

- e) Reimburse the city for the cost of the peer review of the ESA reports and RAP, as may be applicable.
- 23. Prior to initiation of any grading or stripping of topsoil to any lands included in the Plan and prior to final approval of the Plan and, whichever comes first, the owner shall submit an Erosion and Sedimentation Control Plan including topsoil storage plan detailing the location, size, slope stabilization methods and time period, for the review and approval by the city; topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on either park or school blocks. The Erosion and Sedimentation Control Plan shall address all phases of the construction of the municipal services house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the city. The owner shall prepare the Erosion and Sedimentation Control Plan for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the TRCA Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the city.
  - 24. Prior to final approval, the owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the city, and a Development Agreement, if necessary.
  - 25. The owner agrees that all lots or blocks within the Plan that are left vacant six (6) months following completion of overall grading shall be topsoiled, to a minimum depth of 100mm, seeded, maintained and signed to prohibit dumping and trespassing, to the satisfaction of the city.
  - 26. Prior to final approval, a soils report prepared at the owner's expense shall be submitted to the city for review and approval. The owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the city.
  - 27. Prior to the initiation of grading, and prior to the registration of this Draft Plan of Subdivision or any phase thereof, the owner shall submit to the city for review and approval the following:
    - a) A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, which report shall include:
      - i. Plans illustrating how this drainage system will be tied into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system.
      - ii. Stormwater management techniques which may be required to control minor or major flows.
      - iii. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to ensure no negative impact on the quality and quantity of ground and surface water resources as it relates to fish and their habitat.
      - iv. The location and description of all outlets and other facilities which may require permits under Ontario Regulation 166/06 and/or the Lakes and Rivers Improvement Act.
      - v. Proposed methods of controlling and preventing erosion and siltation on-site and in downstream areas during and after construction.

- vi. Retain an environmental monitor and report on the implementation and on-going maintenance of erosion and sediment controls.
  - vii. Overall grading plans for the Plan.
  - viii. The owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in any and all of the aforementioned reports to the satisfaction of the city.
- 28. Prior to final approval of the Plan, the City and Region of York shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
- 29. 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. The owner shall provide a copy of the fully executed Subdivision Agreement to the appropriate telecommunication provider.
- 30. 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.
- 31. Prior to final approval of the Plan, the owner shall make the necessary arrangements at the expense of the owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the city.
- 32. The owner shall ensure that the final Plan shall depict all telecommunication structure locations and hydro switch gear easements.
- 33.
  - a) Prior to final approval, the owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assign regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the owner shall enter into a Development Agreement with PowerStream Inc. which addresses the foregoing requirements.
  - b) The owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of PowerStream Inc. and the city.
- 34. The owner shall agree in the Subdivision Agreement to design, purchase material and install a street lighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative street lighting to the satisfaction of the City.
- 35. Prior to final approval of the Plan, the owner shall provide a revised Transportation Demand Management Plan and Sidewalk Plan, prepared by a qualified professional transportation consultant to the satisfaction of the city and shall include dimensioned plans respecting the proposed driveway locations that are proposed to be located closer than 15 m to an intersection and impact, if any, on sight lines.
- 36. Prior to final approval of the Plan, the owner shall submit an environmental noise and/or vibration report to the city for review and approval. The preparation of the noise/vibration report shall include the ultimate traffic volumes associated with the surrounding road network and railway

according to the Ministry of Environment Guidelines. The owner shall convey any required buffer block(s) for acoustic barrier purposes, free of all costs and encumbrances, to the satisfaction of the city. The owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved noise/vibration report to the satisfaction of the city.

37. 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 of the city.
38. 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.
39. Prior to final approval of the Plan and/or commencement of construction within the Plan, the owner shall submit a detailed hydrogeological impact study for the review and approval of the City 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.
40. The owner shall agree in the Subdivision Agreement to maintain adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal water system and continue until, such time as determined by the city or until assumption of the Plan. In order to maintain adequate chlorine residuals, the owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the city. The owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.

The owner shall provide the city with a report showing the chlorine residual results on a weekly basis. If at any time the water quality test results do not comply with the Safe Drinking Water Act, the owner shall notify the city immediately and take corrective action as directed by the city and prepare a report of all actions taken. The city will charge the owner the current retail water and sewer rates for the water consumed in this program. The owner's licensed water operator will meter the consumption of water for each flush and report the readings to the city on a monthly basis. The city will audit the consumption reports and inspect the flushing points periodically to ensure that the water consumption reported accurately reflects the program.

41. 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 as follows:
  - a) 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:
    - i. Bacteriological Analysis – total coliform and E-coli counts
    - ii. Chemical Analysis – Nitrate Test
    - iii. Water level measurement below existing grade
  - b) 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.
  - c) Well monitoring shall continue during construction and an interim report shall be submitted to the city for records purposes.

- d) 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.
- 42. Prior to the issuance of a Building Permit for any lot or block, the owner's consulting engineer shall certify, to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Vaughan Building Standards Department that the lot grading complies with the City of Vaughan lot grading criteria and the driveway as shown on the plan submitted for the construction of the building on that particular lot or block conforms in terms of location and geometry (i.e., width, etc.) with the approved or amended and subsequently approved Construction Drawings.
- 43. No Building Permit shall be issued until the owner has provided proof that a restriction has been registered that prevents the transfer of the lot or block without the consent of the city where such transfer is to be restricted by any other provision of the Subdivision Agreement.
- 44. Notwithstanding the provisions (Subsection 5.1) generally included within the Subdivision Agreement, the city may issue model home Building Permits provided that the land is zoned to the satisfaction of the city and the relevant conditions (Subsection 5.18) of the Subdivision Agreement are fulfilled.
- 45. The owner shall agree in the Subdivision Agreement that no Building Permits will be applied for or issued until the city is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
- 46. The owner shall agree in the Subdivision Agreement to the following:
  - a) Prior to final approval, architectural design guidelines shall have been prepared in accordance with Vaughan Council Policy and approved by Council, and the owner shall agree that on lots with flankages on a collector or primary road, as identified by the architectural design guidelines and the City, a front elevation featuring a main entrance or in some cases, an upgraded elevation, shall face the flankage. The flankage elevation for such lots shall be approved by the Control Architect and the Director of Development Planning, prior to issuance of a Building Permit.
  - b) All development shall proceed in accordance with the Vaughan Council approved architectural design guidelines.
  - c) 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.
  - d) Prior to the submission of individual Building Permit applications and Site Development applications the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines.
  - e) The city may undertake periodic reviews to ensure compliance with the architectural design guidelines, and 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.
- 47. The owner shall agree in the Subdivision Agreement to the following:
  - a) Prior to final approval, urban design guidelines shall have been prepared in accordance with Vaughan Council Policy and approved by Council.
  - b) All development shall proceed in accordance with the Vaughan Council approved urban design guidelines.

- c) A qualified consultant shall be retained at the cost of the owner with concurrence of the city to ensure compliance with the urban design guidelines.
48. Prior to final approval, the owner shall prepare a landscape master plan, and the plan shall address, but not be limited to, the following issues:
- a) The co-ordination of the urban design/streetscape elements as they relate to the approved urban design guidelines.
  - b) The provision of edge treatments along Major Mackenzie Drive and Weston Road.
  - c) The provision of landscaping in the exterior side yards to compensate for the reduced landscaping in the sight triangle.
  - d) The provision of pedestrian urban connections between streets and built forms.
  - e) The provision of a pedestrian trail into and within the stormwater management facility lands (Block 193, Registered Plan 65M-4145) and any required landscaping.
49. 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.
50. 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/or residential blocks that abut the stormwater management pond to the satisfaction of the city.
51. No part of any noise attenuation feature or any other fence shall be constructed partly on or within any public highway, park or open space. Fences adjacent to public lands shall be constructed entirely on private lands. The maintenance of noise attenuation features or fencing shall not be the responsibility of the City or the Region of York and shall be maintained by the owner until assumption of the services in the Plan. Thereafter, the maintenance by the noise attenuation fence shall be the sole responsibility of the lot owner. Landscaping provided on the regional road right-of-ways by the owner or the city for aesthetic purposes shall be approved by the region and maintained by the city with the exception of the usual grass maintenance.
52. The owner shall convey landscape buffer Blocks 55 and 79 to the city, free of all cost and encumbrances, for landscaping purposes.
53. Prior to the transfer of any lot or block on the Plan, the owner shall submit to the city satisfactory evidence that the appropriate warning clauses required by the Subdivision Agreement have been included in the offers of purchase and sale or lease for such lot or block.
54. The owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the city. No Building Permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:
- The block plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.
  - The location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval.
  - The location of parks, open space, stormwater management facilities and trails.

- The location of institutional uses, including schools, places of worship, community facilities.
- The location and type of commercial sites.
- Colour-coded residential for singles, semis, multiples, and apartment units.
- The following notes in BOLD CAPITAL TYPE on the map:

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

"For detailed grading and berming information, please call the developer's engineering consultant, (name) at \_\_\_\_\_."

"This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers."

[In such circumstances, the Owner is responsible for updating the map and forwarding it to the City for verification.]

55. The owner shall agree in the Subdivision Agreement to include the following warning statements, in wording satisfactory to the city, in all Agreements of Purchase and Sale/ or Lease for all lots/blocks within the Plan:

a) Within the entire Subdivision Plan:

- "Purchasers and/or tenants are advised that roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and the Ministry of Municipal Affairs published the Alternative Development Standards as a guideline to municipalities. The Province of Ontario has been promoting the use of these guidelines which provide for reduced pavement widths."
- "Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances."
- "Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan, however, internal streets may be subject to public transit bus traffic."
- "Purchasers and/or tenants are advised that the collector and primary roads within the development area are expected to support more traffic than local roads and, if demand warrants, transit routes in the future."
- "Purchasers and/or tenants are advised that the Streets "1", "2", "4" and "5", 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."
- "Purchasers and/or tenants are advised that the owner/builder shall 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)."
- "Purchasers and/or tenants are advised that despite the inclusion of noise control

features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the dwelling occupants."

- "Purchasers and/or tenants 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 conceptual locations 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 the boulevard tree without further notice."
- "Purchasers and/or tenants are advised that the city has not imposed 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 a purchaser for boulevard trees does not guarantee that a tree will be planted on the boulevard adjacent to their residential dwelling."
- "Purchasers and/or tenants are advised that the proposed finished Lot and/or Block grading may not meet City of Vaughan lot grading criteria in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions."
- "Purchasers and/or tenants are advised that the rear yard lot area has been designed 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."
- "Purchasers and/or tenants are advised that any encroachments and/or dumping from the Lot and/or Block to the stormwater management ponds and open space lands (buffer) are prohibited."
- "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Zoning By-law 1-88, as amended, as follows:
  - a) The maximum width of a driveway shall be 6 m measured at the street curb, except for Blocks 52 to 54 inclusive, where the maximum width of a driveway shall be 7.5 m, provided circular driveways shall have a maximum combined width of 9 m measured at the street curb.
  - b) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Width of Driveway
5.5 – 6.99 m	3.5 m
7.0 – 8.99 m	3.75 m
9.0 – 11.99 m <sup>1</sup>	6.0 m
12.0 m and greater <sup>2</sup>	9.0 m

<sup>1</sup>The Lot Frontage for Lots between 9.0 – 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

<sup>2</sup>The Lot Frontage for Lots 12.0 m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior side yard and a



minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2."

- "Purchasers and/or tenants are advised that proper grading of all Lots/Blocks in conformity with the Subdivision Grading Plans is a requirement of this Subdivision Agreement."

The city has taken a Letter of Credit from the owner for security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the purchasers to the city and/or owner, for lot grading purposes, is not a requirement of this Subdivision Agreement."

- "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."
- "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the owner prior to any home closings."

b) Abutting or in proximity of any parkland or walkway:

- "Purchasers and/or tenants are advised that the Lot and/or Block abutting or in proximity of a "Neighbourhood Park" of which noise and lighting may be of concern due to the nature of the park for active recreation."

c) Abutting a public highway, open space lands (stormwater management pond/buffer), noise berm/landscape buffer, or other similar public space:

- "Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this Subdivision Agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve, as shown on the construction drawings.

The city has taken a Letter of Credit from the owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the city. Direct cash deposit from the Purchasers to the city and/or owner, for fencing, is not a requirement of this Subdivision Agreement."

d) Abutting or in proximity of any open space lands (stormwater management/buffer) or noise berm/landscape buffer:

- "Purchasers and/or tenants are advised that the adjacent open space lands (stormwater management/buffer) or noise berm/landscape buffer may be left in a naturally vegetated condition and receive minimal maintenance."

e) Abutting any open space lands (stormwater management /buffer):

- "Purchasers and/or tenants are advised that the installation of any gate or access point from the Lot and/or Block to open space lands (stormwater management /buffer) is prohibited."

#### Region of York Conditions

56. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
57. 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.
58. 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.
59. Prior to final approval, the engineering drawing showing the layout of the watermains and sewers shall be submitted to the Capital Planning and Delivery Branch for review and record.
60. The owner shall agree in the Subdivision Agreement that any direct connection to a York Region water or wastewater system requires regional approval prior to construction. Engineering drawings showing details of the connection shall be submitted for approval.
61. For all lands, the Holding Symbol "(H)" 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 Symbol "(H)" is removed in accordance with the provisions of the *Ontario Planning Act*. The Zoning Bylaw shall specify the terms under which Vaughan Council may consider the removal of the Holding Symbol "(H)". Said terms shall include a minimum of the following:
  - a) The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure. OR
  - b) 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
  - c) 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.
62. Prior to final approval, the owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required regional road improvements for this subdivision. The report/plan, submitted to the Transportation and Community Planning Department for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
63. Prior to final approval, the owner shall provide a written undertaking, to the satisfaction of the Transportation and Community Planning Department that the owner agrees to implement the recommendations of the functional transportation report/plan as approved by the Transportation and Community Planning Department.
64. Prior to final approval, the owner shall submit detailed engineering drawings, to the Transportation and Community Planning Department for review and approval, that incorporate

the recommendations of the functional transportation report/plan as approved by the Transportation and Community Planning Department. Additionally, the engineering drawings shall include the subdivision storm drainage system, erosion and siltation control plans, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility and underground servicing location plans, pavement markings, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.

65. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of the Transportation and Community Planning Department and illustrated on the Engineering Drawings.
66. Prior to final approval, the owner shall demonstrate, to the satisfaction of the Transportation and Community Planning Department, that all existing driveway(s) along the regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
67. Prior to final approval, the owner shall demonstrate, to the satisfaction of the Transportation and Community Planning Department that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by the Transportation and Community Planning Department.
68. Prior to final approval, the owner shall submit drawings depicting the following to the satisfaction of York Region staff:
  - a) All existing woody vegetation within the York Region road right-of-way.
  - b) Tree protection measures to be implemented on and off the York Region road right-of-way to protect right-of-way vegetation to be preserved.
  - c) Any woody vegetation within the York Region road right-of-way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region road right-of-way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.
  - d) A planting plan for all new and relocated vegetation to be planted within the York Region road right-of-way, based on the following general guideline:

Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the Regional Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are required, as a condition of approval set out by the City of Vaughan, it is our explicit understanding that the City of Vaughan will assume responsibility for the maintenance for the enhanced landscaping.
69. Prior to final approval, the owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of the Transportation and Community Planning Department recommending noise attenuation features.
70. The owner shall agree in the Subdivision Agreement, in wording satisfactory to the Transportation and Community Planning Department, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of the Transportation and Community Planning Department.
71. The owner shall agree in the Subdivision Agreement, in wording satisfactory to the Transportation and Community Planning Department, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional

engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.

