

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017

By approving the following:

- By receiving confidential Communication C7, from the Deputy City Manager, Legal and Human Resources, dated February 21, 2017.***

The Committee of the Whole recommends:

- ## Recommendation

1. THAT Zoning By-law Amendment File Z.16.016 (Dufferin Vistas Ltd.), to amend Zoning By-law 1-88 BE APPROVED IN PRINCIPLE, specifically to rezone the subject lands shown on Attachments #2 and #3 (Phase 1) from A Agricultural Zone and OS5 Open Space Environmental Protection Zone to RD3(H) Detached Residential Zone Three with the Holding Symbol "(H)" and OS5 Open Space Environmental Protection Zone, as generally shown on Attachment #5, subject to the following:

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Vaughan, in consultation with the Toronto and Region Conservation Authority (TRCA), and subject to the location and boundaries of the vegetation protection zones (lands to be zoned OS5 Open Space Environmental Protection Zone) being finalized by the City of Vaughan, in consultation with the TRCA. The final location and boundaries of the vegetation protection zones may result in site-specific zoning exceptions to the minimum lot area, frontage and depth requirements, and for the detached dwellings in the RD3 Detached Residential Zone Three; and,

- ii) An independent third party Peer Review be undertaken, at the expense of the Owner, of the Geotechnical Report, Hydrogeological Report, Natural Heritage Evaluation, and Functional Servicing Report, submitted in support of the applications, and be completed to the satisfaction of the City of Vaughan, in consultation with the TRCA.
2. THAT The Holding Symbol “(H)” shall not be removed from the lands zoned RD3(H) Detached Residential Zone Three with the Holding Symbol “(H)” for Phase 1, as shown on Attachment #5, until the following matters have been satisfied:
- i) York Region is in possession of a preliminary functional design and cost estimate for the roadway and intersection improvements required to Dufferin Street (both north and south) from Marc Santi Boulevard/District Avenue to Apple Blossom Drive/Dufferin Hill Drive intersections and its intersection with Rutherford Road, which are necessary to accommodate the proposed developments in the surrounding area;
 - ii) York Region has completed a full review and issued approval of the preliminary functional design and cost estimate for the required roadway and intersection improvements identified above in item i);
 - iii) The Dufferin Street and Rutherford Road intersection improvement project incorporating the elements identified in item i) above is identified and approved by Regional Council in the Region’s 2017 or future 10-Year Roads Capital Construction Program;
 - iv) The Owner has submitted updated Geotechnical, Hydrogeological, and Slope Stability reports to determine the final road alignment and design interface on the east side of the Grand Trunk Avenue extension, to the satisfaction of the City of Vaughan, in consultation with the TRCA;
 - v) The interim and final design of the proposed sanitary servicing strategy for the proposed development as discussed in this report, shall be approved by the City of Vaughan Development Engineering and Infrastructure Planning Department.
3. THAT Phase 1 of Draft Plan of Subdivision File 19T-16V001 (Dufferin Vistas Ltd.), representing the lands located west of the proposed extension of Grand Trunk Avenue, BE APPROVED IN PRINCIPLE, to facilitate a residential plan of subdivision, as generally shown on Attachment #5, and subject to the final delineation of natural features and their associated buffers, and the Conditions of Draft Plan of Subdivision Approval set out in Attachment #1.
4. THAT The Subdivision Agreement for Phase 1, representing the lands located west of the proposed extension of Grand Trunk Avenue, of Draft Plan of Subdivision File 19T-16V001 (Dufferin Vistas Ltd.) shall contain the following clauses and conditions of Draft Plan of Subdivision approval:

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- i) “The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 dwelling units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”
 - ii) “Prior to final approval of the Plan, the Owner shall enter into a Developers’ Group Agreement with the other participating landowners within Block 18 to the satisfaction of the City of Vaughan. The Agreement shall be regarding, but not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland dedication, roads and municipal services within Block 18. This Agreement shall also provide a provision for additional developers to participate within the Developers Group Agreement when they wish to develop their lands.”
 - iii) The Owner shall submit updated Geotechnical, Hydrogeological, and Slope Stability reports to determine the final road alignment and design interface of the Grand Trunk Avenue extension, to the satisfaction of the City of Vaughan, in consultation with the TRCA;
 - iv) The final open space buffers to be zoned OS5 Open Space Environmental Protection Zone shall be conveyed to the City of Vaughan free of all cost and encumbrances; and,
 - v) The interim and final design of the proposed sanitary servicing strategy for the proposed development as discussed in this report, shall be approved by the City of Vaughan Development Engineering and Infrastructure Planning Department.
5. THAT Draft Plan File 19T-16V001 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a maximum total of 32 residential units (115 persons equivalent), which may be reduced based on the Owner satisfying all conditions of approval.
6. THAT City of Vaughan staff be directed to attend the Ontario Municipal Board Hearing in support of the recommendations contained in this report regarding Phase 1 with respect to Zoning By-law Amendment File Z.16.016 and Draft Plan of Subdivision File 19T-16V001.
7. THAT the review of the proposal for the Phase 2 lands be deferred until such time as the Owner has submitted the necessary documents, in accordance with the OMB decision (PL111184), required to appropriately assess the subject development located on the east side of the proposed Grand Trunk Avenue extension.

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City’s Consolidated Growth Management Strategy - 2031, and by ensuring that the strategy is subject to periodic review and renewal

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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

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:

- Preservation of existing hedgerows along the perimeter of the subject lands
- Low Impact Development (LID) measures including the use of infiltration trenches in rear yards to ensure water balance

Economic Impact

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

Communications Plan

The Owner originally submitted Draft Plan of Subdivision File 19T-16V001 on January 14, 2016, for the entire landholdings (Phases 1 and 2), as shown on Attachment #5. A Notice of Public Hearing was circulated to all landowners within 150 m of the entire landholdings and to the Eagle Hills Community Association on March 11, 2016. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the subject lands in accordance with the City's Notice Signs Procedures and Protocols. A Public Hearing regarding the Draft Plan of Subdivision application was held on April 5, 2016.

The Owner subsequently submitted Zoning By-law Amendment File Z.16.016 on April 25, 2016, for the entire landholdings (Phases 1 and 2), as shown on Attachment #5. A Notice of Public Hearing was circulated to all landowners within 150 m of the entire landholdings and to the Eagle Hills Community Association on May 27, 2016. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and the Notice Sign was updated on the subject lands in accordance with the City's Notice Signs Procedures and Protocols. A Public Hearing was held regarding the Zoning By-law Amendment application on June 21, 2016.

In addition to the public hearing notices, the Ward Councillor held a Community Meeting on May 2, 2016, with residents, the Owner and City staff. Additional meetings involving the Ward Councillor, the Owner, and resident representatives were also held in 2016 to discuss the issues present with the proposal.

The following is a list of the individuals who either made a deputation or submitted written correspondence at the April 5, 2016, or June 21, 2016 Public Hearings, and at the May 2, 2016, Community Meeting:

- Mr. and Mrs. Liberatore, Princess Isabella Court, Maple
- M. Dykhtan, Princess Isabella Court, Maple
- Mr. and Mrs. D'Addio, Princess Isabella Court, Maple
- F. Chan, Princess Isabella Court, Maple
- F. Huo, Princess Isabella Court, Maple
- S. Poch and M. Raskin, Princess Isabella Court, Maple
- S. and E. Mirasola, Princess Isabella Court, Maple
- R. Raskin, Princess Isabella Court, Maple
- J. Asianova and S. Asyanova, Princess Isabella Court, Maple

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- Mr. and Mrs. Barrotta, Princess Isabella Court, Maple
- A. Percaccio, Princess Isabella Court, Maple
- A. Oberfield, Princess Isabella Court, Maple
- G. Nijjar, Princess Isabella Court, Maple
- F. Bellec, Princess Isabella Court, Maple
- N. DiCostanzo, Princess Isabella Court, Maple
- 1275620 Ontario Inc, c/o Humphries Planning Group, Princess Isabella Court, Maple
- B. Kheiltash, Maverick Crescent, Maple
- N. Shlepov, Maverick Crescent, Maple
- R. Zak, Maverick Crescent, Maple
- S. Wisebourt, Maverick Crescent, Maple
- R. Su, Maverick Crescent, Maple
- S. and F. Lifchits, Maverick Crescent, Maple
- C. and D. Papoi, Maverick Crescent, Maple
- W. Li, Maverick Crescent, Maple
- J. Senisi, Maverick Crescent, Maple
- K. Rein, Maverick Crescent, Maple
- E. Zak, Maverick Crescent, Maple
- C. Zheng, Maverick Crescent, Maple
- Elham Shekarabi-Ahari, Maverick Crescent, Maple
- L. Yang, Grand Trunk Avenue, Maple
- R. Lin, Grand Trunk Avenue, Maple
- Bratty's Barristers and Solicitors, representing the Block 18 Landowners Group, Keele Street, Vaughan
- L. Ognibene, Remington Land Development Group, Keele Street, Vaughan
- R. and Y. Wu, Golden Orchard Road, Maple
- N. Latysh and K. Teslenko, Maurier Boulevard, Maple
- Euro Estates, Arrow Road, Scarborough
- R. Lorello, Treelawn Boulevard, Kleinburg
- T. Liu, Golden Orchard Road, Maple
- P. Badali, Butterfield Crescent, Maple, on behalf of the Eagle Hills Community Association
- M. Tiwary, Golden Forest Road, Maple, on behalf of the Eagle Hills Community Association
- L. Lei
- L. and X. Zhou
- X. Li

The following is a general summary of the concerns raised in the written submissions regarding Phases 1 and 2:

- i) The proposal will have a negative impact on the existing residential development;
- ii) The proposed development does not respect the character of the surrounding neighbourhood;
- iii) The proposed development will result in the removal of existing mature trees;
- iv) The environmental and ecological impact of the proposed development needs to be identified;
- v) The proposed development will result in an increase in traffic;
- vi) The proposed development will result in an increase in the storm water runoff volume; and,
- vii) Confirmation is required that the Owner is in good standing with the Block 18 Developers Group, prior to any final development approval being granted on the subject lands.

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The following is a response to these concerns respecting the Phase 1 lands only, as shown on Attachments #3 and #5:

i) Negative Impact on Existing Residential Development

The original development proposal consisted of 106 townhouse units and one (1) open space block for the entire lands, as shown on Attachment #6. On July 21, 2016, the Owner revised Zoning By-law Amendment File Z.16.016 and Draft Plan of Subdivision File 19T-16V001, to develop the site in two separate phases (Phases 1 and 2), as shown on Attachment #4, as a result of comments received during the Public Hearings and subsequent meetings with area residents.

Phase 1, as shown on Attachment #3 and #5, consists of the proposed development for the subject lands (2.25 ha located on the west side of the proposed Grand Trunk Avenue extension), and includes the extension of Grand Trunk Avenue together with 32 residential lots for single detached dwellings. The Owner is proposing open space buffers and conservation easements in order to protect the existing hedgerows located on Phase 1. The Vaughan Development Planning Department is requesting that the open space buffer lands identified as conservation easements be conveyed to the City of Vaughan in order to better protect the existing trees and to ensure a wildlife linkage between the existing woodlots located north and south of the Phase 1 lands. In addition, the final limits of the open space buffers must be determined to the satisfaction of the City, in consultation with the TRCA, which may result in a loss of the number of units.