72. The following warning clause shall be included in a registered portion of the Subdivision Agreement with respect to the lots or blocks affected:
- “Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants.”
73. Where noise attenuation features will abut a York Region right-of-way, the owner shall agree in the Subdivision Agreement, in wording satisfactory to York Region's Transportation and Community Planning Department, as follows:
- a) That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way.
  - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 m reserve and may be a maximum 2.5 m in height, subject to the area municipality's concurrence.
  - c) That maintenance of the noise barriers and fences bordering on York Region right-of-ways shall not be the responsibility of York Region.
  - d) That any landscaping provided on the York Region right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by the Transportation and Community Planning Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.
74. Prior to final approval, the owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor:
- a) A widening across the full frontage of the site where it abuts Weston Road of sufficient width to provide a minimum of 18 m from the centreline of construction of Weston Road.
  - b) A widening across the full frontage of the site where it abuts Major Mackenzie Drive West of sufficient width to provide a minimum of 21.5 m from the centreline of construction of Major Mackenzie Drive West.
  - c) A 15.0 m by 15.0 m daylight triangle at the northwest corner of Weston Road and Street “1”.
  - d) A 12.5 m by 12.5 m daylight triangle at the northeast corner of Major Mackenzie Drive West and Lawford Road.
  - e) An additional 2.0 m widening, 40.0 m in length, together with a 70.0 m taper for the purpose of a westbound right turn lane at the intersection of Major Mackenzie Drive West and Lawford Road.
  - f) An additional 2.0 m widening, 40.0 m in length, together with a 70.0 m taper for the purpose of a southbound right turn lane at the intersection of Weston Road and Street “1”.
75. Prior to final approval, the owner shall agree that the following lands will be conveyed to York Region, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor:
- a) A 0.3 m reserve across the full frontage of the site, adjacent to the above noted widenings and daylight triangles.

76. Prior to final approval, the owner shall provide a solicitor's certificate of title in a form satisfactory to the York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
77. Prior to final approval, York Region requires the owner to submit to it, in accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 *Records of Site Condition Part XV.1 of the Act* (as amended), a Phase I environmental site assessment prepared and signed by a qualified professional, of the owner's lands and more specifically of the lands to be conveyed to York Region (the "Assessment"). Based on the findings and results of the Assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands to be conveyed must be addressed to York Region, contain wording to the effect that York Region shall be entitled to rely on such reports or documentation in their entirety, and such reports or documentation shall be satisfactory to York Region.
78. Prior to final approval, the owner shall certify, in wording satisfactory to the Transportation and Community Planning Department, that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous good, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under all lands to be conveyed to York Region (including soils, substrata, surface water and groundwater, as applicable): (i) at a level or concentration that exceeds the *Environmental Protection Act* O. Reg. 153/04 full depth generic site condition standards applicable to the intended use that such lands will be put by York Region at the time of conveyance or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or emanating from such lands in such a way, that would result in liability under applicable environmental laws. The Assessment, any subsequent environmental reports or other documentation and the owner's certification shall be done at no cost to York Region.
79. The owner shall agree in the Subdivision Agreement, in wording satisfactory to the Transportation and Community Planning Department, to be responsible to decommission any existing wells on the owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
80. The owner shall agree, prior to the development approval of Block 54 that access to Block 54 shall be as far west on Street "1" from Weston Road as possible. Direct access shall not be permitted to Weston Road.
81. Prior to final approval, the owner shall demonstrate, to the satisfaction of the Transportation and Community Planning Department that Street "1" shall be designed to intersect Weston Road on a common tangent, and shall be located directly opposite the commercial entrance to Major Weston Centres on the east side of Weston Road.
82. Prior to final approval, the owner shall demonstrate, to the satisfaction of the Transportation and Community Planning Department, that the throat width of Street "1" shall be designed to accommodate one 5.0 m inbound lane and two 3.5 m outbound lanes for a distance of 60.0 m from the widened limit of Weston Road; no intersection or non-residential access shall be permitted on Street "1" within 60 m of the widened limit of Weston Road.
83. Prior to final approval, the owner shall demonstrate, to the satisfaction of the Transportation and Community Planning Department, that pedestrian access to Weston Road shall be provided from Street "1".
84. Prior to final approval, the intersection of Weston Road and Street "1" shall be designed to the satisfaction of the Transportation and Community Planning Department with any interim or

permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Transportation and Community Planning Department.

85. Prior to final approval, the owner shall demonstrate, to the satisfaction of the Transportation and Community Planning Department, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's right-of-way, then the owner shall provide a satisfactory buffer or easement to the area municipality, at no cost to the region.
86. The owner shall agree in the Subdivision Agreement, in wording satisfactory to the Transportation and Community Planning Department that the owner will be responsible for determining the location of all utility plants within the York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The owner must review, or ensure that any consultants retained by the owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
87. Prior to final approval, the owner shall submit engineering plans for York Region's approval that identify on the plans the transit requirements.
88. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation and Community Planning Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadways listed below, unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality's standards, and be provided by the owner along the subject lands' frontage onto roadways that will have transit services.

Existing YRT/Viva transit services operate on the following roadways in the vicinity of the subject lands:

- Major Mackenzie Drive
- Weston Road

Future YRT/Viva transit services are planned for the following roadway or sections of:

- Retreat Boulevard
- Vellore Avenue

89. Prior to final approval, the owner shall satisfy the Regional Municipality of York Transportation and Community Planning Department and the area municipality that the services to be installed by the owner within or in conjunction with the Plan will provide a concrete pedestrian access connection from the internal roadways to the Regional roadway as follows:

- from Street "1" to Weston Road

The concrete pedestrian access connection shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the area municipality.

90. The owner shall agree in the Subdivision Agreement to convey lands to the local municipality to provide for such pedestrian access connection referred to in Condition 89 above.
91. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk locations, concrete pedestrian access, passenger standing areas and shelter pads to the satisfaction of York Region.

92. Street "1" shall be designed to accommodate transit vehicles to the satisfaction of the area municipality and York Region Transit. The minimum pavement width for transit vehicles is 3.5 m. The minimum curb radius for transit vehicles is 15 m. These standards are according to the Canadian Transit Handbook and the Ontario Urban Transit Association.
93. The owner shall satisfy the Regional Municipality of York Transportation and Community Planning Department that the services to be installed within or in conjunction with the Plan will include illumination in accordance with the local municipality's design standards along all streets which will have transit services, sidewalks, pedestrian access and bus stop locations.
94. Prior to final approval, the owner shall provide an updated Traffic Impact Study, including developing and implementing a Transportation Demand Management program, to the satisfaction of the Regional Transportation Planning Staff.
95. The owner shall agree to provide direct walking and cycling connections to boundary roadways and adjacent developments to promote the usage of non-auto travel modes. York Region and the City of Vaughan will not assume any financial responsibility for implementing the provision of the pedestrian and cycling connections and facilities.
96. Prior to final approval, the owner shall provide a copy of the Subdivision Agreement to the Transportation and Community Planning Department, outlining all requirements of the Transportation and Community Planning Department.
97. 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.

#### Toronto and Region Conservation Authority Conditions

98. That prior to the initiation of grading and prior to the registration of this plan or any phase thereof, the owner shall submit a detailed engineering report (or reports) for the review and approval of the TRCA that describes the storm drainage system (quantity and quality), in accordance with the Functional Servicing Report for the Plan 19T-12V002, prepared by SCS Consulting and dated May 2012. This report shall include:
  - a) 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).
  - b) Stormwater management techniques which may be required to control minor and major flows.
  - c) 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 heritage system, both aquatic and terrestrial.
  - d) Proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction.
  - e) The location and description of all outlets and other facilities or works which may require a permit pursuant to Ontario Regulation 166/06, the TRCA's (*Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*) Regulation.
  - f) Overall grading plans for the subject lands.

- g) Supplementary measures including additional source and conveyance measures to enhance infiltration and reduce runoff volumes.
  - h) Shall be consistent with the approved Block 40 South Master Environmental Servicing Plan.
99. That the owner provide formal correspondence from the City of Vaughan confirming the final stormwater strategy for the draft plan.
  100. That the draft plan of subdivision be red-line revised in order to meet the requirements of Conditions 98 and 99, if necessary.
  101. That the owner submit a detailed and comprehensive Erosion and Sediment Control Plan, which complies with the TRCA's *Erosion and Sediment Control Guidelines for Urban Construction* ([www.sustainabletechnologies.ca](http://www.sustainabletechnologies.ca)).
  102. That a copy of the adopted implementing zoning by-law be provided to the TRCA by the Owner, when available, to facilitate the clearance of conditions of draft plan approval.
  103. That the owner agrees in the Subdivision Agreement, in wording acceptable to the TRCA:
    - a) To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the reports and details of the plans referenced in Condition 98.
    - b) To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.
    - c) To obtain all necessary permits from the TRCA pursuant to Ontario Regulation 166/06 (*Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation*) to the satisfaction of the TRCA.
    - d) To comply with the permits approved under Ontario Regulation 166/06, including the approved plans, reports and conditions, to the satisfaction of the TRCA.
  104. That a copy of the fully executed Subdivision Agreement be provided to the TRCA by the owner, when available, in order to expedite the clearance of conditions of draft plan approval.
  105. That the owner submit a detailed assessment of how each TRCA condition of draft plan approval has been satisfied, in order to expedite the clearance of conditions of draft plan approval.

#### York Region District (Public) School Board Condition

106. Prior to final approval, the city shall be advised by the York Region District School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the owner and the School Board.

#### York Catholic District School Board Condition

107. Prior to final approval, the city shall be advised by the York Catholic School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the owner and the School Board.



#### Conseil Scolaire de District Catholique Centre - Sud Condition

108. Prior to final approval, the city shall be advised by the Conseil Scolaire de District Catholique Centre - Sud that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the owner and the School Board.

#### Canada Post Condition

109. The owner shall agree to:

- a) Consult with Canada Post to determine the locations of the community mailboxes and indicate the community mailbox locations on the appropriate servicing plans and provide Canada Post with 2 copies of the utility co-ordination plan for use in identifying the community mailbox location.
- b) Provide the following for each community mailbox site, as shown on the servicing plans:
  - i. A sidewalk section (concrete pad), as per municipal and Canada Post standards, to support the mailboxes.
  - ii. Any required walkway across the boulevard, as per municipal standards.
  - iii. Any required curb depressions.
- c) Provide a suitable temporary community mailbox location(s) until the curbs, sidewalks and final grading have been completed at the permanent location(s).
- d) Include in all Offers of Purchase and Sale, or Lease for all lots/blocks that mail delivery shall be from a designated community mailbox, and notify the purchasers and/or tenants of the exact community mailbox locations prior to the closings of any dwelling unit.
- e) Provide a copy of the executed Subdivision Agreement to Canada Post.

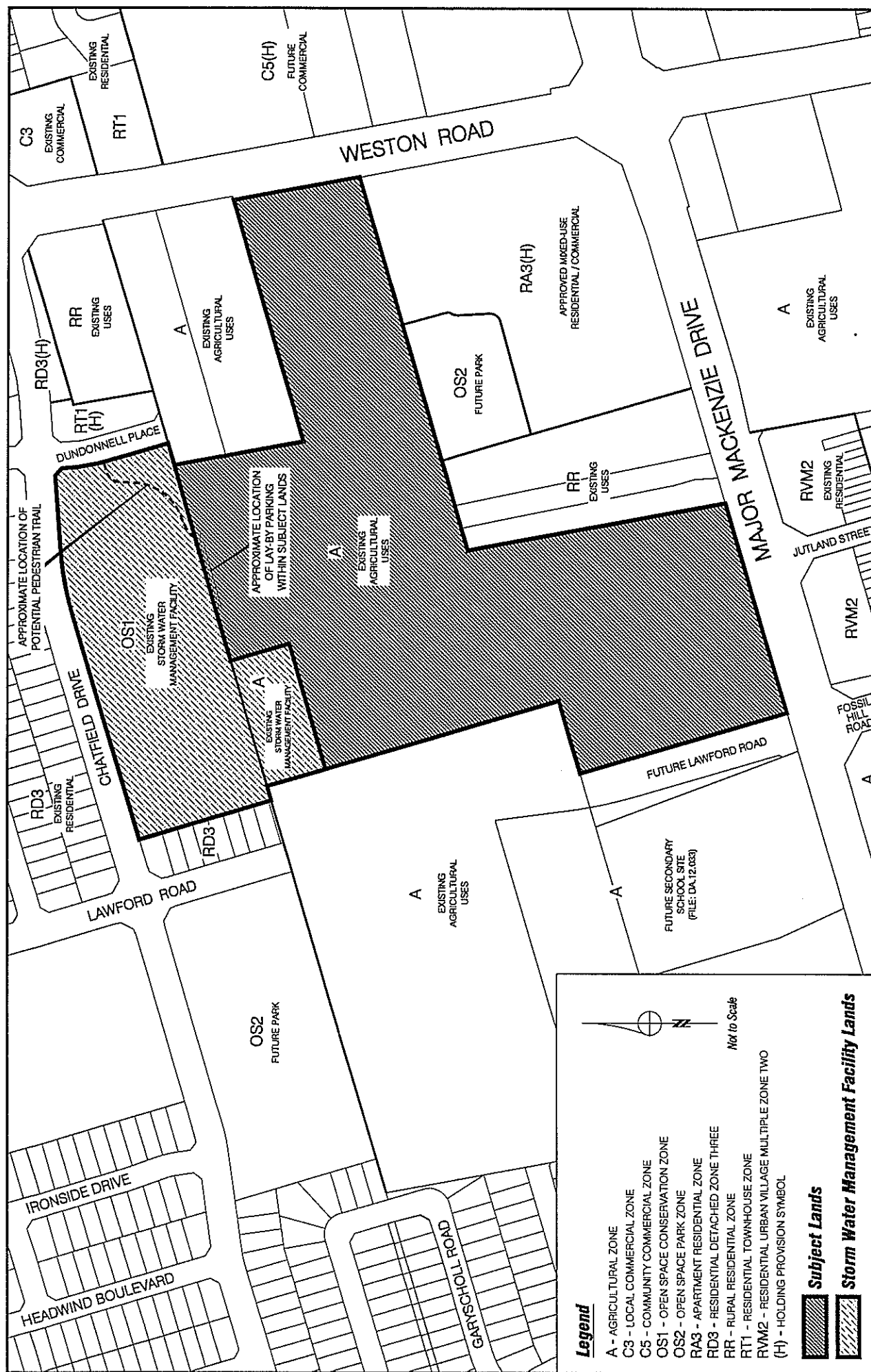
#### Enbridge Gas Distribution Condition

110. Prior to final approval of the Plan, the owner shall agree to:
- a) Discuss installation and clearance requirements for service and metering facilities with the Enbridge Customer Connections Department.
  - b) Prepare a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities.
  - c) Construct streets in accordance with composite utility plans previously submitted and approved by all utilities.
  - d) Grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information required for the installation of the gas lines.
  - e) Provide the municipally approved road cross-sections showing all utilities in the configuration proposed for all of the street widths within the development.
  - f) Ensure that the location of the gas shall be a minimum of 0.6 m from the street line.

#### Clearances

111. 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.
  - b) All government agencies agree to registration by phases and provide clearances, as required in Conditions 1 to 110 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
- 112. The city shall advise that Pre-Conditions 1 and 2, and Conditions 1 to 55 inclusive, have been satisfied. The clearance letter shall include a brief statement detailing how each condition has been met.
  - 113. The Region of York shall advise that Pre-Conditions 1 and 2, and Conditions 56 to 97 inclusive, have been satisfied. The clearance letter shall include a brief statement detailing how each condition has been met.
  - 114. The Toronto and Region Conservation Authority shall advise that Conditions 98 to 105 inclusive, have been satisfied. The clearance letter shall include a brief statement detailing how each condition has been met.
  - 115. The York Region District (Public) School Board shall advise that Condition 106 has been satisfied. The clearance letter shall include a brief statement detailing how the condition has been met.
  - 116. The York Catholic District School Board shall advise that Condition 107 has been satisfied. The clearance letter shall include a brief statement detailing how the condition has been met.
  - 117. The Conseil Scolaire de District Catholique Centre - Sud shall advise that Condition 108 has been satisfied. The clearance letter shall include a brief statement detailing how the condition has been met.
  - 118. Canada Post shall advise that Condition 109 has been satisfied. The clearance letter shall include a brief statement detailing how the condition has been met.
  - 119. Enbridge Gas Distribution shall advise that Condition 110 has been satisfied. The clearance letter shall include a brief statement detailing how the condition has been met.



## Location Map

LOCATION:

**LOCATION:**  
Part of Lot 21, Concession 6

APPLICANT:

Maplequest (Vaughan) Developments Inc.

N:\DFT\1 ATTACHMENTS\19\191-12v002z.12.020b.dwg



## Revised Attachment

FILES:  
19T-12V002, Z.12.020

DATE:  
February 4, 2014



# Subject Lands



MODIFY 17.5 m WIDE LOCAL ROAD  
TO 15 m WIDE SINGLE - LOADED ROAD

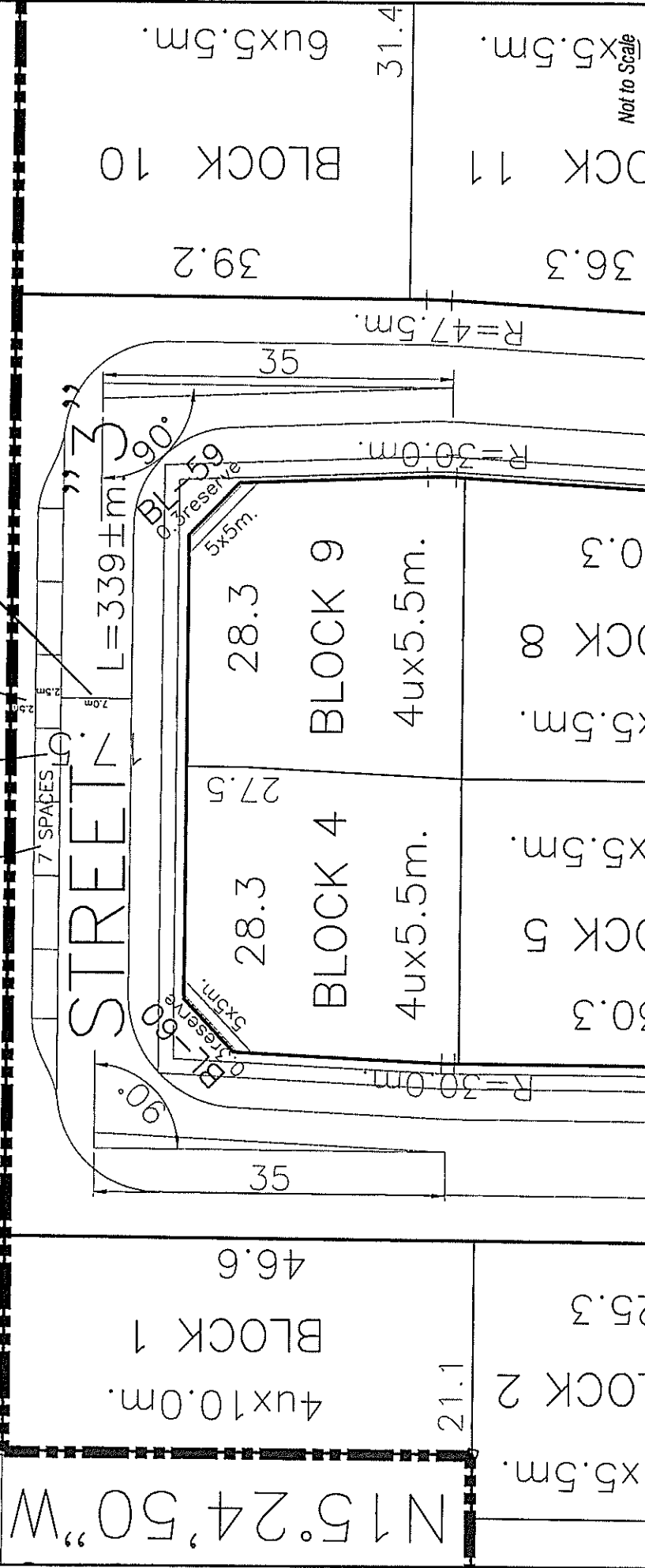
7 LAY - BY PARKING SPACES  
(2.5 m DEPTH - 6.7 m WIDTH)

4 m WIDE BOULEVARD  
MODIFIED TO 2.5 m WIDE  
BOULEVARD

8 m WIDE ROAD PAVEMENT  
MODIFIED TO 7 m WIDE  
PAVEMENT

N74°43'45"E

156.135



## Lay - By Parking

LOCATION:  
Part of Lot 21, Concession 6

APPLICANT:  
Maplequest (Vaughan) Developments Inc.  
N:\DFT\1 ATTACHMENTS\19\191-12-002z.12.020b.dwg

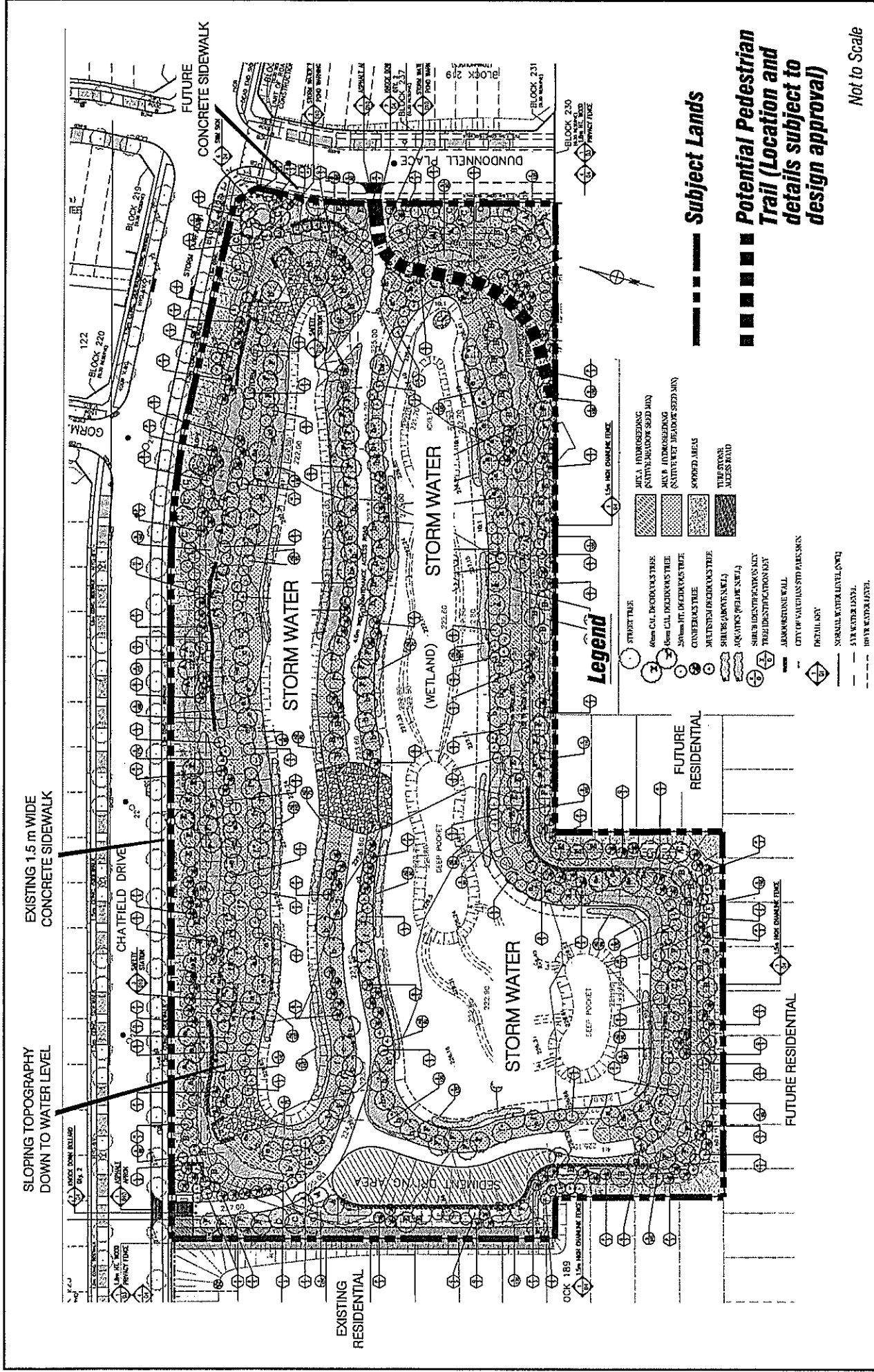


## Attachment

FILES:  
19T-12V002, Z.12.020

DATE:  
February 4, 2014

7



**COMMITTEE OF THE WHOLE FEBRUARY 4, 2014**

**ZONING BY-LAW AMENDMENT FILE Z.12.020  
DRAFT PLAN OF SUBDIVISION FILE 19T-12V002  
MAPLEQUEST (VAUGHAN) DEVELOPMENTS INC.  
WARD 3 – VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE**

**Recommendation**

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.12.020 (Maplequest (Vaughan) Developments 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 the following zone categories in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report:
  - a) Rezone Block 1 to RT1(H) Residential Townhouse Zone with the addition of the Holding Symbol “(H)” to facilitate one block for future lots with a minimum lot frontage of 10 m, a minimum lot area of 140 m<sup>2</sup> and a minimum lot depth of 20 m for four street townhouse dwelling units.
  - b) Rezone Blocks 2 to 44 inclusive to RT1(H) Residential Townhouse Zone with the addition of the Holding Symbol “(H)” to facilitate 43 blocks for future lots with a minimum lot frontage of 5.5 m, a minimum lot area of 140 m<sup>2</sup> and a minimum lot depth of 27.5 m for 222 street townhouse dwelling units.
  - c) Rezone Blocks 45 to 51 inclusive to RT1(H) Residential Townhouse Zone with the addition of the Holding Symbol “(H)” to facilitate seven blocks to be combined with blocks on adjacent lands for future lots with a minimum lot frontage of 5.5 m, a minimum lot area of 151.25 m<sup>2</sup> and a minimum lot depth of 27 m for 16 street townhouse dwelling units.
  - d) Rezone Blocks 52 to 54 inclusive, to RVM2(H) Residential Urban Village Multiple Dwelling Zone Two with the addition of the Holding Symbol “(H)” to facilitate three blocks for medium density development, specifically for 130 block townhouse dwelling units.
  - e) Rezone Blocks 55 and 79 to OS2 Open Space Park Zone for landscape buffers.
  - f) Require that prior to the removal of the Holding Symbol “(H)” the following conditions shall be addressed:
    - i. The water supply and sewage servicing capacity shall be identified and allocated by the Council of the City of Vaughan.
      - a) The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure. OR
      - b) 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

- c) 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.
  - ii. The approval of a Site Development Application for the subject lands.
  - iii. Blocks 45 to 51 inclusive develop with the adjacent lands in order to facilitate street townhouse dwelling units.
2. THAT Draft Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.) dated February 17, 2014, as shown on Attachment #5, BE APPROVED, subject to the pre-conditions and conditions set out in Attachment #1 to this report.
3. THAT prior to final approval, or any part thereof of Draft Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.), the owner shall enter into the Developer's Group Agreement for Block 40. The agreement shall be regarding, but not limited to, all cost sharing for the provisions of parks, cash-in-lieu of parkland, roads, and municipal services within Block 40.
4. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.), shall include the following clause:
 

"The owner shall 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 Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment."
5. THAT the owner enter into an agreement with the city to be registered on title, indicating that no Lots and/or Blocks, will be offered for sale by the owner or purchasers until water supply and sewage servicing capacity has been identified and allocated by the city.

### **Contribution to Sustainability**

The applications implement the following goals and objectives of Green Directions Vaughan:

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:

- i. Upgraded building technology and materials to reduce energy consumption and greenhouse emissions including:
  - a) Energy efficient windows and doors to reduce and/or eliminate drafts, as well as reduce external noise.
  - b) Low volatile organic compounds (voc) in products to minimize the amount of pollutants in the air.
- ii. Energy efficient appliances, heating-ventilation and air conditioning unit (hvac) systems.
- iii. Low flow plumbing fixtures to reduce water consumption and sewage volumes.

### **Economic Impact**

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

### **Communications Plan**

On October 12, 2012, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands and to the East Woodbridge Community Association, Millwood Woodend Ratepayers Association, and Vellore Woods Ratepayers Association. To date, two letters were received with the following comments:

- i. Robert Dragicevic, Walker, Nott, Dragicevic Associates Limited, correspondence dated November 5, 2012, respecting the impact of the development of the subject lands on the adjacent lands to the north owned by Belmont Properties (Plan of Subdivision File 19T-06V07), concerning, but not limited to, stormwater management, road access and subdivision design.
- ii. Alan Young, Weston Consulting, correspondence dated May 13, 2013, respecting the impact of the development of the subject lands on the adjacent lands to the south owned by Cicchino Holding Ltd. (3812 Major Mackenzie Drive). In particular, concern regarding the design of the proposed east-west road (Street "1") and ensuring it does not impact the development of the Cicchino Holdings Ltd. lands and that it is in keeping with approved OPA #712 and Zoning By-law 234-2010.

These issues are addressed in the Subdivision Design and Developer's Group Agreement sections of this report.