The proposed Phase 1 development consists of single detached dwellings that are commensurate to the adjacent residential properties and conforms to the “Low-Rise Residential” designation approved by the Ontario Municipal Board Order (PL111184) for the lands located west of, and including, the extension of Grand Trunk Avenue, as shown on Attachment #4. In addition, the Owner proposes to rezone the Phase 1 lands to RD3 Residential Detached Zone Three, without any zoning exceptions, consistent with the immediate surrounding residential lands. The proposed residential lots exceed the minimum lot depth requirement of 27 m in the RD3 Residential Detached Zone Three, thereby further minimizing any visual impact on adjacent residential properties.

The proposed lot depths will be finalized once the location and boundaries of the vegetation protection zones are confirmed (lands to be zoned OS5 Open Space Environmental Protection Zone) by the City of Vaughan, in consultation with the TRCA. Assuming the lot widths, depths, built form and height generally remain as proposed, the proposed development can be considered compatible with the adjacent residential properties.

ii) Character of the Surrounding Neighbourhood

The revised proposal for Phase 1 of the development consists of 32 lots for detached residential dwellings accessed by a cul-de-sac (Street “A”), as shown on Attachment #5. The area to the north of the subject lands consists of detached dwellings on lots that are zoned RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four, and are accessed by cul-de-sacs (Lady Bianca Court and Princess Isabella Court), as shown on Attachment #3. The proposed development is consistent and compatible with the character of the surrounding neighbourhood, as the proposal consists of lots and detached dwellings that comply with the RD3 Zone requirements of Zoning By-law 1-88. Reductions to the RD3 lot depth, area, and development standards may be required through confirmation of the location and boundaries of the vegetation protection zones (lands to be zoned OS5 Open Space Environmental Protection Zone) by the City of Vaughan, in consultation with the TRCA.

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iii) Potential Removal of Existing Mature Trees

Prior to final approval, the Owner is required to provide a tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees and an assessment of significant trees to be preserved along with proposed methods of tree preservation. The Owner shall not remove trees without written approval by the City. Should the removal of trees be recommended in the study, and the City concurs with the findings of the study, City staff will determine the appropriate compensation in accordance with the City's Replacement Tree Requirements.

iv) Identification of Environmental and Ecological Impact

The Owner has submitted a Natural Heritage Evaluation (NHE) prepared by Savanta Inc. and dated August, 2016. The NHE provides an analysis of the ecological and natural heritage significance on the subject lands. The NHE also provides an impact assessment and mitigation opportunities with regard to the proposed development. In addition, the Vaughan Development Planning Department is recommending that a third party peer review of the Natural Heritage Evaluation be undertaken, at the expense of the Owner, to confirm the findings in support of the proposal.

v) Increase in Traffic

The Owner submitted a Transportation Impact Assessment (TIA) prepared by LEA Consulting, dated February 2016. The TIA included an assessment of the original proposal of 106 townhouse units shown on Attachment #6. The TIA indicated that the entire development would generate 47 and 55 total trips during the AM Peak and PM Peak periods, respectively. The TIA concluded that the proposed development is not expected to generate a substantial amount of vehicle trips that will significantly impact traffic in the neighbourhood, and will therefore have minimal impact on the existing road network.

The current proposal for 32 residential lots for detached dwellings is anticipated to have less impact on traffic than the original proposal of 106 townhouse units. The Vaughan Development Engineering and Infrastructure Planning (DEIP) Department has reviewed the TIA and concurs with the conclusions and findings.

vi) Increase in Stormwater Runoff

The subject lands are located within the Don River watershed. There is no existing stormwater management infrastructure servicing the existing site. The existing drainage area of the site is currently divided into two general areas. The first area drains towards the west/southwest, and the second drainage area drains to the east. Furthermore, some of the backyards of the existing lots along Lady Bianca and Princess Isabella Courts drain towards the proposed subdivision.

The Owner is proposing on-site detention to attenuate the post-development flows to levels that are less than or equal to the maximum allowable release rates. This will be achieved by utilizing a storage pipe located at the upstream of the quality control devices to control flows.

Stormwater quality control for the subdivision is proposed to be provided by an oil/grit separator before being discharged to the valley lands.

The proposed storm sewer on Street "A" is sized to provide the required storage for the quantity control given no stormwater pond is available to serve the lands at this time. Given the storage capacity of the proposed storm sewer and the potential for surcharging/backflow into the future homes, a Foundation Drain Collector (FDC) system on Street "A" and Grand Trunk Avenue is proposed.

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Large storage storm sewers (box culverts) are proposed for Street “A”. Storm storage is not permitted within a municipal right-of-way. This option is being proposed due to no other storm drainage option being available. The Owner shall design the storm sewers to ultimately drain south along the future Grand Trunk Avenue extension.

The Owner is required to provide details regarding the size of the storage box culvert, distance between the pipes, life cycle of the proposed storage box culvert, and maintenance and future replacement costs. The Owner will be required to contribute to the future maintenance and replacement costs of the stormwater management system, as well as the future decommissioning of the storm outlet and access road, if Phase 2 is developed.

Overland flow drainage is proposed onto Pheasant Hollow Park which is not supported and must be avoided. Stormwater management on public parks was not considered as part of the Block 18 MESP approval process. Approval of any proposed overland flow onto Pheasant Hollow Park is required from the Parks Development Department.

A detailed Stormwater Management Report shall be provided at the subdivision stage in order to evaluate the proposed large box culvert sewers within a future municipal right-of-way. A condition to this effect is included in Attachment #1.

vii) Confirmation of Good Standing with Block 18 Developers Group

The Owner is required to enter into a Developers’ Group Agreement with the other participating landowners within Block 18, to the satisfaction of the City. The Agreement shall address, but not be limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland dedication, roads and municipal services within Block 18. This Agreement shall also provide a provision for additional developers to participate within the Developers Group Agreement when they wish to develop their lands. A condition to this effect is included in the recommendation section of this report and in Attachment #1.

The recommendations of the Committee of the Whole to receive the Public Hearing reports of April 5, 2016, and June 21, 2016, and to forward a comprehensive report to a future Committee of the Whole meeting were ratified by Vaughan Council on April 19, 2016, and June 28, 2016, respectively.

On January 27, 2017, the Vaughan Development Planning Department mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the applications.

Purpose

To seek endorsement of recommendations from the Committee of the Whole with respect to the following applications that the Owner has appealed to the Ontario Municipal Board regarding the subject lands (Phase 1, representing the lands located to the west of the Grand Trunk Avenue extension), as shown on Attachments #2 and #3, in advance of the upcoming OMB hearing:

1. Zoning By-law Amendment File Z.16.016 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3 from A Agricultural Zone and OS5 Open Space Environmental Protection Zone to RD3(H) Residential Detached Zone Three with the Holding Symbol “(H)” and OS5 Open Space Environmental Protection Zone, in the manner shown on Attachment #5.

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2. Phase 1 (representing the lands located west of the extension of Grand Trunk Avenue, as shown on Attachments #3 and #5) of Draft Plan of Subdivision File 19T-16V001, as shown on Attachment #5, to facilitate a residential Draft Plan of Subdivision, consisting of the following:

Lots for Detached Residential Dwellings (Lots 1 to 32)*	1.57 ha
Open Space Block/Buffers (Blocks 34 and 35)	0.04 ha
0.3 m Reserve (Block 33)	0.01 ha
Public Right-of-Ways (Grand Trunk Avenue and Street "A")	0.63 ha
Total	2.25 ha

*Includes approximately 1,627 m² for conservation easements, as shown on Attachment #5.

This report provides recommendations only for the lands shown as Phase 1 on Attachment #5. The City is recommending deferral of the review and consideration of endorsement of Phase 2 until such time that the Owner has submitted the necessary documents in accordance with the OMB decision (Case No. PL111184) to appropriately assess the second phase of the development.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands for a residential plan of subdivision consisting of 32 lots for detached dwelling units, including the conveyance of land for open space purposes, as shown on Attachment #5. The proposal represents Phase 1 of a two-phase development. The Owner has appealed their applications to the OMB, citing Vaughan Council's refusal or neglect to make a decision on the Zoning By-law Amendment and Draft Plan of Subdivision Applications within 120 and 180 days, respectively, of filing complete applications. A three day hearing has been scheduled for March 22, 2017. The first two days of the hearing are intended to address the merits of the Applications as they relate to the Phase 1 lands. The third day of the hearing is intended to serve as a pre-hearing conference to address procedural matters regarding a future hearing in respect of the Phase 2 lands.

The Vaughan Development Planning Department supports the Zoning By-law Amendment and Draft Plan of Subdivision Applications, in principal and subject to conditions, for Phase 1 of the subject lands as shown on Attachment #5, since they implement the site-specific, Ontario Municipal Board approved Official Plan policies and will facilitate development that is compatible with the surrounding existing and planned land uses.

The Vaughan Development Planning Department has deferred its review of Phase 2 until such time that the Owner has submitted the necessary documents, in accordance with the OMB Order, required to appropriately assess the subject development located on the east side of the Grand Trunk Avenue extension.

Location

The 2.25 ha vacant subject lands shown on Attachments #2 and #3 represents Phase 1 of the proposed development, and forms part of a larger 4.46 ha site municipally known as 230 Grand Trunk Avenue, which is located west of Dufferin Street and north of Rutherford Road in Planning Block 18. The surrounding land uses are shown on Attachment #3, and include existing low-rise residential development and a woodlot to the north, low-rise residential uses and a woodlot to the south, Pheasant Hollow Park to the west, and lands zoned OS5 Open Space Environmental Protection Zone and A Agricultural Zone to the east.

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Land Use Policies and Planning Considerations

a) Ontario Municipal Board Decision

On March 9, 2016, the Ontario Municipal Board (OMB) issued a decision (Case No. PL111184) following a Settlement Hearing between the City of Vaughan, TRCA and the landowner, allowing an appeal by the Owner to redesignate the lands (230 Grand Trunk Avenue) as part of an appeal to the City of Vaughan Official Plan 2010 (VOP 2010). The OMB decision approved the redesignation of the entire property from “Natural Areas” to “Low-Rise Residential”, “Low-Rise Residential Special Study Area” and “Natural Areas”, and included the Schedule shown on Attachment #4.

A previous Owner illegally removed/cut down the majority of the woodlot and was successfully prosecuted under the York Region Forest Conservation By-law. Subsequent to the tree removal activity, new trees were planted. The previous Owner appealed the VOP 2010 Natural Areas designation of the site to the OMB on June 6, 2012. The site was purchased by a new owner, who assumed the OMB Appeal on April 10, 2015. The OMB’s decision is discussed in more detail under the “Official Plan” section of this report.

b) Block 18 Community Plan

The subject lands form part of the Block 18 Community Plan. On April 14, 2003, Vaughan Council approved the Block 18 Community Plan, which provided a detailed planning framework in accordance with OPA #600 for the Block 18 Planning area, bounded by Dufferin Street, Rutherford Road, Major Mackenzie Drive and the CN Railway. The Block Plan approval process addressed matters related to servicing and infrastructure details including road and pedestrian networks, lot patterns and the precise location of community services such as schools, parks and community centres. The Block 18 Community Plan served as a comprehensive vision and plan for the creation of individual plans of subdivision.