### **Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #2 and #3:

1. Zoning By-law Amendment File Z.12.020 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RT1(H) Residential Townhouse Zone and RVM2(H) Residential Urban Village Multiple Dwelling Zone Two, each with the addition of the Holding Symbol "(H)" and OS2 Open Space Park Zone, in the manner shown on Attachment #4, together with site-specific zoning exceptions identified in Table 1 of this report.

2. Draft Plan of Subdivision File 19T-12V002 to facilitate a residential plan of subdivision consisting of street townhouse dwellings, medium density development for block townhouse dwellings (specifically, freehold dwelling units with their own parcel of land and common element condominium road, visitor parking, and landscape area), and open space for a landscape buffer on the subject lands as shown on Attachment #5. The Draft Plan of Subdivision development statistics are as follows:

<u>Blocks</u>	<u>Land Use</u>	<u>Units</u>	<u>Area (ha)</u>
1 - 44	Street Townhouse Dwellings	226	4.100
45 - 51	Street Townhouse Dwellings (16 Blocks for Part Lots)	8	0.322
52 - 54	Medium Density - Block Townhouses Dwellings	130	2.894
55 & 79	Landscape Buffer		0.022
56 & 57	Road Widening		0.112
58 & 59	0.3 m Reserves		0.003
	<u>Roads</u>		<u>2.205</u>
	Total	364	9.658

### **Background - Analysis and Options**

#### **Location**

The subject lands are located on the north side of Major Mackenzie Drive and on the west side of Weston Road, as shown on Attachments #1 and #2, in Part of Lot 21, Concession 6, City of Vaughan. The subject lands have an area of 9.658 ha, with 167 m frontage on Major Mackenzie Drive and 97.9 m frontage on Weston Road.

#### **Supporting Documentation**

The following reports were submitted in support of the applications:

- *Phase 1 Environmental Site Assessment for the Proposed Residential Development at Weston Rd. and Major Mackenzie Dr. West, City of Vaughan, Ontario*, dated September 21, 2011, by Soil Probe Ltd.
- *Geotechnical Investigation for the Proposed Residential Development at Weston Rd. and Major Mackenzie Dr. W., City of Vaughan, Ontario*, dated August 22, 2011, by Soil Probe Ltd.
- *Maplequest Vaughan Phase 1, City of Vaughan - Functional Servicing Report and Stormwater Management Report*, dated May 2012, by SCS Consulting Group Ltd.
- *Noise Feasibility Study, Maplequest Vaughan Developments Inc.* dated May 16, 2012, by Maplequest Vaughan Developments Inc.
- *Maplequest Vaughan Developments Inc. Proposed Residential Development at Major Mackenzie Drive and Weston Road, Vaughan - Traffic Impact Study, Traffic Management Plan and Sidewalk Plan*, dated May 2012, and revised in April 2013 and August 2013, by Genivar Inc.
- *The 2012 Stage 1-2 Archaeological Assessment of the Proposed Maplequest Vaughan Phase 1 Development, Part 1 of Plan 65R-30316, Part of Lot 21, Concession 6, Vaughan Geographic Township, City of Vaughan*, dated July 11, 2012, by D.R. Poulton & Associates Inc.

## Official Plan - Land Use Designation/Uses/Density

### i. Official Plan Amendment #600

The subject lands are designated “Low-Rise Residential” and “Stormwater Management Pond” by OPA #600, as amended by OPA #650 (Vellore Village District Centre Plan). The “Low-Rise Residential” designation permits detached, semi-detached, street townhouse, block townhouse and other ground related multiple housing forms with a density range between 17 to 40 units per ha, and the average density for the quadrant of not less than 25 units per ha. The proposed development for street and block townhouse dwellings yields a residential density of 38.2 units per hectare, and therefore, conforms to the Official Plan.

### ii. City of Vaughan Official Plan 2010

The subject lands are designated “Low-Rise Residential” and “Low-Rise Mixed-Use” with a maximum building height of 4-storeys and Floor Space Index (FSI) of 1.5, and includes lands for a stormwater management pond that is identified as “Infrastructure and Utilities” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by the Region of York Council on June 28, 2012, and approved, in part, by the Ontario Municipal Board on July 23, 2013, and December 2, 2013.

The “Low-Rise Residential” designation permits detached, semi-detached and townhouse dwelling units. The “Low-Rise Mixed-Use” designation for the subject lands (Medium Density Block 52 on Attachment #5), which is located within a Community Area permits townhouse and stacked townhouse dwelling units, low-rise buildings, retail uses, and office uses.

The proposed building type conforms to the City of Vaughan Official Plan 2010, however, the FSI cannot be determined until a Site Development application is submitted for the proposed development, should the applications be approved.

## Block 40 South Plan

Council, at its meeting on April 24, 2006, approved the Block 40 South Plan, as revised, shown on Attachment #6, which provides the basis for the land uses, housing mixes and densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for the Block to provide for managed growth.

## Zoning

The subject lands are currently zoned A Agricultural Zone by Zoning By-law 1-88, as shown on Attachment #3. To facilitate the proposed Draft Plan of Subdivision as shown on Attachment #5, an amendment to the zoning by-law is required to rezone the subject lands, in the manner shown on Attachment #4, together with the following site-specific zoning exceptions to the RT1 Residential Townhouse Zone and RVM2 Residential Urban Village Multiple Dwelling Zone Two:

Table 1: Proposed Zoning Exceptions

	<b>By-law Standard</b>	<b>Zoning By-law 1-88, RT1 Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Zone Requirements</b>
a.	Minimum Lot Frontage	6 m	5.5 m, except for Block 1 which shall be 10 m

	<b>By-law Standard</b>	<b>Zoning By-law 1-88, RT1 Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Zone Requirements</b>
b.	Minimum Lot Area	162 m <sup>2</sup>	140 m <sup>2</sup>
c.	Minimum Exterior Yard - Specific Note Zone 5	3.5 m abutting a non-residential use (greenway or buffer block)	1.2 m for Block 44
d.	Minimum Rear Yard	7.5 m	6 m for Block 1
e.	Minimum Lot Depth	27.5 m	20 m for Block 1
f.	Maximum Interior Garage Width on a Lot with a Frontage less than 11 m	3.048 m	6 m for Block 1
g.	Maximum Building Height	11 m	12 m
h.	Maximum Width of a Driveway	The By-law does not include a maximum zoning requirement for a lot with a frontage less than 6.0m.	3.5 m for a lot with a frontage between 5.5 m to 5.99 m
i.	Minimum Distance between the Nearest Driveway and the Intersection of Street Lines	15 m	The driveway shall be outside of the sight triangle return, where there is both a sight triangle and sight triangle return, and where there is no sight triangle return, the driveway shall be outside of the sight triangle. This provision does not apply to Street 1 where it intersects with Weston Road.
j.	Maximum Number of Townhouse Units in a Row	6 units	7 units for each of Blocks 18 and 19

	By-law Standard	Zoning By-law 1-88, RVM2 Zone Requirements	Proposed Exceptions to the RVM2 Zone Requirements
k.	Maximum Building Height	11 m	12 m
l.	Definition for a Lot	<p>“Lot” - means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 49 of the Planning Act, R.S.O. 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a Building Permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.</p>	<p>“Lot” - means to deem the subject lands to be one lot regardless of the number of buildings or structures erected, the creation of a new lot by way of common elements condominium, part lot control, consent, and/or any easements or registration that are given.</p>
m.	Definition of an Exterior Side Yard	<p>“Exterior Side Yard” - means a side yard immediately adjacent to a street line. For the purposes of this paragraph, a lot abutting a greenway block shall be deemed to be a corner lot, having an exterior lot line.</p>	Exterior side yard for Blocks 52 and 54 in the manner shown on Attachment #4
n.	Definition of a Front Yard	<p>“Front Yard” - means a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of the nearest building or structure or open storage use on the lot</p>	Front yard for Blocks 52 to 54 inclusive in the manner shown on Attachment #4
o.	Definition of an Interior Side Yard	<p>“Interior Side Yard” - means the yard between the side lot line and the nearest part of any building or structure or open storage use extending from the front yard to the rear yard of a lot</p>	Interior side yard for Blocks 52 to 54 inclusive in the manner shown on Attachment #4
p.	Definition of a Rear Yard	<p>“Rear Yard” - means the yard extending across the full width of the lot between the rear lot line of the lot and the nearest part of the nearest building or structure on the lot or the nearest open storage use on the lot</p>	Rear yard for Blocks 52 to 54 inclusive in the manner shown on Attachment #4

	By-law Standard	Zoning By-law 1-88, RVM2 Zone Requirements	Proposed Exceptions to the RVM2 Zone Requirements
q.	Minimum Landscaping Around a Parking Area for Multiple Family Dwellings	i. A strip of land not less than three (3) metres in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways across the said strip.  ii. An outdoor parking area shall be screened from the street and any adjacent premises.	i. A strip of land not less than 2 metres in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways across the said strip.  ii. An outdoor parking area within Blocks 52 to 54 inclusive shall be screened from the street and any adjacent lands.
r.	Dimensions of Driveways	i. The maximum width of a driveway at the street curb and a curb cut shall be 6 m.  ii. Not more than one driveway per lot shall be permitted	i. The maximum width of a driveway at the street curb and a curb cut shall be 7.5m.  ii. A maximum of two driveways each with a right-of-way width of 12.5 m may be permitted on Block 52.

i. Proposed Zoning Exceptions

a) Lot Frontage, Lot Area, and Exterior Yard for the RT1 Zone

The subject lands are located within the Vellore Village District Centre. The permitted density is between 17 to 40 units per ha, and the average density for the quadrant is not less than 25 units per ha. Table 1 identifies the Zoning By-law 1-88 standards for the minimum lot frontage, lot area, and exterior yard (specific note 5) and the proposed exceptions.

The reductions to the standards for the lot frontage and lot area allow for an increased number of units within the plan which complies with the density range with a maximum of 40 units per ha. The increased number of units supports the principles of intensification along transit-supportive road networks. The reduction to the exterior yard affects only Block 44, which abuts a 6 m wide landscape buffer block (Block 55). The intent of a wider exterior yard is maintained when the 1.2 m exterior yard and 6 m wide landscape buffer totalling a 7.2 m yard from the end unit of Block 44 to Weston Road are considered.

b) Lot Frontage, Rear Yard, Lot Depth and Garage Width for the RT1 Zone - Block 1

Due to the irregular configuration of the plan, the design of Block 1 as a wide and shallow block results in a reduction to the lot depth standard in Zoning By-law 1-88 from 27.5 m to 20 m. An increase to the minimum lot frontage from 6 m to 10 m is required to ensure that a lot area of 140 m<sup>2</sup> is provided, that is consistent with the lot area proposed for the other blocks within the RT1 Zone. Further, as the lots in Block 1 are wider each with a 10 m frontage, there is the opportunity to provide a 2-car garage for each dwelling unit. An exception to the Zoning By-law is necessary to the maximum interior garage width requirement from 3.048 m to 6 m. The lot would accommodate 4 cars on the lot (2 inside the garage and 2 on the driveway) thereby reducing the on-street parking need for Block 1. As these reduced zoning standards apply to only 4 street townhouse units, the Development Planning Department can support this request.

c) Building Height for the RT1 and RVM2 Zones

The proposed increased building height provides flexibility in the house designs including those with increased roof pitches. The building height increase of 1 m (from 11 m to 12 m) is a minor increase to the maximum height provision. A 12 m building height is considered appropriate from an urban design perspective. In addition, the lands will be subject to Architectural and Urban Design Guidelines, that must be approved by Vaughan Council to ensure appropriate built form.

d) Driveway Width for the RT1 Zone

Zoning By-law 1-88 does not provide a maximum driveway width for lots with less than 6 m lot frontage, as the By-law does not have any zone category where the lot frontage is less than 6 m. The Zoning By-law provides a maximum driveway width of 3.5 m for a lot frontage between 6 m and 6.99 m. The draft plan includes lot frontages of 5.5 m. Accordingly, an exception to Zoning By-law 1-88 is required to provide a maximum driveway width of 3.5 m for a lot with a 5.5 m frontage, which is consistent with the driveway width for the slightly wider 6 m lot, and is therefore considered appropriate.

e) Distance between the Nearest Driveway and Intersection for the RT1 Zone

The owner requested that the requirement for a minimum distance of 15 m between the nearest driveway and the intersection not be applied to the subject lands, in order to facilitate street townhouse dwelling units on public streets. The application of this requirement does not preclude the development of street townhouse dwelling units on a public street. Street "1" intersects with Weston Road, which is a regional road. The minimum distance of 15 m between the nearest driveway and the intersection of Street "1" at Weston Road shall be maintained to accommodate the regional intersection and road requirements of one, 5 m inbound lane and two, 3.5 m outbound lanes for a distance of 60 m from the widened limit of Weston Road, and to maintain the appropriate site distance for vehicular traffic. The Vaughan Development/Transportation Engineering Department advised that the minimum distance between the nearest driveway and the intersection of street lines for the remaining streets requires that the nearest driveway be outside the sight triangle return. Alternatively, where there is both a sight triangle and a sight triangle return, and where there is no sight triangle return, the driveway shall be outside the sight triangle.

f) Number of Townhouse Units in a Row for the RT1 Zone

Zoning By-law 1-88 limits the number of townhouse dwelling units in row to six dwelling units. The proposed townhouse development on Blocks 18 and 19 each include seven dwelling units in a row. The increase to 7 units is requested due to the length (frontage) of the blocks at a minimum of 43 m, providing lots with 5.5 m frontages. The Development Planning Department can support the request to permit seven units in a row given its limited application on only 2 Blocks within the Plan.

g) Definition of a Lot for the RVM2 Zone

The proposed exception to the definition of a "lot" is required to ensure that for zoning purposes, each of Blocks 52 to 54 inclusive, shown on Attachment #4, is deemed to be one lot. Given the nature of the proposed development, which includes multiple dwelling units and ownerships, this exception is appropriate and typical for a block development.

h) Definitions of Exterior Side, Front, Interior Side and Rear Yards for the RVM2 Zone

The modifications to the definitions for exterior side, front, interior side and rear yards is for the purposes of establishing the minimum yard requirements for Blocks 52 to 54 inclusive with multiple dwelling units as shown on Attachment #4, as the proposed development does not provide the typical yard as per the definitions in Zoning By-law 1-88, and is considered appropriate.

i) Landscaping Around a Parking Area for the RVM2 Zone

The owner originally requested that there be no requirement for landscaping or screening for the visitor parking areas within Blocks 52 to 54 inclusive whereas the by-law requires 3.0 m. The Development Planning Department is of the opinion that a minimum landscape strip of 2.0 m around the internal parking area is appropriate and does not preclude the Owner having flexibility in the site layout. All parking areas must be screened with landscaping and/or fencing to maintain a high level of streetscape design. These landscape details will be finalized through the review of the future Site Development application, if the subject applications are approved.

j) Dimensions of Driveways for the RVM2 Zone

The maximum driveway width at the street curb and curb cut shall be 7.5 m with a 1.5 m wide sidewalk on both sides and a 2 m wide landscape strip for a total right-of-way width of 12.5 m for Block 52. The wider right-of-way for the driveway is to accommodate a sidewalk for the safe movement of pedestrians. The landscaping is to screen the two driveways which are required in accordance with the City Engineering Criteria Guide as 76 units are proposed. The maximum driveway width at the street curb and cut of 7.5 m is proposed whereas 6 m is permitted to access Blocks 53 and 54 inclusive. The increased driveway width is necessary in order to accommodate the turning movements for service vehicles such as refuse/recycling trucks and emergency vehicles. The increased driveway width of 7.5 m is acceptable for Blocks 52 to 54 inclusive.

ii. Non-Residential Blocks

Blocks 55 and 79 in the Draft Plan of Subdivision are to be rezoned to OS2 Open Space Park Zone to provide a landscape buffer along Weston Road and Major Mackenzie Drive, respectively.

iii. Holding Symbol "(H)"

The implementing Zoning By-law will rezone the residential portion of the subject lands to RT1(H) Residential Townhouse Zone and RVM2(H) Residential Urban Village Multiple Dwelling Zone Two, each with the addition of the Holding Symbol "(H)", as shown on Attachment #4, to ensure that the following matters are addressed, prior to the removal of the Holding provision:

- a) The water supply and sewage servicing capacity shall be identified and allocated by the Council of the City of Vaughan.
- b) The approval of a Site Development Application(s) for the subject lands.



- c) Blocks 45 to 51 inclusive are developed with the adjacent lands in order to facilitate full lots for street townhouse dwelling units.

The Development Planning Department is satisfied that the proposed rezoning of the subject lands in the manner shown on Attachment #4, together with the requested and/or modified site-specific exceptions discussed above are appropriate for the development of the subject lands.

#### Subdivision Design

The 9.658 ha Draft Plan of Subdivision is comprised of 44 blocks for 226 street townhouse dwelling units and 7 blocks for 16 street townhouses (to be developed with the adjacent lands), and 3 Blocks for 130 block townhouse dwelling units, as shown on Attachment #5.

The Draft Plan of Subdivision includes the east-west traversing 23 m wide primary road (Street "1") which intersects with Weston Road (arterial road) and with Lawford Road (primary road) should the adjacent lands to the west develop. The alignment of Street "1" as shown on Attachment #5 does not impact the development of the adjacent lands (Cicchino Holdings Ltd. Lands - 3812 Major Mackenzie Drive) located at the south-west intersection of Weston Road and Street "1" and is consistent with the site-specific OPA #712 and Zoning By-law 234-2010 for the Cicchino Holdings Ltd. lands.

Streets "1" and "2" at their west limits and Street "4" at its north limit will terminate in temporary turning circles pending the development of the adjacent lands to allow the continuation of the streets.

The east-west traversing Street "5", a 17.5 m wide road (local), intersects with Lawford Road to the west, and with a future 23 m wide primary road should the adjacent lands to the east develop. Street "2", a 17.5 m wide road (local), intersects with Lawford Road to the west should the adjacent lands to the west develop. Street "4", the 20 m local road (Village Core) traverses north-south from Street "1" to connect to the lands to the north. Street "3", a local 17.5 m wide crescent, intersects with both Streets "1" and "2".

Lands from the Draft Plan of Subdivision are required to facilitate road widenings. The Block 56 widening along Weston Road is required to provide for a minimum of 18 m from the centreline of the construction of Weston Road. The Block 57 widening along Major Mackenzie Drive Road is required to provide for a minimum of 21.5 m from the centreline of the construction of Major Mackenzie Drive.

The Owner has coordinated the development of the draft plan of subdivision with City of Vaughan owned lands, in the manner shown on Attachment #5. The Owner requires the City land to provide access from Lawford Road to the subject lands via Streets "1", "2" and "5". Alternatively, the Owner would need to acquire land or develop with the adjacent lands to the east and/or south for road access from Major Mackenzie Drive and/or Weston Road.

All development within the Draft Plan of Subdivision is subject to architectural and urban design approval. Architectural and urban design guidelines must be prepared by the owner and reviewed and approved by the Development Planning Department and Vaughan Council, prior to final approval. A condition to this respect is included in Attachment #1.

Prior to final approval, a landscape master plan must be prepared for the subject lands. The landscape master plan must address matters such as, but not limited to, the co-ordination of the urban design/streetscape elements as they relate to the approved urban design guidelines, edge treatment along Major Mackenzie Drive and Weston Road, landscaping in the exterior side yards to compensate for the reduced landscaping in the sight triangle, and the pedestrian urban connections between streets and built forms. Conditions to this respect are included in Attachment #1.

Should the Zoning By-law Amendment and Draft Plan of Subdivision applications be approved, the block townhouse dwelling units will be subject to Site Plan approval, at which time the proposed building elevations, landscaping plan, including acoustic and privacy fencing details, site grading and servicing plans will be reviewed.

The Development Planning Department is satisfied with the proposed subdivision design, subject to the comments in this report, and the pre-conditions and conditions of approval in Attachment #1.

#### Developer's Group Agreement

It is a standard condition of Draft Plan of Subdivision approval that the participating landowners for the block execute a Developer's Group Agreement respecting the provision of servicing infrastructure, roads for the Block, parks and open spaces. The owner of the subject lands has joined the Block 40 Developers Group, and as a member of the Block 40 Developers Group will be required to participate in the cost sharing which includes addressing stormwater management, and working with the Block 40 engineer (Schaeffers Consulting Engineers). The subject lands do not abut Belmont Properties (Plan of Subdivision 19T-06V07) directly. However, Street "4" abuts the lands to the north, which provides the opportunity for the adjacent lands to the north to provide road access to Belmont Properties to have a future north-south access to Street "1" that intersects with Weston Road. The owner of the subject lands membership as part of the Block 40 Developers Group should address Belmont Properties concerns. A condition is included in the recommendation of this report respecting the Trustee for the Block 40 Developers' Group advising the City in a letter that all cost sharing for the provisions of parks, cash-in-lieu of parkland, roads, and municipal services within Block 40 have been addressed.

#### Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the proposed Draft Plan of Subdivision and provides the following comments:

##### a) Environmental Site Assessment

The owner has satisfied the city's requirements with respect to the Environmental Site Assessment Phase I and Phase II, based on the city's policy on contaminated or potentially contaminated sites.

##### b) Servicing Allocation

Servicing for sewage and water servicing capacity has not been allocated for the Draft Plan of Subdivision as indicated in the Servicing Capacity Allocation Strategy Report Annual Distribution City-wide report considered at the October 11, 2013, Committee of the Whole and ratified by Vaughan Council at its October 29, 2013 meeting. As such, the subject lands will be zoned with the Holding Symbol "(H)" pending the allocation of servicing and subject to no-pre-sale conditions. Pre-conditions and conditions to this effect are included in Attachment #1.

##### c) Transportation

The City's Zoning By-law 1-88 does not require visitors parking for the 246 street townhouse dwelling units. The Draft Plan of Subdivision identified the location of driveways and potential on-street parking spaces. Due to the density of the development (i.e., narrow frontages and close driveway spacing), some streets will have limited opportunity for on-street parking. Based on the parking assessment provided, there will be between 50 and 60 visitor parking spaces available on the street.

It was recommended that Block 52 provide two driveway accesses from Street "5" as it could improve the traffic operation on the streets and within the proposed block. The City's Engineering Criteria Guide recommends two points of access for developments greater than 40 units and Block 52 proposes 76 units.

The Vaughan Development/Transportation Engineering Department has no objections to the development, subject to the pre-conditions, and the conditions of approval in Attachment #1.

#### Vaughan Cultural Services Division

The Cultural Services Division has received the Ministry of Citizenship, Culture and Recreation's clearance of archaeological concerns respecting the subject lands. As such, the Cultural Services Division has no objection to the approval of the Draft Plan of Subdivision, subject to the inclusion of the standard archaeological resources condition requiring notification should archaeological resources and/or human remains be found on the property during grading or construction activities, and the Owner ceasing all grading or construction activities, being included in Attachment #1.

#### Vaughan Parks Development Department

The Parks Development Department has no objections to the development, subject to the condition requiring cash-in-lieu of parkland.

#### Vaughan Real Estate Division

The Vaughan Real Estate Division has advised that prior to final approval of the Draft Plan, the Owner shall be required to enter into a Developers' Group Agreement with the other participating landowners within Planning Block 40 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 the dedication of parkland, and road and municipal services within Planning Block 40. This agreement shall also provide a provision for additional developers to join the Developers' Group Agreement, when they wish to develop their lands. The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". This is included in the recommendation of this report and conditions of approval in Attachment #1.

#### Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has no objections to the development, subject to the conditions of approval in Attachment #1.

#### School Boards

The York Region District (Public) School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Centre-Sud have reviewed the applications and advise that they have no objection to the proposal.

#### Canada Post

Canada Post has no objections to the proposal subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post, which are subject to the conditions of approval in Attachment #1.

### Enbridge Gas Distribution

Enbridge Gas Distribution has reviewed the proposal and has no objections to the applications. Enbridge advises that at this time, there is not a commitment by Enbridge Gas Distribution to service this site, or to service this site by a given date or that there will be no costs for servicing this site. The Owner is to contact the Enbridge Customer Connections Department at their earliest convenience to discuss the installation and clearance requirements for service and metering facilities. This requirement is included in the conditions of approval in Attachment #1.

### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i) Lead and Promote Environmental Sustainability

The Owner will be incorporating the sustainable site and building features identified in this report.

ii) Plan and Manage Growth & Economic Vitality

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

The development facilitates intensification to support the expansion of public transportation systems and alternative modes of transportation (e.g. cycling, walking, etc.).

### **Regional Implications**

The Region of York has provided the following comments:

i. Transportation

Transportation Planning Staff have reviewed the *Traffic Impact Study and Traffic Management Plan* prepared by Genivar Inc. dated April 2013. The updated *Traffic Impact Study and Traffic Management Plan* does not address Transportation Planning Staff comments provided in response to the first subdivision submission. Comments from the Regional Transportation and Community Planning Department, Transportation Planning Branch in a memorandum dated October 18, 2012, are to be addressed, and include, but not limited to the development and implementation of a Transportation Demand Management program.

ii. Sanitary Sewage and Water Supply

This development is located within the Maple North Wastewater Service Area and will be serviced from Water Pressure District No. 7.

It is the region's understanding that the Draft Plan will receive servicing allocation from the city of Vaughan in the short term, which is subject to the completion of the Southeast Collector. If the city does not grant this Draft Plan 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:

- Leslie Street Pumping Station - late 2014 expected completion
- Southeast Collector - late 2014 expected commissioning

- Duffin Creek WPCP Outfall - 2017 expected completion
- Duffin Creek WPCP Stages 1 and 2 Upgrades - late 2017 expected completion
- West Vaughan Sewage Servicing - 2018 expected commissioning date
- West Vaughan Water Servicing - 2018 expected completion
- East Vaughan Water and Wastewater Servicing - 2021 expected completion
- Other projects as may be identified in future Master Plan Updates and/or studies

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)" Symbol) to ensure that the water and wastewater servicing are available prior to occupancy. These restrictions are found within the requested schedule of pre-conditions and conditions. 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.

York Region has no objection to draft approval of the Plan of Subdivision subject to the pre-conditions and conditions in Attachment #1.

### **Conclusion**

The Zoning By-law Amendment and Draft Plan of Subdivision applications propose to facilitate the development of the subject lands with 364 dwelling units (226 street townhouse dwelling units, 130 block townhouse dwelling units, and blocks for 16 street townhouse dwelling units for the purposes of unit calculation and allocation the blocks for 16 street townhouses are deemed to total 8 units (to develop with the adjacent lands), along with landscape buffers and road widenings, as shown on Attachment #5.

The proposed Draft Plan of Subdivision conforms to Regional and City Official Plan policies. The proposed development yields a residential density of 38.2 units per hectare and conforms to the "Low-Rise Residential" policies of OPA #600, as amended by OPA #650 (Vellore Village District Centre Plan).

The implementing Zoning By-law will zone the Draft Plan of Subdivision with the Holding Symbol "(H)", which will not be removed from the lands zoned RT1 Residential Townhouse Zone and RVM2 Residential Urban Village Multiple Dwelling Zone Two (or portion thereof) until, the water supply capacity and sewage servicing capacity are identified, site development applications are approved for the street townhouse and block townhouse dwelling units, and Blocks 45 to 51 inclusive develop with the adjacent lands in order to facilitate the creation of full lots for street townhouse dwelling units.

The Vaughan Development Planning Department is satisfied that the proposed Draft Plan of Subdivision shown on Attachment #5 will result in a residential development that is appropriate and compatible with the existing and permitted uses in the surrounding area. The Development Planning Department can support the approval of the Zoning By-law Amendment Application and Draft Plan of Subdivision subject to the recommendations in this report, and the Pre-Conditions and Conditions of Approval set out in Attachment #1.

**Attachments**

1. Pre-Conditions and Conditions of Approval
2. Context Location Map
3. Location Map
4. Proposed Zoning for Subdivision File 19T-12V002
5. Draft Plan of Subdivision File 19T-12V002
6. Approved Block 40 South Plan

**Report prepared by:**

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Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/CM

## **ATTACHMENT NO. 1**

### **PRE-CONDITIONS AND CONDITIONS OF APPROVAL**

#### **DRAFT PLAN OF SUBDIVISION FILE 19T-12V002 MAPLEQUEST (VAUGHAN) DEVELOPMENTS INC. PART OF LOT 21, CONCESSION 6, CITY OF VAUGHAN**

#### **THE PRE-CONDITIONS AND 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-12V002, ARE AS FOLLOWS:**

##### **PRE-CONDITIONS OF APPROVAL**

##### **City of Vaughan and Region of York Pre-Conditions**

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 users (\*) 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 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 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, the owner shall enter into an Indemnity Agreement with York Region. The Agreement shall be registered on title, agreeing to save harmless York Region and the City of Vaughan from any claim or action as a result of York Region or the City of Vaughan releasing conditions and pre-conditions of draft approval as part of the draft approval of Plan of Subdivision File 19T-12V002 or any phase thereof by the City of Vaughan, 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, who are not end users, 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.

(\*) 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.

## CONDITIONS OF APPROVAL

### City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc. dated January 17, 2014.
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 lands within this Plan shall be zoned with the Holding Symbol “(H)” which shall not be removed until the conditions to permit the removal of the Holding Symbol “(H)” are addressed as follows:
  - a) All lots and blocks in the Plan shall be subject to a separate agreement restricting the sale of said lots and blocks by the owner or subsequent purchasers of all the lots and blocks pending the allocation of servicing capacity by the city. The Plan shall be zoned with the Holding Symbol “(H)” which shall not be removed until the sewage capacity and water supply capacity has been identified and allocated by Vaughan Council.
  - b) The residential lots and blocks in the Plan shall be zoned with the Holding Symbol “(H)” which cannot be removed until the following occurs:
    - i. The water supply and sewage servicing capacity shall be identified and allocated by the Council of the City of Vaughan.
    - ii. The approval of a Site Development Application for the subject lands; and,
    - iii. Blocks 45 to 51 inclusive develop with the adjacent lands in order to facilitate street townhouse dwelling units.
4. Prior to final approval of the Plan, the owner shall submit to the satisfaction of the city, a listing prepared by an Ontario Land Surveyor of all the lot and block areas, frontages and depths in accordance with the approved Zoning By-law for all the lots and blocks within the Plan.
5. The owner shall pay any and all outstanding application fees to the Vaughan Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
6. 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.
7. Prior to final approval of the Plan, the owner shall enter into a Developers’ Group Agreement with the other participating landowners within Block 40 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 40. The owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and the City’s approved “Cash-in-lieu of Parkland Policy”. This Agreement shall also include a provision for



additional developers to participate within the Developers' Group Agreement when they wish to develop their lands.