Through the Block 18 Community Plan process, the subject lands were identified as a tableland woodlot. OPA #600 and the Block 18 Plan identify the Grand Trunk Avenue extension from Major Mackenzie Drive to Rutherford Road. The extension of Grand Trunk Avenue is also shown on Schedule 9 of VOP 2010 as a proposed 24 m minor collector road, and as a “Primary Road” under the Carrville Centre Secondary Plan area, which abuts the subject lands to the south. Furthermore, the OMB decision (Case No. PL111184) noted that the alignment for Grand Trunk Avenue has been planned to essentially bisect the property in a north to south direction. Given this alignment in the approved Block 18 Community Plan, some impact on any environmental features was contemplated and considered acceptable, subject to mitigation.

c) Owner Initiated Amendment to Zoning By-law Amendment and Draft Plan of Subdivision Applications - Phased Development Concept

The Owner originally submitted Draft Plan of Subdivision File 19T-16V001 and Zoning By-law Amendment File Z.16.016 on January 14, 2016, and April 25, 2016, respectively for the entirety of their landholdings, as shown on Attachment #3 and #5. The Owner originally sought approval for a development proposal consisting of 106 townhouse units and one (1) open space block for the Owner’s entire landholdings, as shown on Attachment #6. The Owner, on July 21, 2016, revised their Zoning By-law Amendment File Z.16.016 and Draft Plan of Subdivision File 19T-16V001 applications, to develop the site in two separate phases (Phases 1 and 2), as shown on Attachment #5. The Owner cited that the phased development approach was a result of comments received during the Public Hearings, and subsequent meetings with area residents.

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Phase 1, as shown on Attachment #3 and #5, consists of the proposed development for the subject lands (2.25 ha located on the west side of the proposed Grand Trunk Avenue extension), and includes the extension of Grand Trunk Avenue together with 32 residential lots for detached dwellings accessed by “Street A” and two open space blocks. The original Draft Plan of Subdivision included townhouse units on the proposed Phase 1 lands, as shown on Attachment #6. Phase 2, as shown on Attachment #3 and #5, consists of the remaining lands (2.21 ha located on the east side of the Grand Trunk Avenue extension) containing 42 street townhouse dwelling units. This technical report provides recommendations only for the lands shown as Phase 1 on Attachment #5. The City is recommending deferral of its review of Phase 2 until such time as the Owner has submitted the necessary documents, in accordance with the OMB decision, required to appropriately assess the proposed development located on the east side of the proposed Grand Trunk Avenue extension.

d) Official Plan

Section 13.x.1.1 of the OMB approved Official Plan Amendment (OPA) states “the subject lands have been considered appropriate for low-rise residential development subject to detailed review. The policies in this section (13.x.1.1) outline the studies considered necessary to determine the extent of development and the appropriate type of infrastructure needed to support the development as well as the future extension of Grand Trunk Avenue.”

The entire lands (Phase 1 and 2) are subject to Zoning By-law Amendment File Z.16.016 and Draft Plan of Subdivision File 19T-16V001, as shown on Attachments #2 and #3, are designated “Low-Rise Residential”, “Low-Rise Residential Special Study Area” and “Natural Areas” by OMB Order PL111184, as shown on Attachment #4, and has been incorporated into Section 13, Volume 2 of VOP 2010. The subject lands are also designated “Settlement Area” by the Oak Ridges Moraine Conservation Plan.

Section 13.x.3.1 in Volume 2 of the OMB Order PL111184 states that “prior to site alteration or development approvals on the property, a comprehensive set of plans and studies be completed to the satisfaction of the City, in consultation with the TRCA:

- A Natural Heritage Evaluation (NHE)
- A Geotechnical Slope Stability Analysis
- A Hydrogeological Study
- A Water Balance
- Landscape Restoration Plans
- A Functional Servicing Report (FSR)
- Planning Report including Oak Ridges Moraine Conformity”

i. Low-Rise Residential Designation

Section 13.x.4.1 of the OMB approved OPA states “the lands identified as “Low-Rise Residential” designation....shall be developed in accordance with the policies of Section 9.2.2.1.” (of VOP 2010).

The “Low-Rise Residential” designation of VOP 2010 permits single detached, semi-detached and townhouse dwellings, as well as public and private institutional buildings. The proposed 32 residential lots for single detached dwellings on the portion of the lands located on the west side of the Grand Trunk Avenue extension (Phase 1) is consistent with the “Low-Rise Residential” designation as approved by the OMB, which conforms to the “Low-Rise Residential” policies of VOP 2010.

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ii. Low-Rise Residential Special Study Area Designation

The lands located east of the proposed extension of Grand Trunk Avenue (Phase 2) are designated “Low-Rise Residential Special Study Area” and “Natural Areas”, as shown on Attachment #4. In order to facilitate the proposed development of 32 lots for detached dwellings on the west side of the Grand Trunk Avenue extension (Phase 1), an encroachment of approximately 30 m, as shown on Attachments #3 and #5, into the “Low-Rise Residential Special Study Area” is needed in order to accommodate approximately 10 m of filling having a 3:1 slope, which is required to construct the Grand Trunk Avenue extension. Further encroachment and potential disturbance into the “Low-Rise Residential Special Study Area” may be required to facilitate access for construction. The Grand Trunk Avenue extension is proposed to be realigned to mitigate its encroachment into the existing drip line of the woodlot (OS5 Open Space Environmental Protection Zone) located south of the subject lands, as shown on Attachment #3. The policies of the “Low-Rise Residential Special Study Area”, as approved by the OMB, include technical information requirements that apply and need to be considered as part of the review of Phase 1 of the development proposal.

Section 13.x.4.2 in Volume 2 of VOP 2010 (by OMB Order PL111184) states that “the lands identified as Special Study Area...shall be developed in accordance with the Low-Rise Residential designation and policies outlined in 9.2.2.1 (of Volume 1 in VOP 2010), without the requirement for an OPA (Official Plan Amendment), provided the studies, prepared in support of a development application or zoning application, are completed to demonstrate that development can be accommodated and the following features and functions, if present on the site, are maintained to the satisfaction of the City, in consultation with the TRCA:

- Draw / Valley
- Hazard Slopes
- Headwater Drainage Features
- Groundwater seepage Areas
- Wetlands
- Significant Wildlife Habitat
- Endangered Species

The Owner has submitted the required studies, as identified in Sections 13.x.3.1 and 13.x.4.2 of the OMB decision, for Phase 1 of the subject lands, including the encroachment of the Grand Trunk Avenue extension into the “Low-Rise Residential Special Study Area” lands. The Owner is required to update the submitted studies to the satisfaction of the City of Vaughan, in consultation with the TRCA, as further identified in the Development Engineering and Infrastructure Planning (DEIP) Department and TRCA sections of this report. In addition, the Development Planning Department, in consultation with the DEIP Department, is recommending that prior to the OMB's final order of Phase 1, a third party peer review of the Natural Heritage Evaluation, Geotechnical Report, Functional Servicing Report and Hydrogeological Report be undertaken at the Owner's expense to confirm the findings of the reports submitted in support of the applications, to the satisfaction of the City, in consultation with the TRCA. Conditions to this effect are included in the recommendation section of this report and in Attachment #1.

iii. Oak Ridges Moraine Conservation Plan (ORMCP)

The subject lands are located within the Oak Ridges Moraine Conservation Plan (ORMCP) Settlement Area designation. Development within the “Settlement Area” designation of the ORMCP shall focus and contain urban growth by minimizing the encroachment and impact of development on the ecological functions and hydrological features of the ORMCP Area (Section 18(1)(a)), and to maintain, and where feasible, restore the health, diversity, size and connectivity

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of key natural heritage features, hydrologically sensitive features and related ecological functions (Section 18(2)(a)). A development proposal must demonstrate that the proposed development will not adversely affect the ecological integrity of the ORCMP (Section 18(6)(d)).

Section 22(1) of the ORMCP defines the following as key natural heritage features:

- Wetlands;
- Significant portions of the habitat of endangered, rare and threatened species;
- Fish habitat;
- Areas of natural and scientific interest (life science);
- Significant valleyland;
- Significant woodland;
- Significant wildlife habitat; and,
- Sand barrens, savannahs and tallgrass prairies.

Section 3.2.3.4 of VOP 2010 identifies minimum vegetation protection zones upon identification of natural heritage features (identified as “Core Features” in VOP 2010). Section 22(2) of the ORMCP and Section 3.2.3.7 of VOP 2010 states that all development and site alteration with respect to land within a key natural heritage feature or the related minimum vegetation protection zone is prohibited, except for uses that are considered for conservation purposes, infrastructure, and low intensity recreational uses. In addition, Section 3.2.3.10 in VOP 2010 states that lands identified as Core Features and their related vegetation protection zone will be conveyed to the City and/or the TRCA as a condition of development approval in order to ensure their continued protection and management.

e) Appeal of the Development Applications to the Ontario Municipal Board

The Owner, on September 29, 2016, pursuant to Sections 34(11) and 51(34) of the *Planning Act*, appealed Zoning By-law Amendment File Z.16.006 and Draft Plan of Subdivision File 19T-16V001 to the OMB (File No. PL160978), citing Vaughan Council's refusal or neglect to make a decision on the Zoning By-law Amendment and Draft Plan of Subdivision Application within 120 and 180 days, respectively, of filing complete applications. A three day hearing has been scheduled for March 22, 2017. The first two days of the hearing are intended to address the merits of the Applications as they relate to the Phase 1 lands. The third day of the hearing is intended to serve as a pre-hearing conference to address procedural matters regarding a future hearing in respect of the Phase 2 lands.

Zoning

The subject lands (Phase 1) are zoned A Agricultural Zone and OS5 Open Space Environmental Protection Zone by Zoning By-law 1-88, which does not permit detached dwellings. A Zoning By-law Amendment is required to facilitate Phase 1 of the Draft Plan of Subdivision shown on Attachment #5. The Owner is proposing to rezone the subject lands (Phase 1 lands west of the proposed Grand Truck Avenue extension) to RD3 Residential Detached Zone Three and OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #5. A 6.5 m wide conservation easement is proposed along the south property line (Lots 17 to 26) and a 10 m wide conservation easement is proposed along the west property line abutting Lots 16 and 17. The intent of these conservation easements is to prohibit the alteration or removal of the existing vegetation even though the lands abutting the identified lots are proposed by the Owner to remain in private ownership.