8. Prior to final approval of the Plan, the Trustee for Block 40 shall provide the City with a letter indicating that the owner has fulfilled all cost sharing and other obligations of the Block 40 Developers' Group Agreement.
9. Prior to final approval of the Plan, the owner shall pay its proportionate share of the cost of any external municipal services that have been designed, oversized and built temporarily or permanent by others to accommodate the development of the Plan.
10. The road allowances included within this Draft Plan of Subdivision shall be dedicated to the city and/or region as public highways without monetary consideration and free of all encumbrances.
11. The road allowances within this Draft Plan of Subdivision shall be named to the satisfaction of the city, in consultation with the Region of York Transportation and Community Planning Department. Proposed street names shall be submitted by the owner for approval by Vaughan Council and shall be included on the first engineering drawings.
12. The road allowances included in this Draft Plan of Subdivision shall be designed in accordance with the city's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
13. The owner shall agree in the subdivision agreement that any part blocks within the Plan shall be developed only in conjunction with the abutting lands. The City shall not issue a Building Permit for the subject part blocks until the lands are combined to the satisfaction of the City.
14. Any dead ends or open sides of road allowances created by this Draft Plan of Subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the city without monetary consideration and free of all encumbrances, to be held by the city until required for future road allowances or development of adjacent lands.
15. The owner shall agree in a Subdivision Agreement that the location and design of the construction access shall be approved by the City and the Region of York.
16. 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 modification to off-site driveways required to accommodate this Plan shall be coordinated and completed at the cost of the owner.
17. Prior to final approval of the Plan, the owner shall provide easements as may be required for utility, drainage or construction purposes and shall be granted to the appropriate authority(ies), free of all charges and encumbrances.
18. 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.
19. The owner shall agree to create easements for maintenance purposes for all lots providing less than 1.2 m side yards, or having roof encroachments, prior to transfer of land.
20. 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.

21. The owner shall agree to notify both the Ministry of Tourism and Culture and the City of Vaughan Recreation and Culture Department (Cultural Services Division) and the Policy Planning and Development Planning Departments immediately in the event that:
- a) Archaeological resources are found on the property during grading or construction activities, to which the owner must cease all grading or construction activities.
  - b) Where human remains are encountered during grading or construction activities, the owner must cease all grading or construction activities. The owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
22. 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 report, Remedial Action Plan (RAP) and/or 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) For park/open space block(s) that are being conveyed to the city, submit a Phase Two ESA report in accordance with 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.
  - c) 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 (MOE) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), the owner shall 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 MOE, covering all the lands within the Plan.
  - d) Submit a certificate letter prepared by the owner's qualified person stating that the owner covenants and agrees 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 MOE document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).
  - e) Reimburse the city for the cost of the peer review of the ESA reports and RAP, as may be applicable.
23. Prior to initiation of any grading or stripping of topsoil to any lands included in the Plan and prior to final approval of the Plan and, whichever comes first, the owner shall submit an Erosion and Sedimentation Control Plan including topsoil storage plan detailing the location, size, slope stabilization methods and time period, for the review and approval by the city; topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on either park or school blocks. The Erosion and Sedimentation Control Plan

shall address all phases of the construction of the municipal services house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the city. The owner shall prepare the Erosion and Sedimentation Control Plan for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the TRCA Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the city.

24. Prior to final approval, the owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the city, and a Development Agreement, if necessary.
25. The owner agrees that all lots or blocks within the Plan that are left vacant six (6) months following completion of overall grading shall be topsoiled, to a minimum depth of 100mm, seeded, maintained and signed to prohibit dumping and trespassing, to the satisfaction of the city.
26. Prior to final approval, a soils report prepared at the owner's expense shall be submitted to the city for review and approval. The owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the city.
27. Prior to the initiation of grading, and prior to the registration of this Draft Plan of Subdivision or any phase thereof, the owner shall submit to the city for review and approval the following:
  - a) A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, which report shall include:
    - i. Plans illustrating how this drainage system will be tied into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system.
    - ii. Stormwater management techniques which may be required to control minor or major flows.
    - iii. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to ensure no negative impact on the quality and quantity of ground and surface water resources as it relates to fish and their habitat.
    - iv. The location and description of all outlets and other facilities which may require permits under Ontario Regulation 166/06 and/or the Lakes and Rivers Improvement Act.
    - v. Proposed methods of controlling and preventing erosion and siltation on-site and in downstream areas during and after construction.
    - vi. Retain an environmental monitor and report on the implementation and on-going maintenance of erosion and sediment controls.
    - vii. Overall grading plans for the Plan.
    - viii. The owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in any and all of the aforementioned reports to the satisfaction of the city.
28. Prior to final approval of the Plan, the City and Region of York shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.

29. 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. The owner shall provide a copy of the fully executed Subdivision Agreement to the appropriate telecommunication provider.
30. 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.
31. Prior to final approval of the Plan, the owner shall make the necessary arrangements at the expense of the owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the city.
32. The owner shall ensure that the final Plan shall depict all telecommunication structure locations and hydro switch gear easements.
33.
  - a) Prior to final approval, the owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assign regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the owner shall enter into a Development Agreement with PowerStream Inc. which addresses the foregoing requirements.
  - b) The owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of PowerStream Inc. and the city.
34. The owner shall agree in the Subdivision Agreement to design, purchase material and install a street lighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative street lighting to the satisfaction of the City.
35. Prior to final approval of the Plan, the owner shall provide a revised Transportation Demand Management Plan and Sidewalk Plan, prepared by a qualified professional transportation consultant to the satisfaction of the city and shall include dimensioned plans respecting the proposed driveway locations that are proposed to be located closer than 15 m to an intersection and impact, if any, on sight lines.
36. Prior to final approval of the Plan, the owner shall submit an environmental noise and/or vibration report to the city for review and approval. The preparation of the noise/vibration report shall include the ultimate traffic volumes associated with the surrounding road network and railway according to the Ministry of Environment Guidelines. The owner shall convey any required buffer block(s) for acoustic barrier purposes, free of all costs and encumbrances, to the satisfaction of the city. The owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved noise/vibration report to the satisfaction of the city.
37. 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 of the city.
38. 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.

39. Prior to final approval of the Plan and/or commencement of construction within the Plan, the owner shall submit a detailed hydrogeological impact study for the review and approval of the City 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.
40. The owner shall agree in the Subdivision Agreement to maintain adequate chlorine residuals in the water mains within the Plan after successful testing and connection to the potable municipal water system and continue until, such time as determined by the city or until assumption of the Plan. In order to maintain adequate chlorine residuals, the owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the city. The owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.

The owner shall provide the city with a report showing the chlorine residual results on a weekly basis. If at any time the water quality test results do not comply with the Safe Drinking Water Act, the owner shall notify the city immediately and take corrective action as directed by the city and prepare a report of all actions taken. The city will charge the owner the current retail water and sewer rates for the water consumed in this program. The owner's licensed water operator will meter the consumption of water for each flush and report the readings to the city on a monthly basis. The city will audit the consumption reports and inspect the flushing points periodically to ensure that the water consumption reported accurately reflects the program.

41. 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 as follows:
- a) 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:
    - i. Bacteriological Analysis – total coliform and E-coli counts
    - ii. Chemical Analysis – Nitrate Test
    - iii. Water level measurement below existing grade
  - b) 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.
  - c) Well monitoring shall continue during construction and an interim report shall be submitted to the city for records purposes.
  - d) 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.
42. Prior to the issuance of a Building Permit for any lot or block, the owner's consulting engineer shall certify, to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Vaughan Building Standards Department that the lot grading complies with the City of Vaughan lot grading criteria and the driveway as shown on the plan submitted for the construction of the building on that particular lot or block conforms in terms of location and geometry (i.e., width, etc.) with the approved or amended and subsequently approved Construction Drawings.
43. No Building Permit shall be issued until the owner has provided proof that a restriction has been registered that prevents the transfer of the lot or block without the consent of the city where such transfer is to be restricted by any other provision of the Subdivision Agreement.

44. Notwithstanding the provisions (Subsection 5.1) generally included within the Subdivision Agreement, the city may issue model home Building Permits provided that the land is zoned to the satisfaction of the city and the relevant conditions (Subsection 5.18) of the Subdivision Agreement are fulfilled.
45. The owner shall agree in the Subdivision Agreement that no Building Permits will be applied for or issued until the city is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
46. The owner shall agree in the Subdivision Agreement to the following:
- a) Prior to final approval, architectural design guidelines shall have been prepared in accordance with Vaughan Council Policy and approved by Council, and the owner shall agree that on lots with flankages on a collector or primary road, as identified by the architectural design guidelines and the City, a front elevation featuring a main entrance or in some cases, an upgraded elevation, shall face the flankage. The flankage elevation for such lots shall be approved by the Control Architect and the Director of Development Planning, prior to issuance of a Building Permit.
  - b) All development shall proceed in accordance with the Vaughan Council approved architectural design guidelines.
  - c) 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.
  - d) Prior to the submission of individual Building Permit applications and Site Development applications the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines.
  - e) The city may undertake periodic reviews to ensure compliance with the architectural design guidelines, and 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.
47. The owner shall agree in the Subdivision Agreement to the following:
- a) Prior to final approval, urban design guidelines shall have been prepared in accordance with Vaughan Council Policy and approved by Council.
  - b) All development shall proceed in accordance with the Vaughan Council approved urban design guidelines.
  - c) A qualified consultant shall be retained at the cost of the owner with concurrence of the city to ensure compliance with the urban design guidelines.
48. Prior to final approval, the owner shall prepare a landscape master plan, and the plan shall address, but not be limited to, the following issues:
- a) The co-ordination of the urban design/streetscape elements as they relate to the approved urban design guidelines.
  - b) The provision of edge treatments along Major Mackenzie Drive and Weston Road.
  - c) The provision of landscaping in the exterior side yards to compensate for the reduced landscaping in the sight triangle.

- d) The provision of pedestrian urban connections between streets and built forms.
49. 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.
50. 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/or residential blocks that abut the stormwater management pond to the satisfaction of the city.
51. No part of any noise attenuation feature or any other fence shall be constructed partly on or within any public highway, park or open space. Fences adjacent to public lands shall be constructed entirely on private lands. The maintenance of noise attenuation features or fencing shall not be the responsibility of the City or the Region of York and shall be maintained by the owner until assumption of the services in the Plan. Thereafter, the maintenance by the noise attenuation fence shall be the sole responsibility of the lot owner. Landscaping provided on the regional road right-of-ways by the owner or the city for aesthetic purposes shall be approved by the region and maintained by the city with the exception of the usual grass maintenance.
52. The owner shall convey landscape buffer Blocks 55 and 79 to the city, free of all cost and encumbrances, for landscaping purposes.
53. Prior to the transfer of any lot or block on the Plan, the owner shall submit to the city satisfactory evidence that the appropriate warning clauses required by the Subdivision Agreement have been included in the offers of purchase and sale or lease for such lot or block.
54. The owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the city. No Building Permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:
- The block plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.
  - The location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval.
  - The location of parks, open space, stormwater management facilities and trails.
  - The location of institutional uses, including schools, places of worship, community facilities.
  - The location and type of commercial sites.
  - Colour-coded residential for singles, semis, multiples, and apartment units.
  - The following notes in BOLD CAPITAL TYPE on the map:  
  
"For further information, on proposed and existing land uses, please call or visit the City of Vaughan Development Planning Department, at 2141 Major Mackenzie Drive, 905-832-8585."  
  
"For detailed grading and berming information, please call the developer's engineering consultant, (name) at ."

"This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers."

[In such circumstances, the Owner is responsible for updating the map and forwarding it to the City for verification.]

55. The owner shall agree in the Subdivision Agreement to include the following warning statements, in wording satisfactory to the city, in all Agreements of Purchase and Sale/ *or Lease for all lots/blocks* within the Plan:

a) Within the entire Subdivision Plan:

- "Purchasers and/or tenants are advised that roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and the Ministry of Municipal Affairs published the Alternative Development Standards as a guideline to municipalities. The Province of Ontario has been promoting the use of these guidelines which provide for reduced pavement widths."
- "Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances."
- "Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan, however, internal streets may be subject to public transit bus traffic."
- "Purchasers and/or tenants are advised that the collector and primary roads within the development area are expected to support more traffic than local roads and, if demand warrants, transit routes in the future."
- "Purchasers and/or tenants are advised that the Streets "1", "2", "4" and "5", 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."
- "Purchasers and/or tenants are advised that the owner/builder shall 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)."
- "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the dwelling occupants."
- "Purchasers and/or tenants 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 conceptual locations 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 the boulevard tree without further notice."
- "Purchasers and/or tenants are advised that the city has not imposed 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 a purchaser for boulevard trees does not guarantee that a tree will be planted on the boulevard adjacent to their residential dwelling."



- “Purchasers and/or tenants are advised that the proposed finished Lot and/or Block grading may not meet City of Vaughan lot grading criteria in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions.”
- “Purchasers and/or tenants are advised that the rear yard lot area has been designed 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.”
- “Purchasers and/or tenants are advised that any encroachments and/or dumping from the Lot and/or Block to the stormwater management ponds and open space lands (buffer) are prohibited.”
- “Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Zoning By-law 1-88, as amended, as follows:
  - a) The maximum width of a driveway shall be 6 m measured at the street curb, except for Blocks 52 to 54 inclusive, where the maximum width of a driveway shall be 7.5 m, provided circular driveways shall have a maximum combined width of 9 m measured at the street curb.
  - b) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Width of Driveway
5.5 – 6.99 m	3.5 m
7.0 – 8.99 m	3.75 m
9.0 – 11.99 m <sup>1</sup>	6.0 m
12.0 m and greater <sup>2</sup>	9.0 m

<sup>1</sup>The Lot Frontage for Lots between 9.0 – 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

<sup>2</sup>The Lot Frontage for Lots 12.0 m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.”

- “Purchasers and/or tenants are advised that proper grading of all Lots/Blocks in conformity with the Subdivision Grading Plans is a requirement of this Subdivision Agreement.”

The city has taken a Letter of Credit from the owner for security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the purchasers to the city and/or owner, for lot grading purposes, is not a requirement of this Subdivision Agreement.”

- “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication

carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.”