The proposed residential use is compatible with the surrounding existing community and is consistent with the applicable OMB approved Official Plan policies for the Phase 1 lands. The

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subject lands are located adjacent to existing lots developed with detached dwellings that are zoned RD3 Residential Detached Zone Three, as shown on Attachment #3. The proposed Draft Plan of Subdivision is comprised of lots with frontages ranging from 12 m to 23 m, and lot depths ranging from 27 m to 46 m, which is consistent with adjacent residential lots.

The Vaughan Development Planning Department has no objections to the proposed RD3 Residential Detached Zone Three zone category, which will facilitate a residential development that is compatible with the existing frontage, lot area and massing and predominant building type of the surrounding community, subject to the recommendations in this report.

The City of Vaughan, in consultation with the TRCA, must confirm the minimum width of the open space buffers zoned OS5 Open Space Environmental Protection Zone (i.e. vegetation protection zones). Once confirmed, the Owner may be required to amend Phase 1 of the proposed Draft Plan of Subdivision, as shown on Attachment #5, in order to facilitate final boundaries of the proposed open space buffers. Upon the final determination of the location and width of the open space buffers, the removal of some lots from the plan and site-specific zoning exceptions to the minimum lot area, frontage and depth requirements and for the detached dwellings in the RD3 Detached Residential Zone Three may be required. Exceptions to the Zoning By-law will be included in the final implementing Zoning By-law should the applications be approved. A condition to this effect is included in the recommendation section of this report.

In addition, should the proposed conservation easements shown on Attachment #5 be deemed acceptable by the City, in consultation with the TRCA, the Vaughan Development Planning Department recommends that the proposed easements be conveyed to the City as a condition of subdivision approval, instead of creating easements, in order to ensure a wildlife linkage between the existing woodlots located north and south of the Phase 1 lands.

The Vaughan Development Planning Department supports the approval of Zoning By-law Amendment File Z.16.016, subject to the conditions of approval identified in the recommendation section of this report and the conditions of approval in Attachment #1.

Holding Symbol “(H)”

Should the subject applications be approved, the Vaughan Development Planning Department recommends that the implementing Zoning By-law rezone the residential portion of the subject lands to a RD3(H) Residential Detached Zone Three with the Holding Symbol “(H)”. The Holding Symbol “(H)” is being added to ensure the York Region, TRCA and City requirements, identified in this report and added as a recommendation to this report, are satisfied. This condition is also included in Attachment #1.

Subdivision Design

Phase 1 of the proposed Draft Plan of Subdivision consists of 32 residential lots for detached dwelling units, accessed by a new public road that terminates in a cul-de-sac. The new public road would have a 17.5 m wide right-of-way (Street “A”) that extends west from the extension of Grand Trunk Avenue, as shown on Attachment #5.

The proposed Grand Trunk Avenue extension measures 23 m in width, and has been realigned approximately 8.6 m to the east to avoid encroachment into the dripline of the existing woodlot to the south (OS5 Zone), as shown on Attachment #2. Two open space blocks measuring 2.5 m in width (Blocks 34 and 35) are proposed adjacent to Lots 10 to 16 and 27 to 32, and abut the existing open space lands located north and south of the subject lands. An approximate 18 m wide trail connection from Street “A”, at the terminus of the cul-de-sac, to the existing Pheasant Hollow Park is proposed between Lots 16 and 17.

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The Owner is proposing conservation easements (prohibiting alteration or removal of vegetation) along the south and west property lines in order to maintain the existing vegetation. This includes a 10 m wide strip of land on the west side of Lots 16 and 17, and a 6.5 m wide strip of land along the south property line of Lots 17 to 26 inclusive. Phase 1 of the Draft Plan of Subdivision is comprised of lots with frontages ranging from 12 m to 23 m, and lot depths ranging from 27 m to 46 m.

The subject lands are located within Block 18, which is subject to a Developer's Group Agreement. The Owner is required to satisfy all obligations, financial or otherwise, of the Block 18 Developer's Group Agreement to the satisfaction of the Block 18 Trustee. A condition to this effect is included in Attachment #1.

All development within the Draft Plan of Subdivision, as shown on Attachment #5, must proceed in accordance with the Vaughan Council approved Block 18 Community Architectural Design Guidelines prepared by The Planning Partnership, and in accordance with the approved Block 18 Carrville Corners Landscape Masterplan prepared by NAK Design Strategies. Conditions to this effect are included in Attachment #1.

Should the OMB approve the applications, the Owner must update the approved Block 18 Plan to reflect the OMB's decision. The Owner must display a Community Plan that reflects the approved Block 18 Plan on the interior wall of the sales office, comprising information approved by the City of Vaughan, prior to offering any units for sale, and no Building Permit shall be issued until such information is approved by the Vaughan Development Planning Department.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The DEIP Department has reviewed the proposed development west of the future Grand Trunk Avenue Extension, including the proposed Grand Trunk Avenue extension (Phase 1). They have identified that the Owner has not submitted the required reports and drawings needed to substantiate any development proposal on the east side of the future Grand Trunk Avenue extension.

a) Road Network

Site access is proposed from the extension of Grand Trunk Avenue and the proposed "Street A". The proposal requires engineered fill to be placed onto the lands adjacent and east of the proposed Grand Trunk Avenue extension in order to facilitate construction of the road. As noted below under the Geotechnical Report section, the engineered fill raises issues with respect to monitoring and stability. Further technical information is required from the Owner through addenda to the Geotechnical, Slope Stability and Hydrogeological reports, which will also help inform final design and alignment of the Grand Trunk Avenue extension.

In accordance with the City's sidewalk policy, a sidewalk on one side of the street is required for Street "A". The sidewalk location should be shown on the Draft Plan of Subdivision. Reserves measuring 0.3 m and site triangles measuring 5 m x 5 m are required on Lots 3 and 32.

The Owner has not confirmed whether the proposed 17.5 m right-of-way width of Street "A" is sufficient for the proposed infrastructure, which is proposed to include large box storm culverts, storm sewers, sanitary sewers, and a potential looping watermain. The Owner is required to provide road cross sections of Street "A", showing the size of the pipes and distances between the pipes.

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b) Transportation Network/Traffic Impact Study

The Owner submitted a Transportation Impact Assessment (TIA) prepared by LEA Consulting, dated February 2016. The TIA included an assessment of the original proposal of 106 townhouse units, as shown on Attachment #6. The TIA indicated that the entire development would generate 47 and 55 total trips during the AM Peak and PM Peak periods, respectively. The TIA concluded that the proposed development is not expected to generate a substantial amount of vehicle trips that will significantly impact traffic in the neighbourhood, and will therefore have minimal impact on the existing local road network.

The current proposal for 32 residential lots for detached dwellings is anticipated to have less impact on traffic than the original proposal of 106 townhouse units. The Vaughan Development Engineering and Infrastructure Planning (DEIP) Department has reviewed the TIA and concurs with the conclusions and findings.

c) Geotechnical Report

The Owner has submitted a Geotechnical Report prepared by Terraprobe, dated February 16, 2016, and a draft addendum report dated September 23, 2016, identifying the two-phase approach for the entire lands. The Geotechnical Report dated February 16, 2016, did not address the extent of the grading required on the east portion of the property, east of the proposed Grand Trunk Avenue extension. The Geotechnical Report addendum presents discussions and recommendations for the Grand Trunk extension earthworks, however, further information is required respecting erosion protection measures, conclusions and future monitoring of the road related to potential settling. The final detailed Geotechnical Investigation Report shall address the matters described above. A condition to this effect is included in Attachment #1.

d) Block 18 Master Environmental Servicing Plan

Phase 1 of the proposed Draft Plan of Subdivision does not conform to the approved Block 18 Master Environmental Servicing Plan (MESP). Large storage storm sewers (box culverts) are proposed for Street "A". Storm storage is not permitted within a municipal right-of-way. This option is being proposed because there are no other storm drainage options available. During the Block 18 MESP approval process, the subject lands were identified as draining south along the future Grand Trunk Avenue into a future stormwater management pond located south of the Phase 1 proposal. The Owner is required to update the Functional Servicing Report to demonstrate that the proposed sanitary, storm and water servicing meets the City's requirements and City's Design Criteria, to the satisfaction of the City. The Owner shall explore further servicing options which are in keeping with the Block 18 MESP. A condition to this effect is included in Attachment #1.

e) Lot Grading

There is a significant grade transition within the property of approximately 15 m from west to east, as well as a 10 m transition from north to south. The existing grading of the site results in 1.3 ha of the subject site having an overland flow that goes south west toward the existing Pheasant Hollow Park with an average slope of approximately 5%. The remaining 0.945 ha area of the subject lands has an overland flow to the south-east with an average slope of approximately 7%. The existing grades at Pheasant Hollow Park are approximately 10 m higher than the vacant land to the east where Phase 2 is proposed. The proposed grading of the site and lot grading of the individual lots must meet the City's current lot grading criteria.

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f) Stormwater Management, Sanitary Servicing, Sewage and Water Allocation

The Owner has submitted a Functional Servicing Report entitled “Functional Servicing & Stormwater Management Report prepared by Schaeffers Consulting Engineers, dated December, 2016. The report concluded that servicing is available for the proposed development, and it is feasible to do so by conforming to the City’s design standards. The report provided the following site servicing and stormwater management schemes for the proposed development:

i) Stormwater Management

The subject lands are located within the Don River watershed. There is no existing stormwater management infrastructure servicing the existing site. The existing drainage area of the site is currently divided into two general areas. The first area drains towards the west/southwest, and the second drainage area drains to the east. Furthermore, some of the backyards of the existing lots along Lady Bianca and Princess Isabella Courts drain towards the proposed subdivision.

Stormwater management for the proposed development will consist of on-site detention to attenuate the post-development flows to levels that are less than or equal to the maximum allowable release rates. This will be achieved by utilizing an on-line storage pipe located at the upstream of the quality control devices to control flows.

Stormwater quality control for the subdivision is proposed to be provided by an oil/grit separator before being discharged to the valley lands.

The proposed storm sewer on Street “A” are sized to provide the required storage for the quantity control given no stormwater pond is available to serve the lands at this time. Given the storage capacity of the proposed storm sewer and the potential for surcharging/backflow into the future homes, a 200mm Foundation Drain Collector (FDC) system on Street “A” and Grand Trunk Avenue is proposed.

Large storage storm sewers (box culverts) are proposed for Street “A”. Storm storage is not permitted within a municipal right-of-way. This option is being proposed due to no other storm drainage option being available. The Owner shall design the storm sewers to ultimately drain south along the future Grand Trunk Avenue extension.

The Owner is required to provide details regarding the size of the storage box culvert, distance between the pipes, life cycle of the proposed storage box culvert, and maintenance and future replacement costs. The Owner will be required to contribute to the future maintenance and replacement costs of the stormwater management system, as well as the future decommissioning of the storm outlet and access road, if Phase 2 is developed. A condition to this effect is included in Attachment #1.

Overland flow drainage is proposed onto Pheasant Hollow Park which is not supported and must be avoided. Stormwater management on public parks was not considered as part of the Block 18 MESP approval process. Approval of any proposed overland flow onto Pheasant Hollow Park would be required from the Parks Development Department. As noted later in this report, the Vaughan Parks Development Department does not support the proposed servicing plan.

A detailed Stormwater Management Report shall be provided at the subdivision stage in order to evaluate the proposed large box culvert sewers within a future municipal right-of-way. A condition to this effect is included in Attachment #1.

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ii) Sanitary Servicing

The proposed lots fronting the Grand Trunk Avenue extension and Street “A” are proposed to be serviced by a new sanitary sewer directed towards the west and discharging to an existing sanitary sewer located on Peter Rupert Avenue. This concept requires a crossing through Pheasant Hollow Park.

The Owner is also proposing water service along with a sanitary sewer within the Pheasant Hollow Park. The DEIP Department does not support the proposed servicing route through the park since it is not in keeping with the approved Block 18 MESP. The DEIP Department requires the sanitary sewers to drain east and ultimately south along the future Grand Trunk Avenue extension, pursuant to the MESP. In the interim, the DEIP Department recommends that the Owner explore alternative servicing options, which may include the temporary discharge of the sanitary sewer to a temporary pump station that will force flows north through the existing Grand Trunk Avenue to Maurier Boulevard.

Any temporary sanitary servicing option constructed to serve the proposed development must be decommissioned once the future Grand Trunk Avenue extension is constructed (through lands external to the Phase 1 proposal, to District Avenue). The Owner will be required to pay for the future decommissioning of the temporary sanitary servicing. A condition to this effect is included in Attachment #1.

iii) Watermains

A watermain is proposed along the future Grand Trunk Avenue extension, which will be connected to an existing watermain on the future Grand Trunk Avenue, south of Lady Bianca Court. The proposed watermain will service the units fronting the Grand Trunk Avenue extension. The units fronting Street “A” are proposed to be serviced by a new watermain that is connected to the proposed watermain on the Grand Trunk Avenue extension, and a temporary connection to the existing watermain located on Peter Rupert Avenue by crossing Pheasant Hollow Park. Approval of watermain connections through Pheasant Hollow Park would be required and this approach is not supported due to negative impacts on park infrastructure.

The City requires two watermains, for a looped system, where the number of units that are serviced on one feed exceeds 40 units. With the proposed 32 units on Street “A” and the existing 42 units north of the Phase 1 lands on Lady Bianca Court, the total units on one watermain feed will exceed the 40 unit maximum. Accordingly, a second water supply is required.

The DEIP Department recommends that the Owner explore a temporary watermain looping solution until such time as the future Grand Trunk Avenue extension is constructed through lands external to the Phase 1 lands, to District Avenue. The Owner will be required to pay for the future decommissioning of the temporary watermain looping. A condition to this effect is included in Attachment #1.

iv) Sewage and Water Allocation

On December 13, 2016, the City’s latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City.

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Accordingly, servicing capacity for Draft Plan of Subdivision File 19T-16V001 (Phase 1) is available and unrestricted for a maximum total of 32 residential units (115 persons equivalent), which may be reduced based on the final number of units in the Draft Plan. A condition to allocate servicing capacity to the final approved plan is included in recommendation section of this report.

g) Environmental Site Assessment (ESA)

The DEIP Department has reviewed the “Phase One Environmental Site Assessment” report dated April 14, 2016, and a “Letter of Reliance” dated September 16, 2016, by S2S Environmental Inc. and is satisfied with the submitted ESA documentation. Since the proposal includes open space blocks that will be conveyed to the City in the future, the City requires the Owner to undertake a limited Phase 2 ESA investigation of the fill material. The Phase 2 ESA should be conducted following rough grading but prior to placement of the topsoil, with the sampling and analysis plan being submitted to the satisfaction of the City. A condition to this effect is included in Attachment #1.

h) Noise

A noise report has not been submitted in support of the development applications. The Owner is required to provide a noise report. A condition to this effect is included in Attachment #1.

Toronto and Region Conservation Authority (TRCA)

In a memorandum dated June 21, 2016, the TRCA provided comments with respect to the original development application for 105 townhouse units located on the entire property (Phases 1 and 2 - east and west sides of the proposed Grand Trunk Avenue extension). The TRCA advised that the property contains a watercourse, wetland areas and other key natural heritage/hydrologically sensitive features (KNHF/HSF) such as groundwater seeps, valley features, significant wildlife habitat and endangered species. Additionally, the TRCA advised that the Preliminary Environmental Impact Study dated January, 2016, submitted in support of the application did not complete an assessment of the KNHF/HSFs on the property.

The TRCA also noted that they could not confirm if the application is consistent with the OMB approved Official Plan policies, Provincial Policy Statement 2014 and related technical manuals, the York Region Official Plan 2010, VOP 2010, the TRCA's Living City Policies, and the tests of a Permit Application under Ontario Regulation 166/06, as amended. On this basis, the TRCA advised that the material submitted did not meet the requirements of the OMB-approved VOP 2010 policies, and that the development limits and long-term stable top-of-slope have not been satisfactorily determined, and therefore could not support the development proposal.

Subsequently, on October 27, 2016, the TRCA provided revisions to the Natural Heritage Evaluation Terms of Reference submitted by the Owner's consultant in support of the development proposal.

The TRCA has prepared a report for the consideration at the Full Authority Meeting on January 27, 2017 regarding the subject development applications. The report includes the following recommendations:

“THAT the participation of Toronto and Region Conservation Authority (TRCA) as a party before the Ontario Municipal Board (OMB) be affirmed as it relates to the appeal of the Lack of Decision by Vaughan City Council for the Draft Plan of Subdivision and Zoning By-law Amendment for lands on the west side of Dufferin Street, north of Rutherford Road, municipally known as 230 Grand Trunk Avenue, in the City of Vaughan;

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THAT TRCA staff obtain legal counsel and be directed to appear on behalf of TRCA on the subject appeal before the OMB and to continue to represent TRCA on matters relating to natural heritage and provincial interest (landform, erosion, water management, hazard lands);

AND FURTHER THAT staff be directed to continue to work towards a settlement with City of Vaughan, the appellant and other parties to ensure that the requirements of The Living City Policies, TRCA's Ontario Regulation 166/06, as amended (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), Oak Ridges Moraine Conservation Plan (ORMCP) and Provincial Policy Statement (PPS) are met."

The TRCA also provided a preliminary issues list to be presented at the OMB Hearing scheduled for March 22, 2017, which outlines additional requirements regarding slope stability, hydrological and ecological features, connectivity for the natural system and stormwater management, and confirmation that the proposal reflects the Living City Policies of the TRCA. The Owner is required to address the preliminary issues and satisfy any conditions of Draft Plan of Subdivision approval required by the TRCA for Phase 1 of the development proposal. Conditions to this effect are included in Attachment #1 of this report.

Vaughan Policy Planning and Environmental Sustainability Department

The Draft Plan of Subdivision for Phase 1 identifies two, 2.5 m wide open space buffers adjacent to the northwest and southwestern woodlands that abut the subject lands (Blocks 34 and 35), as shown on Attachment #5. A 2.5 m wide open space buffer does not comply with the VOP 2010 Vegetation Protection Zone (VPZ) policies.

Section 3.2.3.4 of VOP 2010 states that "woodlands, including those identified as significant...require a minimum Vegetation Protection Zone as measured from the woodlands dripline of 10 m, or 30 m for those woodlands within the Oak Ridges Moraine and Greenbelt Plan Areas". The subject lands are located within the Oak Ridges Moraine Conservation Area, and require a 30 m VPZ from the woodlands in accordance with Section 3.2.3.4 of VOP 2010.

In addition, Paragraph 10 of the OMB Decision (Case No. PL111184) states that the ORMCP Settlement Area allows for urban development, but may be restricted by the presence of natural features, and that natural heritage studies are required to identify and evaluate natural heritage features and determine any required buffers.

The development proposal does not identify a staking exercise to establish the dripline of trees and/or top-of-bank, which is required under Section 3.3.3.2 b). An evaluation must be carried out to determine a sufficient VPZ between the woodland and the proposed development in order to maintain or enhance the existing functions, attributes and linkages of a woodland. A feature delineation to establish feature limits and their VPZ is required to appropriately establish development limits. Any reduction to the 30 m VPZ requires justification, in accordance with Section 3.4.2.2 of VOP 2010, and may potentially result in the loss of residential lots. Once an appropriate dripline and VPZ has been established, a Forest Edge Management Plan is required to protect and maintain the feature.

Two hedgerows of trees are located on the south and west side of the subject lands, and have been proposed to be retained through the proposed 6.5 m and 10 m wide conservation easements, as described in the Zoning and Subdivision Design sections of this report. Confirmation is needed through studies, that these existing hedgerows will endure development impacts (i.e. grading and fill). Also, this area has been identified as a wildlife corridor and linkage area to the southern woodlands in the Don River System. The retention of the mature trees is important to establish this linkage.

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Vaughan Development Planning Department - Cultural Heritage Division

The Cultural Heritage Division of the Vaughan Development Planning Department has advised that the subject lands are identified as an area of high archaeological potential in the City's database of archaeological resources, and that an Archeological Assessment is required prior to Draft Plan of Subdivision approval. A condition to this effect is included in Attachment #1.

Vaughan Parks Development Department

The Vaughan Parks Development Department has advised that a future trail connection from the western terminus of Street "A" into the existing Pheasant Hollow Park located to the west of the subject lands is required. The Owner has agreed to provide this connection, as shown on Attachment #4.

The proposed trail will consist of external works including, but not limited to, site preparation, lighting, drainage structures, grading, and/or restoration of landscaping. This work will be informed by a Trail Feasibility Study for review by the Parks Development Department in order to determine the required route, alignment, costs and overall feasibility of the trail connection. The Owner is also required to provide an arborist report with an inventory and analysis of existing vegetation, including existing trees within and adjacent to the proposed work area for the trail connection. Conditions to this effect are included in Attachment #1.

The Owner is proposing to service the subject lands (both sanitary and watermain) by connecting to the existing infrastructure on Peter Rupert Avenue by crossing through the existing Pheasant Hollow Park. The infrastructure is proposed to be accommodated through a 9 m wide servicing easement which would be located along the eastern and southern perimeter of the park. It is uncertain at this time whether the servicing would be installed via an open cut/trench method or an alternative method such as directional drilling. In addition to the 9 m wide easement to accommodate the proposed infrastructure, additional area would be required to accommodate construction access thereby creating further impacts both to the infrastructure and programming/use of the park and its associated facilities.

As a condition of approval for the Draft Plans of Subdivision within Block 18, the City had ensured that any parkland conveyed would be free of all encumbrances including, but not limited to utilities/utility boxes, servicing easements, vegetation/tree stands in poor condition and underground parking facilities.