- “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the owner prior to any home closings.”
- b) Abutting or in proximity of any parkland or walkway:
- “Purchasers and/or tenants are advised that the Lot and/or Block abutting or in proximity of a “Neighbourhood Park” of which noise and lighting may be of concern due to the nature of the park for active recreation.”
- c) Abutting a public highway, open space lands (stormwater management pond/buffer), noise berm/landscape buffer, or other similar public space:
- “Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this Subdivision Agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve, as shown on the construction drawings.
- The city has taken a Letter of Credit from the owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the city. Direct cash deposit from the Purchasers to the city and/or owner, for fencing, is not a requirement of this Subdivision Agreement.”
- d) Abutting or in proximity of any open space lands (stormwater management/buffer) or noise berm/landscape buffer:
- “Purchasers and/or tenants are advised that the adjacent open space lands (stormwater management/buffer) or noise berm/landscape buffer may be left in a naturally vegetated condition and receive minimal maintenance.”
- e) Abutting any open space lands (stormwater management /buffer):
- “Purchasers and/or tenants are advised that the installation of any gate or access point from the Lot and/or Block to open space lands (stormwater management /buffer) is prohibited.”

#### Region of York Conditions

56. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
57. 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.
58. 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.

59. Prior to final approval, the engineering drawing showing the layout of the watermains and sewers shall be submitted to the Capital Planning and Delivery Branch for review and record.
60. The owner shall agree in the Subdivision Agreement that any direct connection to a York Region water or wastewater system requires regional approval prior to construction. Engineering drawings showing details of the connection shall be submitted for approval.
61. For all lands, the Holding Symbol “(H)” 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 Symbol “(H)” is removed in accordance with the provisions of the *Ontario Planning Act*. The Zoning Bylaw shall specify the terms under which Vaughan Council may consider the removal of the Holding Symbol “(H)”. Said terms shall include a minimum of the following:
- a) The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure. OR
  - b) 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
  - c) 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.
62. Prior to final approval, the owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required regional road improvements for this subdivision. The report/plan, submitted to the Transportation and Community Planning Department for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
63. Prior to final approval, the owner shall provide a written undertaking, to the satisfaction of the Transportation and Community Planning Department that the owner agrees to implement the recommendations of the functional transportation report/plan as approved by the Transportation and Community Planning Department.
64. Prior to final approval, the owner shall submit detailed engineering drawings, to the Transportation and Community Planning Department for review and approval, that incorporate the recommendations of the functional transportation report/plan as approved by the Transportation and Community Planning Department. Additionally, the engineering drawings shall include the subdivision storm drainage system, erosion and siltation control plans, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility and underground servicing location plans, pavement markings, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.
65. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of the Transportation and Community Planning Department and illustrated on the Engineering Drawings.
66. Prior to final approval, the owner shall demonstrate, to the satisfaction of the Transportation and Community Planning Department, that all existing driveway(s) along the regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.

67. Prior to final approval, the owner shall demonstrate, to the satisfaction of the Transportation and Community Planning Department that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by the Transportation and Community Planning Department.
68. Prior to final approval, the owner shall submit drawings depicting the following to the satisfaction of York Region staff:
- a) All existing woody vegetation within the York Region road right-of-way.
  - b) Tree protection measures to be implemented on and off the York Region road right-of-way to protect right-of-way vegetation to be preserved.
  - c) Any woody vegetation within the York Region road right-of-way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region road right-of-way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.
  - d) A planting plan for all new and relocated vegetation to be planted within the York Region road right-of-way, based on the following general guideline:  
  
Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the Regional Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are required, as a condition of approval set out by the City of Vaughan, it is our explicit understanding that the City of Vaughan will assume responsibility for the maintenance for the enhanced landscaping.
69. Prior to final approval, the owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of the Transportation and Community Planning Department recommending noise attenuation features.
70. The owner shall agree in the Subdivision Agreement, in wording satisfactory to the Transportation and Community Planning Department, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of the Transportation and Community Planning Department.
71. The owner shall agree in the Subdivision Agreement, in wording satisfactory to the Transportation and Community Planning Department, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
72. The following warning clause shall be included in a registered portion of the Subdivision Agreement with respect to the lots or blocks affected:
- “Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building’s occupants.”
73. Where noise attenuation features will abut a York Region right-of-way, the owner shall agree in the Subdivision Agreement, in wording satisfactory to York Region’s Transportation and Community Planning Department, as follows:
- a) That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way.

- b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 m reserve and may be a maximum 2.5 m in height, subject to the area municipality's concurrence.
  - c) That maintenance of the noise barriers and fences bordering on York Region right-of-ways shall not be the responsibility of York Region.
  - d) That any landscaping provided on the York Region right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by the Transportation and Community Planning Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.
74. Prior to final approval, the owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor:
- a) A widening across the full frontage of the site where it abuts Weston Road of sufficient width to provide a minimum of 18 m from the centreline of construction of Weston Road.
  - b) A widening across the full frontage of the site where it abuts Major Mackenzie Drive West of sufficient width to provide a minimum of 21.5 m from the centreline of construction of Major Mackenzie Drive West.
  - c) A 15.0 m by 15.0 m daylight triangle at the northwest corner of Weston Road and Street "1".
  - d) A 12.5 m by 12.5 m daylight triangle at the northeast corner of Major Mackenzie Drive West and Lawford Road.
  - e) An additional 2.0 m widening, 40.0 m in length, together with a 70.0 m taper for the purpose of a westbound right turn lane at the intersection of Major Mackenzie Drive West and Lawford Road.
  - f) An additional 2.0 m widening, 40.0 m in length, together with a 70.0 m taper for the purpose of a southbound right turn lane at the intersection of Weston Road and Street "1".
75. Prior to final approval, the owner shall agree that the following lands will be conveyed to York Region, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor:
- a) A 0.3 m reserve across the full frontage of the site, adjacent to the above noted widenings and daylight triangles.
76. Prior to final approval, the owner shall provide a solicitor's certificate of title in a form satisfactory to the York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
77. Prior to final approval, York Region requires the owner to submit to it, in accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 *Records of Site Condition Part XV.1 of the Act* (as amended), a Phase I environmental site assessment prepared and signed by a qualified professional, of the owner's lands and more specifically of the lands to be conveyed to York Region (the "Assessment"). Based on the findings and results of the Assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands to be conveyed must to be addressed to York Region, contain wording to the effect that York Region shall be entitled to rely on such reports or documentation in their entirety, and such reports or documentation shall be satisfactory to York Region.

78. Prior to final approval, the owner shall certify, in wording satisfactory to the Transportation and Community Planning Department, that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous good, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under all lands to be conveyed to York Region (including soils, substrata, surface water and groundwater, as applicable): (i) at a level or concentration that exceeds the *Environmental Protection Act* O. Reg. 153/04 full depth generic site condition standards applicable to the intended use that such lands will be put by York Region at the time of conveyance or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or emanating from such lands in such a way, that would result in liability under applicable environmental laws. The Assessment, any subsequent environmental reports or other documentation and the owner's certification shall be done at no cost to York Region.
79. The owner shall agree in the Subdivision Agreement, in wording satisfactory to the Transportation and Community Planning Department, to be responsible to decommission any existing wells on the owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
80. The owner shall agree, prior to the development approval of Block 54 that access to Block 54 shall be as far west on Street "1" from Weston Road as possible. Direct access shall not be permitted to Weston Road.
81. Prior to final approval, the owner shall demonstrate, to the satisfaction of the Transportation and Community Planning Department that Street "1" shall be designed to intersect Weston Road on a common tangent, and shall be located directly opposite the commercial entrance to Major Weston Centres on the east side of Weston Road.
82. Prior to final approval, the owner shall demonstrate, to the satisfaction of the Transportation and Community Planning Department, that the throat width of Street "1" shall be designed to accommodate one 5.0 m inbound lane and two 3.5 m outbound lanes for a distance of 60.0 m from the widened limit of Weston Road; no intersection or non-residential access shall be permitted on Street "1" within 60 m of the widened limit of Weston Road.
83. Prior to final approval, the owner shall demonstrate, to the satisfaction of the Transportation and Community Planning Department, that pedestrian access to Weston Road shall be provided from Street "1".
84. Prior to final approval, the intersection of Weston Road and Street "1" shall be designed to the satisfaction of the Transportation and Community Planning Department with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Transportation and Community Planning Department.
85. Prior to final approval, the owner shall demonstrate, to the satisfaction of the Transportation and Community Planning Department, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's right-of-way, then the owner shall provide a satisfactory buffer or easement to the area municipality, at no cost to the region.
86. The owner shall agree in the Subdivision Agreement, in wording satisfactory to the Transportation and Community Planning Department that the owner will be responsible for determining the location of all utility plants within the York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The owner must review, or ensure that any consultants retained by the owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The owner shall be entirely

responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

87. Prior to final approval, the owner shall submit engineering plans for York Region's approval that identify on the plans the transit requirements.
88. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation and Community Planning Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadways listed below, unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality's standards, and be provided by the owner along the subject lands' frontage onto roadways that will have transit services.

Existing YRT/Viva transit services operate on the following roadways in the vicinity of the subject lands:

- Major Mackenzie Drive
- Weston Road

Future YRT/Viva transit services are planned for the following roadway or sections of:

- Retreat Boulevard
- Vellore Avenue

89. Prior to final approval, the owner shall satisfy the Regional Municipality of York Transportation and Community Planning Department and the area municipality that the services to be installed by the owner within or in conjunction with the Plan will provide a concrete pedestrian access connection from the internal roadways to the Regional roadway as follows:

- from Street "1" to Weston Road

The concrete pedestrian access connection shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the area municipality.

90. The owner shall agree in the Subdivision Agreement to convey lands to the local municipality to provide for such pedestrian access connection referred to in **Condition 89** above.
91. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk locations, concrete pedestrian access, passenger standing areas and shelter pads to the satisfaction of York Region.
92. Street "1" shall be designed to accommodate transit vehicles to the satisfaction of the area municipality and York Region Transit. The minimum pavement width for transit vehicles is 3.5 m. The minimum curb radius for transit vehicles is 15 m. These standards are according to the Canadian Transit Handbook and the Ontario Urban Transit Association.
93. The owner shall satisfy the Regional Municipality of York Transportation and Community Planning Department that the services to be installed within or in conjunction with the Plan will include illumination in accordance with the local municipality's design standards along all streets which will have transit services, sidewalks, pedestrian access and bus stop locations.
94. Prior to final approval, the owner shall provide an updated Traffic Impact Study, including developing and implementing a Transportation Demand Management program, to the satisfaction of the Regional Transportation Planning Staff.
95. The owner shall agree to provide direct walking and cycling connections to boundary roadways and adjacent developments to promote the usage of non-auto travel modes. York Region and the

City of Vaughan will not assume any financial responsibility for implementing the provision of the pedestrian and cycling connections and facilities.

96. Prior to final approval, the owner shall provide a copy of the Subdivision Agreement to the Transportation and Community Planning Department, outlining all requirements of the Transportation and Community Planning Department.
97. 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.

#### Toronto and Region Conservation Authority Conditions

98. That prior to the initiation of grading and prior to the registration of this plan or any phase thereof, the owner shall submit a detailed engineering report (or reports) for the review and approval of the TRCA that describes the storm drainage system (quantity and quality), in accordance with the Functional Servicing Report for the Plan 19T-12V002, prepared by SCS Consulting and dated May 2012. This report shall include:
  - a) 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).
  - b) Stormwater management techniques which may be required to control minor and major flows.
  - c) 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 heritage system, both aquatic and terrestrial.
  - d) Proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction.
  - e) The location and description of all outlets and other facilities or works which may require a permit pursuant to Ontario Regulation 166/06, the TRCA's (*Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*) Regulation.
  - f) Overall grading plans for the subject lands.
  - g) Supplementary measures including additional source and conveyance measures to enhance infiltration and reduce runoff volumes.
  - h) Shall be consistent with the approved Block 40 South Master Environmental Servicing Plan.
99. That the owner provide formal correspondence from the City of Vaughan confirming the final stormwater strategy for the draft plan.
100. That the draft plan of subdivision be red-line revised in order to meet the requirements of **Conditions 98 and 99**, if necessary.
101. That the owner submit a detailed and comprehensive Erosion and Sediment Control Plan, which complies with the TRCA's *Erosion and Sediment Control Guidelines for Urban Construction* ([www.sustainabletechnologies.ca](http://www.sustainabletechnologies.ca)).
102. That a copy of the adopted implementing zoning by-law be provided to the TRCA by the Owner, when available, to facilitate the clearance of conditions of draft plan approval.



103. That the owner agrees in the Subdivision Agreement, in wording acceptable to the TRCA:
- a) To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the reports and details of the plans referenced in **Condition 98**.
  - b) To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.
  - c) To obtain all necessary permits from the TRCA pursuant to Ontario Regulation 166/06 (*Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation*) to the satisfaction of the TRCA.
  - d) To comply with the permits approved under Ontario Regulation 166/06, including the approved plans, reports and conditions, to the satisfaction of the TRCA.
104. That a copy of the fully executed Subdivision Agreement be provided to the TRCA by the owner, when available, in order to expedite the clearance of conditions of draft plan approval.
105. That the owner submit a detailed assessment of how each TRCA condition of draft plan approval has been satisfied, in order to expedite the clearance of conditions of draft plan approval.

York Region District (Public) School Board Condition

106. Prior to final approval, the city shall be advised by the York Region District School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the owner and the School Board.

York Catholic District School Board Condition

107. Prior to final approval, the city shall be advised by the York Catholic School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the owner and the School Board.

Conseil Scolaire de District Catholique Centre - Sud Condition

108. Prior to final approval, the city shall be advised by the Conseil Scolaire de District Catholique Centre - Sud that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the owner and the School Board.

Canada Post Condition

109. The owner shall agree to:
- a) Consult with Canada Post to determine the locations of the community mailboxes and indicate the community mailbox locations on the appropriate servicing plans and provide Canada Post with 2 copies of the utility co-ordination plan for use in identifying the community mailbox location.
  - b) Provide the following for each community mailbox site, as shown on the servicing plans:
    - i. A sidewalk section (concrete pad), as per municipal and Canada Post standards, to support the mailboxes.
    - ii. Any required walkway across the boulevard, as per municipal standards.
    - iii. Any required curb depressions.

- c) Provide a suitable temporary community mailbox location(s) until the curbs, sidewalks and final grading have been completed at the permanent location(s).
- d) Include in all Offers of Purchase and Sale, or Lease for all lots/blocks that mail delivery shall be from a designated community mailbox, and notify the purchasers and/or tenants of the exact community mailbox locations prior to the closings of any dwelling unit.
- e) Provide a copy of the executed Subdivision Agreement to Canada Post.