In order to avoid impacts to the existing park and provide for uninterrupted use, the Parks Development Department does not support the proposed servicing plan, which would locate sanitary/watermain infrastructure within the Park. The installation/construction of this infrastructure as proposed by the Owner would have the following potential impacts on Pheasant Hollow Park:

- The need to extensively grade within the park, thereby impacting existing grades
- Following completion of the servicing works, grades within the parks could not be returned to pre-construction condition. Suitable flat grades would be required for future maintenance of the infrastructure, thereby eliminating any possibility of returning the site to pre-construction grade conditions
- Removal of a significant number of existing trees and vegetation to accommodate the servicing easement, which would eliminate the visual screening to the existing residential properties along the southern limits of the park
- The future alignment and maintenance/servicing of this infrastructure would preclude the replacement of vegetation in its current location; necessitating further examination of locations where trees/vegetation could be replanted (whether in Pheasant Hollow Park or other nearby locations)

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- Noise/dust and associated construction impacts on the surrounding community and nearby residents
- Temporary closure and potential relocation of existing pathways and park infrastructure to accommodate the servicing infrastructure
- Impacts to residents and users of the parks in terms of the use and enjoyment of park/recreational facilities during the construction period
- Permanent encumbrance of City lands which will negatively affect property values

Given that a feasible alternative option exists (servicing through the future extension of Grand Trunk Avenue, which is consistent with the approved servicing plan for the Block 18 MESP and existing development in the area), the Parks Development Department recommends that the Owner explore other options to service the proposed development. Specifically, servicing of the proposed development should be directed to the east towards the future extension of Grand Trunk Avenue and then south towards District Avenue, as identified in the DEIP section of this report.

Parkland Dedication

The Owner is required to pay cash-in-lieu of parkland dedication in accordance with the *Planning Act* and the City's Cash-in-lieu of Parkland Policy. A condition to this effect is included in Attachment #1.

School Boards

The York Region District School Board and York Region Catholic School Board have no comments or concerns with regard to the applications, and require no conditions. The York Region District School Board has also advised that the subject development applications will not require a new public elementary school site within the proposed development.

Canada Post

Canada Post Corporation has no objection to the proposed development applications, subject to their conditions of approval included in Attachment #1.

Utilities

Bell Canada and Enbridge Gas Distribution have no objections to the proposal, subject to their conditions of approval included in Attachment #1.

Rogers Communications Inc. has no objections to the proposal.

It is the responsibility of the Owner to contact PowerStream Inc. to determine the type of available service in the area to supply this project and assess PowerStream Inc.'s charges.

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

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

- Improve municipal road network
- Continue to develop transit, cycling and pedestrian options to get around the City
- Invest, renew and manage infrastructure and assets

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017

Item 5, CW Report No. 6 – Page 23

Regional Implications

The York Region Transportation and Community Planning and Development Services Department has reviewed the proposed Draft Plan of Subdivision and provided technical comments, Pre-conditions and Conditions of Draft Approval, in a letter dated November 3, 2016, which are included in Attachment #1.

The subject lands are located within the vicinity of Rutherford Road and Dufferin Street. York Region is currently undertaking a Municipal Class Environmental Assessment (EA) for improvements to Rutherford Road, with work scheduled to take place between 2018 and 2022. The EA, in its preliminary findings, recommends a six lane cross section (4 general purpose lanes and two High Occupancy Vehicle lanes) on Rutherford Road. Improvements to Dufferin Street are not included in York Region's 10 year roads capital construction program. However, additional north-south capacity on Dufferin Street is required.

On this basis, York Region has advised that the Owner shall agree in the Subdivision Agreement to place all lands in Phase 1 under a Holding Symbol "(H)" pursuant to the provision of Section 36 of the *Planning Act*, which shall prohibit the development of the lands until the Holding Symbol "(H)" has been lifted. The conditions of lifting the Holding Symbol "(H)" shall include:

- i) York Region is in possession of a preliminary/functional design and cost estimates of the roadway and intersection improvements to Dufferin Street (both north and south) from Marc Santi Boulevard/District Avenue to Apple Blossom Drive/Dufferin Hill Drive intersections) and its intersection with Rutherford Road necessary to accommodate the proposed developments in the surrounding area;
- ii) York Region has completed a full review and issued approval of the preliminary/functional design and cost estimates of the roadway and intersection improvements design described in i); and,
- iii) The Dufferin Street and Rutherford Road intersection improvement project incorporating the elements described in item i) is identified and approved by York Region Council in the Region's 2017 or future 10-Year Roads Capital Construction Program.

Should the Owner wish to have the Holding Symbol "(H)" removed in order to proceed with the proposed development and not comply with conditions i), ii) and iii) above; the Owner, or a consortium of developers, could apply to York Region to front-end the additional lane improvements to Dufferin Street between the Marc Santi Boulevard and Apple Blossom Drive intersections. The Owner will then be eligible for Development Charge (DC) credit, subject to the review of the DC credit application and applicable provisions of the York Region's Development Charge Credit By-law.

York Region requests that the City of Vaughan apply a lapsing provision to the Draft Plan of Subdivision, pursuant to Section 51(32) of the *Planning Act*, and that York Region be provided an opportunity to comment on any proposed extensions of approval.

Conclusion

Zoning By-law Amendment File Z.16.016 and Draft Plan of Subdivision File 19T-16V001 have been reviewed in accordance with the policies of VOP 2010, the ORMCP and the OMB Order for the subject lands, the requirements of Zoning By-law 1-88 and comments from City departments and external public agencies. The Vaughan Development Planning Department can support the proposal to develop the subject lands (Phase 1) with residential lots for detached dwellings

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017

Item 5, CW Report No. 6 – Page 24

(Phase 1) subject to the Owner filing additional technical submissions, as conditions for final approval and lifting of the Holding Symbol “(H)”, addressing the Grand Trunk Avenue extension and its interface with lands to the east. The Owner is required to provide further detailed technical submissions (i.e. updated geotechnical, slope stability and hydrogeological reports) that will inform final design and alignment of the Grand Trunk Avenue extension, to the satisfaction of the City and the TRCA. Accordingly, the Vaughan Development Planning Department supports the applications, subject to the conditions in the recommendation section of this report and the conditions of approval in Attachment #1.

Attachments

1. Conditions of Draft Plan of Subdivision Approval
2. Context Location Map
3. Location Map
4. VOP 2010 Land Use – OMB Approved (Case No. PL111184)
5. Draft Plan of Subdivision File 19T-16V001 & Proposed Zoning (Phase 1)
6. Original Proposal & Zoning for Draft Plan of Subdivision File 19T-16V001

Report prepared by:

Mark Antoine, Planner, ext. 8212

(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.)

C4.1



HUMPHRIES PLANNING GROUP INC.

February 6, 2017
File: 06125

Clerk
City of Vaughan
2141 Major Mackenzie Drive
City of Vaughan, ON
L6A 1t1

Attn: Mr. Jeffrey Abrams

Re: Comment Letter regarding Draft Plan of Subdivision Application
19T-16V001 and Zoning By-law Amendment Z.16.016 –
Dufferin Vistas Ltd.
Vicinity of Dufferin Street and Maurier Boulevard
Committee of the Whole Meeting February 7, 2017

Humphries Planning Group Inc. represents 1275620 Ontario Inc/Gocar Holdings Inc. owner of lands located to the immediate north of the subject site. We have reviewed the staff report and attachments and wish to express objection to the application on the basis that a 3m wide landscape buffer has not been provided along the northerly property limit per the executed **SETTLEMENT AGREEMENT** dated May 27, 2015 as reached between the applicant and 1275620 Ontario Inc / Gocar Holdings Inc.

We respectfully request that Committee/Council amend the staff recommendation as contained in the report and associated Figures to include the 3m landscape buffer as settled between the two parties. We provide herein a copy of the executed agreement and a redlined attachment for your information and use as required for assistance in ensuring that the terms of the Settlement are incorporated in the decision of Committee and Council.

..../2

C 4.2

In addition to the above, we formally request that the City include Humphries Planning Group Inc. on the notification list for any future meetings and decisions regarding this item or any forthcoming zoning by-law amendment or site plan application. Should you have any questions, please contact the undersigned at extension 244.

Yours truly,
HUMPHRIES PLANNING GROUP INC.



Rosemarie L Humphries BA, MCIP, RPP
President

Encl. Settlement Agreement
 Redlined Plan in accordance with Settlement Agreement

cc Mayor and Council Members
 John Mackenzie, Deputy City Manager
 Mark Antoine, Planner
 1275620 Ontario Inc/Gocar Holdings Inc.

C4.3

SETTLEMENT AGREEMENT

May 27th, 2015

Gocar Holdings Inc. & Courtview Estates Inc. (collectively "Century Grove") and Dufferin Vistas Ltd. ("Dufferin") have reached agreement in respect of the lands owned by Dufferin and known municipally as 230 Grand Trunk Avenue in the City of Vaughan (the "Dufferin Lands") as follows:

1. Century Grove agrees to support the position of Dufferin, and not seek party status, in the Ontario Municipal Board appeal regarding the Dufferin Lands (the "Dufferin Lands Appeal") or otherwise assist anyone in opposition to Dufferin Lands Appeal.
2. Dufferin agrees to provide a three (3.0) metre landscape buffer (the "Buffer"), which is to remain in private ownership, on any future lots on the Dufferin Lands adjacent to Blocks 6-11 on Plan 65M-4396 as part of any plan of subdivision Dufferin may file in the future regarding the Dufferin Lands.
3. The terms of this agreement will remain confidential between Century Grove and Dufferin. The only time this agreement may be disclosed is after Dufferin has filed an application for approval of a plan of subdivision for the Dufferin Lands and only if the Buffer has not been incorporated into the proposed plan of subdivision.

Dated this 27th day of May, 2015.

Gocar Holdings Inc.

Courtview Estates Inc.

Dufferin Vistas Inc.

Per: [Signature]

COFFREDO, TULLO

Per: [Signature]

COFFREDO

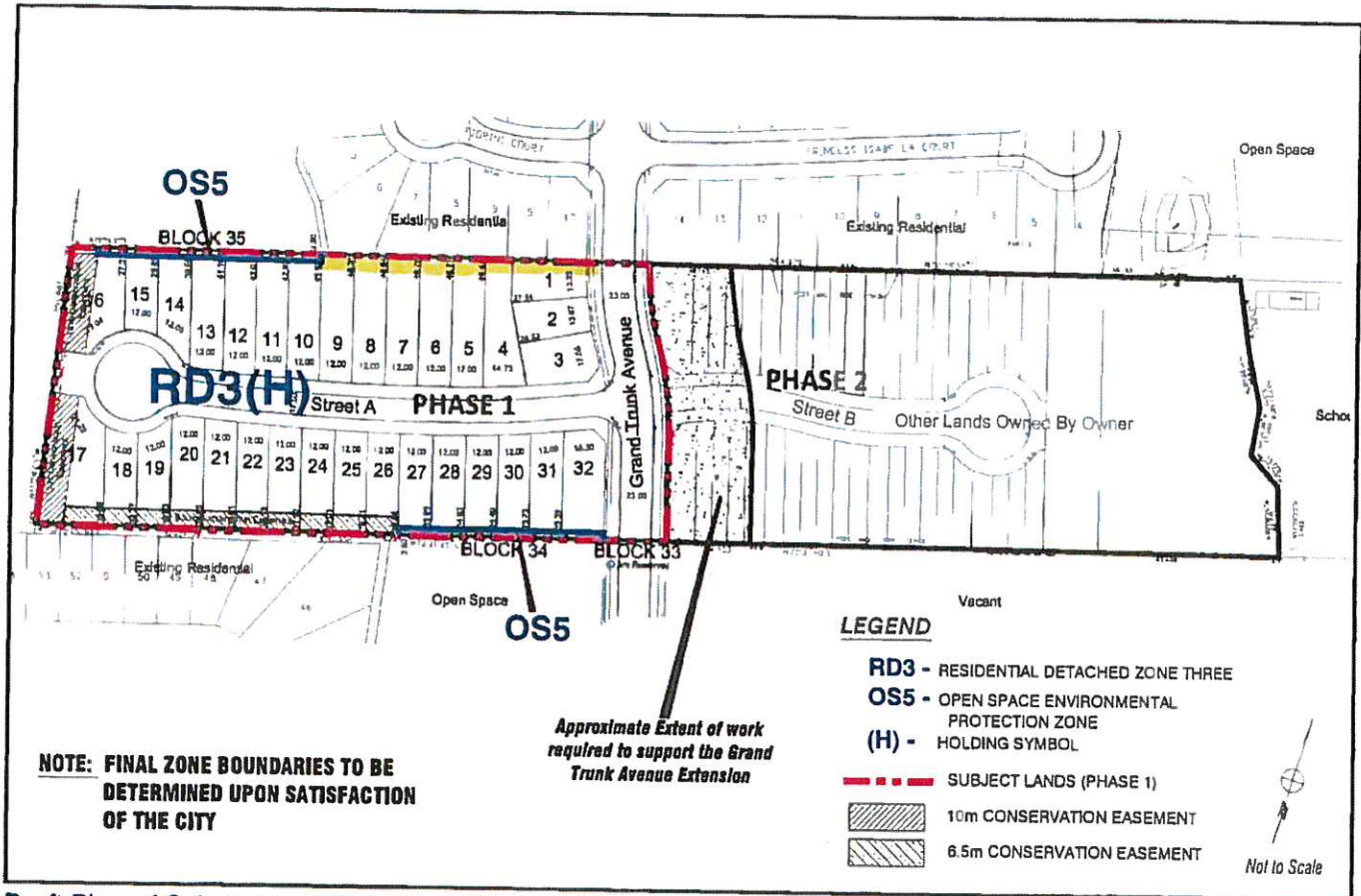
Per: [Signature]

Cam Milani, ASO

Title: PRESIDENT

Title: A.S.O.

C4.4



Draft Plan of Subdivision File 19T-16V001
& Proposed Zoning (Phase 1)

APPLICANT: Dufferin Vistas Ltd
LOCATION: Part of Lot 17 Concession 3



Attachment
FILE(S) Z.16.015 & 19T-16V001
DATE February 7 2017
5

3m Landscape Buffer

Britto, John

C4.5

From: Rosemarie Humphries <rhumphries@humphriesplanning.com>
Sent: February-07-17 9:11 AM
To: Abrams, Jeffrey; Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; MacKenzie, John; Antoine, Mark; gvitullo@mosaikhomes.com; Rob Vitullo
Subject: FW: Comment Letter re City Files 19T-16V001 & Z.16.016 - Dufferin Vistas Ltd.
Attachments: DOC758.pdf
Importance: High

Hello,

Please find attached a communication from Humphries Planning Group Inc. in regards to Item 5 of the February 7th 2017 Vaughan Committee of the Whole. This letter is prepared on behalf of HPGI's clients, 1275620 Ontario Inc. and Gocar Holdings Inc., owners of lands located immediately to the north of the subject site. The letter expresses our client's objection to the application as currently presented as it is in keeping with an executed settlement agreement between Dufferin Vistas Ltd. Gocar Holdings.

Rosemarie L. Humphries BA, MCIP, RPP
President

HUMPHRIES PLANNING GROUP INC.
216 Chrislea Road, Suite 103. Vaughan L4L 8S5
t: 905.264.7678 ext 244 f: 905.264.8073

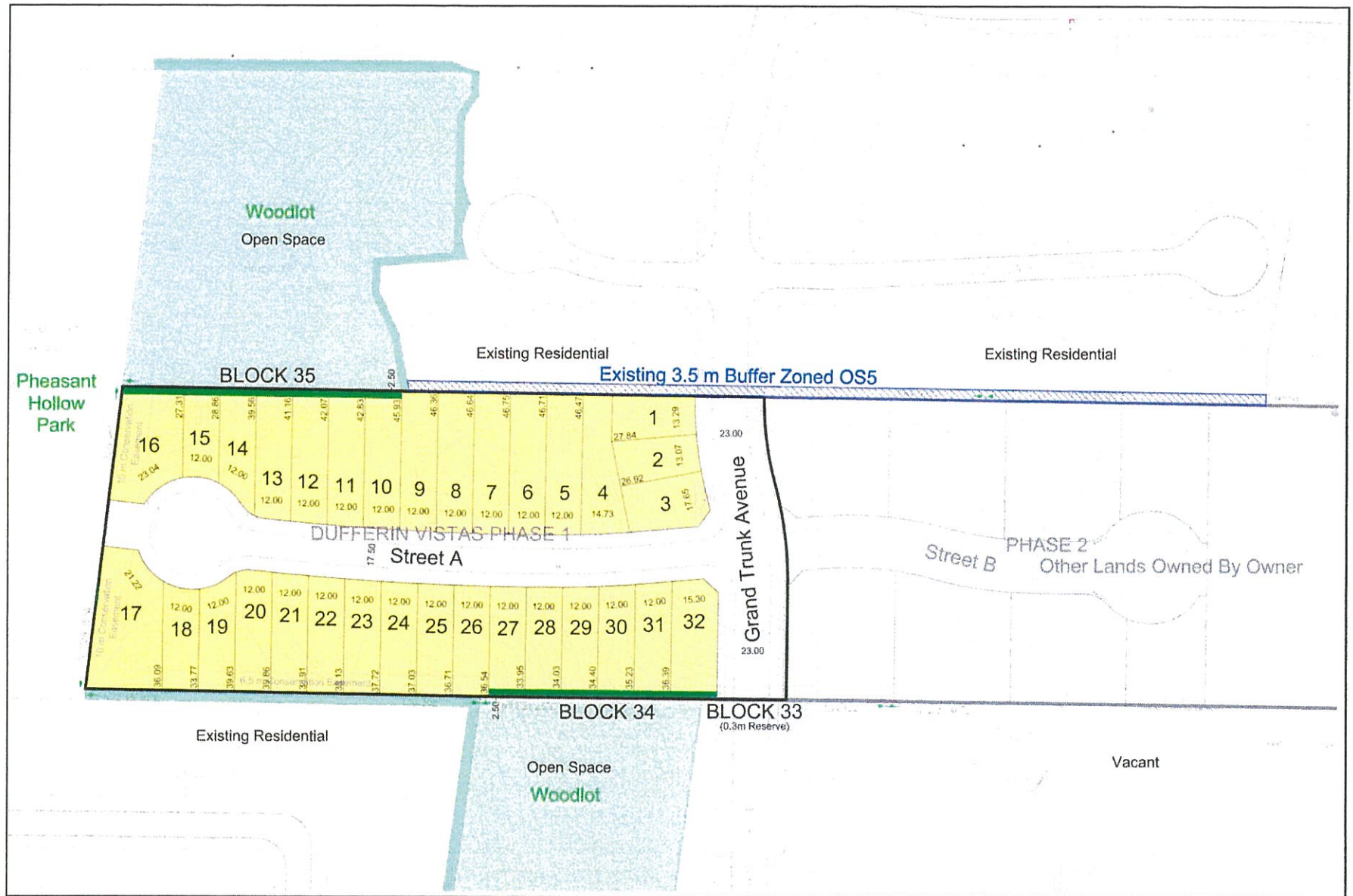
~DO SOMETHING GOOD EVERY DAY!~

C	7
COMMUNICATION	
CW -	FEB 7/17
ITEM -	5

Dufferin Vistas Subdivision 230 Grand Trunk Avenue

Committee of the Whole
February 7, 2017

Phase 1 Buffers



Surrounding Buffers



RES.#A75/16 -**PUBLIC RECORD - DECISION OF THE ONTARIO MUNICIPAL BOARD REGARDING AN APPEAL OF THE VAUGHAN OFFICIAL PLAN 2010 BY DUFFERIN VISTAS LTD. (FORMALLY EUGENE AND LILLIAN IACOBELLI)**

230 Grand Trunk Avenue (formerly 9500 Dufferin Street)

Planning Block 18, West of Dufferin Street and North of Rutherford Road, City of Vaughan, York Region. Reporting of a Decision respecting one appeal of the Vaughan Official Plan 2010 by the Ontario Municipal Board (OMB) and information respecting the Official Plan policies supported by the TRCA and landowner, Dufferin Vistas Ltd., as approved by the OMB.

Moved by: Glenn De Baeremaeker
 Seconded by: Mike Mattos

THAT the following Resolution #A142/15 approved at Authority Meeting #7/15, held on July 24, 2015, be received and become a public record:

THAT the participation of Toronto and Region Conservation Authority (TRCA) as a party before the Ontario Municipal Board (OMB) be re-affirmed as it relates to the subject appeal of the Vaughan Official Plan (VOP 2010) on lands on the west side of Dufferin Street, north of Rutherford Road, municipally known as 230 Grand Trunk Avenue (formerly 9500 Dufferin Street), in the City of Vaughan.

THAT TRCA staff be directed to appear on behalf of TRCA on the subject appeal before the OMB and to continue to represent TRCA on matters relating to natural heritage and Provincial interest (landform, erosion, water management, hazard lands);

THAT staff be directed to continue to work towards a settlement with City of Vaughan, the appellant and other parties to ensure that the requirements of The Living City Policies, TRCA's Ontario Regulation 166/06, as amended (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), Oak Ridges Moraine Conservation Plan (ORMCP) and Provincial Policy Statement (PPS) are met;

AND FURTHER THAT a copy of this report be sent to the Regional Municipality of York and the Province of Ontario for the purposes of updating them on the outstanding OMB appeal and for their information.

AMENDMENT
RES.#A76/16

Moved by: Glenn De Baeremaeker
 Seconded by: Mike Mattos

THAT the following be inserted after the main motion:

THAT Toronto and Region Conservation Authority (TRCA) request that the Province of Ontario and the Region of York work with City of Vaughan and TRCA staff to implement the requirements of the Ontario Municipal Board (OMB) approved Official Plan Amendment as it relates to the Oak Ridges Moraine Conservation Plan, the Endangered Species Act and the Provincial Policy Statement;

AND FURTHER THAT TRCA request that the City of Vaughan confirm the implementation of the policy requirements within future Decisions under the Planning Act.