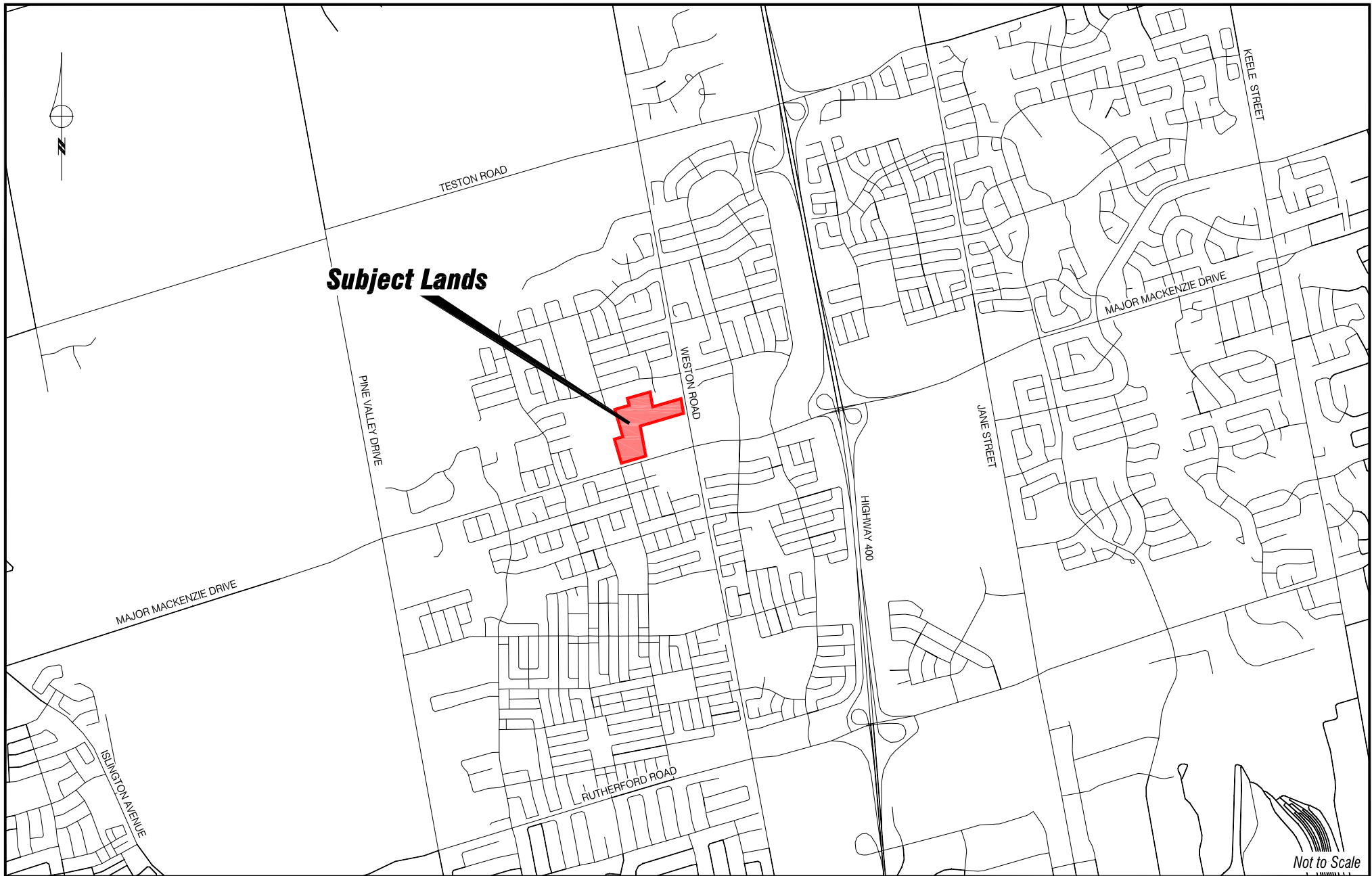
#### Enbridge Gas Distribution Condition

110. Prior to final approval of the Plan, the owner shall agree to:
- a) Discuss installation and clearance requirements for service and metering facilities with the Enbridge Customer Connections Department.
  - b) Prepare a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities.
  - c) Construct streets in accordance with composite utility plans previously submitted and approved by all utilities.
  - d) Grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information required for the installation of the gas lines.
  - e) Provide the municipally approved road cross-sections showing all utilities in the configuration proposed for all of the street widths within the development.
  - f) Ensure that the location of the gas shall be a minimum of 0.6 m from the street line.

#### Clearances

111. 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.
  - b) All government agencies agree to registration by phases and provide clearances, as required in Conditions 1 to 110 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
112. The city shall advise that Pre-Conditions 1 and 2, and Conditions 1 to 55 inclusive, have been satisfied. The clearance letter shall include a brief statement detailing how each condition has been met.
113. The Region of York shall advise that Pre-Conditions 1 and 2, and Conditions 56 to 97 inclusive, have been satisfied. The clearance letter shall include a brief statement detailing how each condition has been met.
114. The Toronto and Region Conservation Authority shall advise that Conditions 98 to 105 inclusive, have been satisfied. The clearance letter shall include a brief statement detailing how each condition has been met.

115. The York Region District (Public) School Board shall advise that Condition 106 has been satisfied. The clearance letter shall include a brief statement detailing how the condition has been met.
116. The York Catholic District School Board shall advise that Condition 107 has been satisfied. The clearance letter shall include a brief statement detailing how the condition has been met.
117. The Conseil Scolaire de District Catholique Centre - Sud shall advise that Condition 108 has been satisfied. The clearance letter shall include a brief statement detailing how the condition has been met.
118. Canada Post shall advise that Condition 109 has been satisfied. The clearance letter shall include a brief statement detailing how the condition has been met.
119. Enbridge Gas Distribution shall advise that Condition 110 has been satisfied. The clearance letter shall include a brief statement detailing how the condition has been met.



## Context Location Map

LOCATION:  
Part of Lot 21, Concession 6

APPLICANT:  
Maplequest (Vaughan) Developments Inc.

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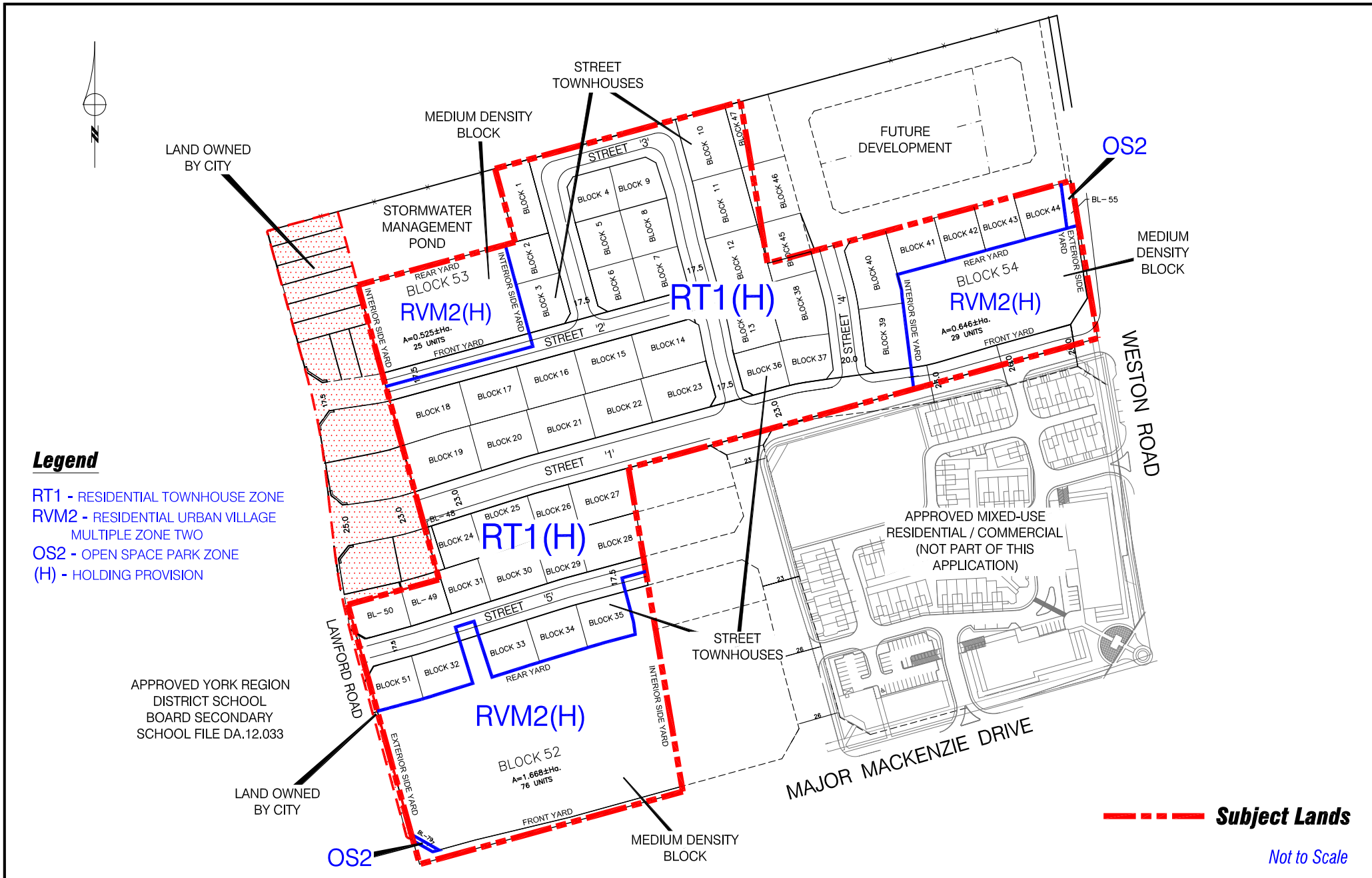
## Attachment

FILES:  
19T-12V002, Z.12.020

DATE:  
February 4, 2014

2





# Proposed Zoning for Draft Plan of Subdivision File 19T-12V002

APPLICANT:  
Maplequest (Vaughan) Developments Inc.

LOCATION:  
Part of Lot 21, Concession 6

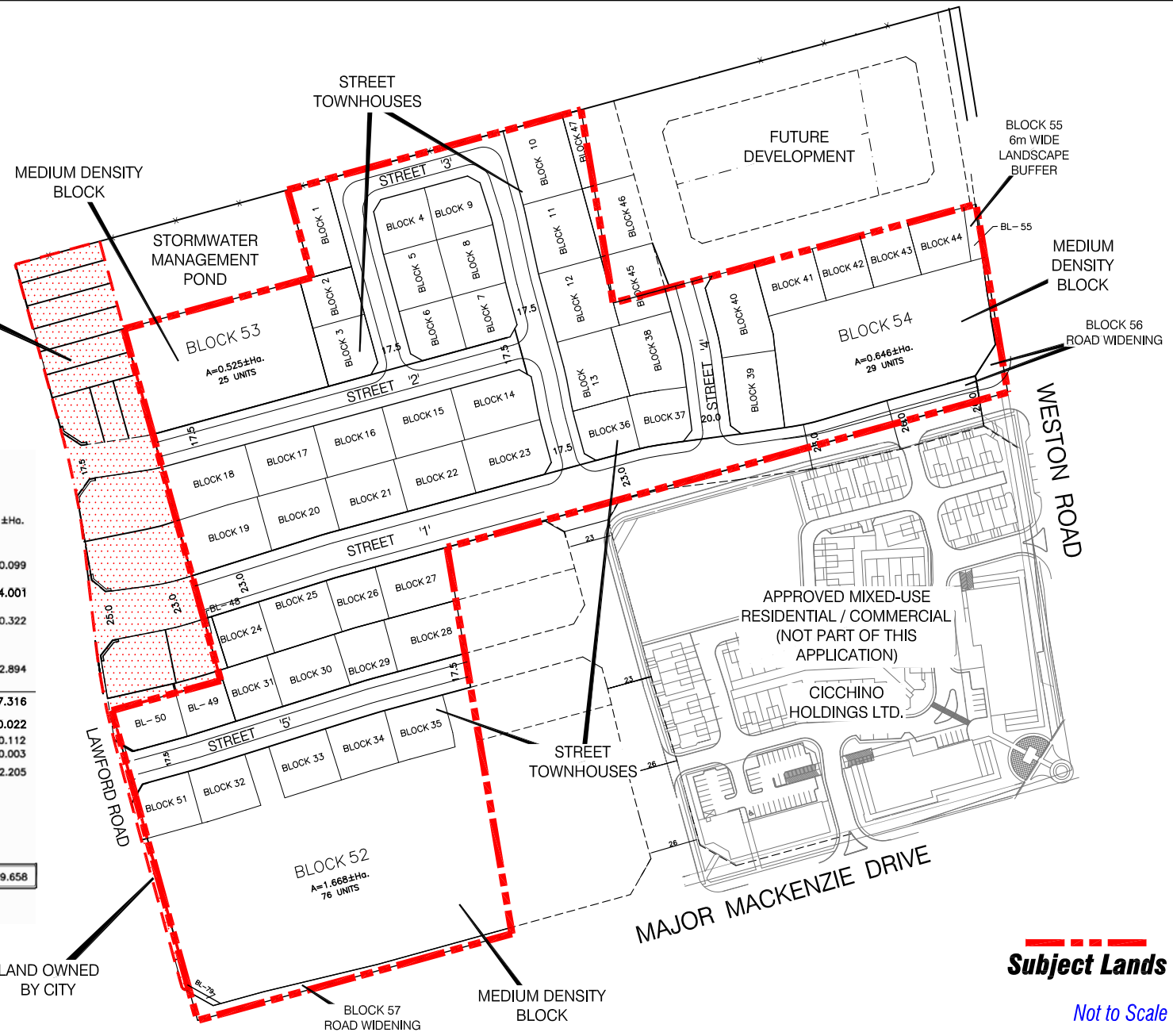


## Attachment

FILES:  
19T-12V002, Z.12.020

DATE:  
February 4, 2014

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**SCHEDULE OF LAND USE**

TOTAL AREA OF LAND TO BE SUBDIVIDED = 9.658±Ha.

	BLOCKS	LOTS	UNITS	±Ha.
<b>STREET TOWNHOUSES</b>				
BLOCK 1	1	4	0.099	
MIN. UNIT FRONTAGE=10.0m.				
BLOCKS 2-44	43	222	4.001	
MIN. UNIT FRONTAGE=5.5m.				
plus BLOCKS 45-51	7	16*	0.322	
<b>MEDIUM DENSITY</b>				
BLOCKS 52-54	3	130*	2.894	
SUBTOTAL	54	372*	7.316	
BLOCKS 55 and 79 - BUFFER	2		0.022	
BLOCKS 56 and 57 - ROAD WIDENING	2		0.112	
BLOCKS 58-78 - 0.3 RESERVE	21		0.003	
STREETS			2.205	
23.0m. WIDE TOTAL LENGTH= 3501m. AREA= 0.8091Ha.				
20.0m. WIDE TOTAL LENGTH= 7231m. AREA= 0.1443Ha.				
17.5m. WIDE TOTAL LENGTH= 7231m. AREA= 1.2561Ha.				
TOTAL				LENGTH=11456m. AREA= 2.2051Ha.
<b>TOTAL</b>	<b>79</b>	<b>372*</b>	<b>9.658</b>	

NOTE -- \* SUBJECT TO FINAL CALCULATION

**Subject Lands**

*Not to Scale*

Draft Plan of Subdivision File  
19T-12V002

APPLICANT:  
Maplequest (Vaughan) Developments Inc.

LOCATION:  
Part of Lot 21, Concession 6



Attachment

FILES:  
19T-12V002, Z.12.020

DATE:  
February 4, 2014

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