THE AMENDMENT WAS CARRIED

THE MAIN MOTION, AS AMENDED, WAS CARRIED

THE RESULTANT MOTION READS AS FOLLOWS:

THAT the following Resolution #A142/15 approved at Authority Meeting #7/15, held on July 24, 2015, be received and become a public record:

THAT the participation of Toronto and Region Conservation Authority (TRCA) as a party before the Ontario Municipal Board (OMB) be re-affirmed as it relates to the subject appeal of the Vaughan Official Plan (VOP 2010) on lands on the west side of Dufferin Street, north of Rutherford Road, municipally known as 230 Grand Trunk Avenue (formerly 9500 Dufferin Street), in the City of Vaughan.

THAT TRCA staff be directed to appear on behalf of TRCA on the subject appeal before the OMB and to continue to represent TRCA on matters relating to natural heritage and Provincial interest (landform, erosion, water management, hazard lands);

THAT staff be directed to continue to work towards a settlement with City of Vaughan, the appellant and other parties to ensure that the requirements of The Living City Policies, TRCA's Ontario Regulation 166/06, as amended (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), Oak Ridges Moraine Conservation Plan (ORMCP) and Provincial Policy Statement (PPS) are met;

AND FURTHER THAT a copy of this report be sent to the Regional Municipality of York and the Province of Ontario for the purposes of updating them on the outstanding OMB appeal and for their information.

THAT Toronto and Region Conservation Authority (TRCA) request that the Province of Ontario and the Region of York work with City of Vaughan and TRCA staff to implement the requirements of the Ontario Municipal Board (OMB) approved Official Plan Amendment as it relates to the Oak Ridges Moraine Conservation Plan, the Endangered Species Act and the Provincial Policy Statement;

AND FURTHER THAT TRCA request that the City of Vaughan confirm the implementation of the policy requirements within future Decisions under the Planning Act.

RATIONALE

The purpose of this report is to provide a status update for the information of the Authority on the OMB appeal of the "Natural Areas – Core Features" designation of 230 Grand Truck Avenue by Dufferin Vistas Ltd. The report also outlines the policy requirements supported by the OMB, TRCA and Dufferin Vistas.

History Details:

Since Resolution #A142/15 was approved on July 24, 2015, TRCA staff worked with the appellant to negotiate a settlement which ensures the requirements of The Living City Policies, TRCA's Ontario Regulation 166/06, ORMCP and PPS will be met as the development foot print is defined (relative to any historical or existing features on site). Given the appellant had not completed any detailed technical review of the site, policies were included that require study of the natural features on the property as part of future development planning proposals (*i.e.*, Draft Plan of Subdivision and/or Zoning By-Law Amendment Applications). The requirements for further technical review and assessment of natural heritage features on the site was requested and included within the detailed site specific Official Plan Amendment for the subject site.

A copy of the OMB Decision (dated March 9, 2016) including the site specific amendment is attached. The following is a summary of the policy requirements that were included:

The property is divided into 3 segments, each subject to different policies based on the features present.

Eastern: The eastern parcel was recognized as containing natural heritage and hazard features including a watercourse associated with the Don River, along with wetland areas and significant vegetation including endangered species. An approximate extent was agreed to; however the precise limits of this area will be finalized through the future Natural Heritage Evaluation.

Middle: The mid-portion of the site was recognized as potentially containing natural heritage and hazard features which would require further assessment and review as part of the future development review process. As such, this portion was designated Low Rise Residential Special Study Area; necessitating further study before development, if any, would be permitted.

Technical studies (examining existing features) that are required include:

- A Natural Heritage Evaluation;
- Geotechnical/Slope Stability Analysis;
- Hydrogeological Study/Analysis;
- Water Balance;
- Landscape Restoration Plan;
- Functional Servicing Report (FSR); and
- Planning Report, including Oak Ridges Moraine Conformity.

The submission of these studies which will determine the extent of the natural features and hazards on the site, if any, will be required prior to the consideration of any site alteration or development approvals on the property. The future development patterns and features for preservation/conservation including the ways and means to achieve this will be determined through the submitted studies and recognized through the zoning by-law and future development planning processes. The final boundary between the Natural Area and Low-Rise Residential Special Study Areas will be determined through the above-noted studies and through staking of the natural features which has yet to be completed.

Western: The west side of the property was designated for low-rise residential development. The TRCA does not regulate this portion of the property and acts as technical advisors to both the City and the Regional Municipal of York. The policies require appropriate technical studies and ORM Conformity.

The City of Vaughan, Region of York and the Province of Ontario did not participate in the protection of the natural features nor in the development of the OP policies approved by the OMB. They did not present any witnesses at the OMB hearing.

Residents in the area were involved in the OMB process. Since the Decision was released, TRCA staff have been contacted by residents and media. Several residents advised that their concerns were not reflected in the OMB Decision. Much of the discussion took place in closed session due to the legal nature of the process and therefore information available is limited.

DETAILS OF WORK TO BE DONE

The appellant has recently submitted a Draft Plan of Subdivision Application (19T-16V001) to the City of Vaughan. A copy of the application along with some of the technical studies have been circulated for TRCA review. TRCA technical review is continuing at this time and comments will be submitted to the City accordingly.

TRCA staff will continue their review and to dialogue with the applicant, City staff and their consultants to ensure the policies approved by the OMB are implemented and respected and that the appropriate protections are put in place for natural features on the site.

Report prepared by: Kevin Huang, extension 5307

Emails: khuang@trca.on.ca

For Information contact: Kevin Huang, extension 5307 and June Little, extension 5756

Emails: khuang@trca.on.ca; jlittle@trca.on.ca

Date: May 27, 2016

Attachments: 3

August 2, 2013

CFN 35564

BY E-MAIL (brenda.macdonald@vaughan.ca) AND MAIL

Ms. Brenda MacDonald
Clerk's Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Ms. MacDonald:

**Re: Clearance of Conditions - Phase 3
Draft Approved Plan of Subdivision 19T-02V10 - Phase 3
Part of Lot 17, Concession 3
Planning Block 18 - West Side of Dufferin Street and North of Rutherford Road
City of Vaughan, York Region
(1275620 Ontario Inc.)**

This letter follows receipt of a request for clearance of conditions of draft plan approval for Draft Approved Plan of Subdivision 19T-02V10 - Phase 3, for Part of Lot 17, Concession 3, in the City of Vaughan. This requested was received on July 2, 2013.

In accordance with conditions of draft approval issued by the City of Vaughan on July 9, 2004, we advise that Toronto and Region Conservation Authority (TRCA) conditions have been fulfilled as follows:

Condition No. 87:

All detailed engineering and technical submissions have been received and reviewed by TRCA technical staff. We are satisfied with the proposed stormwater management strategy. We note that a permit under Ontario Regulation 158 (Fill, Construction and Alterations to Waterways) had been issued for Stormwater Management Pond C1, which receives stormwater flows from the applicant's lands (Permit No. C-06065, issued on March 9, 2006). With the above duly noted, we consider this portion of the condition to have been fully satisfied.

Condition No. 88:

No red-line revisions were necessary. This condition is satisfied.

Condition No. 89:

As part of this condition, the applicant was to submit a revised draft plan depicting the 2.5 m buffer on proposed lots abutting open space blocks. At this time, the 2.5 m buffer has been provided along the western edge of Lots 1, 5 and 6; as these lots abut a tableland woodlot (Block 12, Plan 65M-).

Unfortunately, the 2.5 m buffer has not been provided along the southern flank of Lots 6 to 11 inclusive. It is noted that a tableland woodlot was formerly located on the adjacent lands to the south (Iacobelli). This feature was removed by the adjacent landowner. However, it is our understanding that this feature is to be restored as per orders under York Region's Tree Removal By-Law. Given that this was a natural feature on the adjacent lands and still should be treated as such, we request that City of Vaughan staff implement the 2.5 m buffer requirement along the southern flank of Lots 6 to 11 inclusive. This noted, we ultimately defer clearance of this condition to Mr. Rob Bayley, City of Vaughan. TRCA staff have no further issues in this regard.

F:\Home\Public\Development Services\York Region\Vaughan\35564 July 2013 Phase 3 Clearance.wpd

Member of Conservation Ontario

Condition No. 90:

Please see Condition No. 89 above. TRCA staff defers clearance of this condition to City of Vaughan staff.

Condition No. 91:

It is noted that dedication of the open space blocks will be to the City of Vaughan. This condition has been satisfied.

Condition No. 92:

This condition has been satisfied through Zoning By-law 172-2005, passed by the Council of the City of Vaughan on June 15, 2005.

Condition No. 93:

This portion of the condition has been satisfied by Section 21.7.1 of the executed copy of the subdivision agreement.

Condition No. 94:

A copy of the executed subdivision agreement was received on July 2, 2013. This condition has been met.

Recommendation:

On the basis of the above comments, TRCA staff has **no objections** to the clearance of Draft Approved Plan of Subdivision 19T-02V10 - Phase 3, and provides TRCA clearance herein.

Fee:

We acknowledge receipt of the \$2,500 subdivision clearance fee (additional phase) and thank the applicant for its submission.

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

Yours truly,



Kevin Huang, MES, MCIP, RPP
Senior Planner
Planning and Development
Extension 5307

/KH

c.c.: Carol Birch, City of Vaughan (E-mail: carol.birch@vaughan.ca)
Rob Bayley, City of Vaughan (E-mail: rob.bayley@vaughan.ca)
Rosemarie Humphries, Humphries Planning (E-mail: rhumphries@humphriesplanning.com)

10

CITY OF VAUGHAN
SUBDIVISION AGREEMENT

Birch, Carol

From: Bayley, Rob
Sent: Thursday, August 15, 2013 11:54 AM
To: Birch, Carol
Subject: Clearance of Condition 19T-02V10 Phase 3 TRCA Condition No. 89

Hi Carol,

As discussed, this e-mail shall serve to confirm that Urban Design does not require the 2.5 buffer as redlined on the Draft Plan. The buffer block should not be provided between two private properties. However, the zoning should remain on the lands.

Should the adjacent land be developed, any buffer can be taken at the same time the woodlot is conveyed to the City.

Thanks,

Rob Bayley, O.A.L.A., C.S.L.A.
Manager of Urban Design

COMMITTEE OF THE WHOLE FEBRUARY 7, 2017

**ZONING BY-LAW AMENDMENT FILE Z.16.016
DRAFT PLAN OF SUBDIVISION FILE 19T-16V001
DUFFERIN VISTAS LTD.**

WARD 4 - VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD

Recommendation

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning recommend that the Ontario Municipal Board (OMB) be advised that City of Vaughan Council ENDORSES the following recommendations as they relate to Phase 1, representing the lands located to the west of the proposed Grand Trunk Avenue extension:

1. THAT Zoning By-law Amendment File Z.16.016 (Dufferin Vistas Ltd.), to amend Zoning By-law 1-88 BE APPROVED IN PRINCIPLE, specifically to rezone the subject lands shown on Attachments #2 and #3 (Phase 1) from A Agricultural Zone and OS5 Open Space Environmental Protection Zone to RD3(H) Detached Residential Zone Three with the Holding Symbol "(H)" and OS5 Open Space Environmental Protection Zone, as generally shown on Attachment #5, subject to the following:
 - i) That prior to the issuance of the OMB's final order for Phase 1, the final implementing Zoning By-law shall be drafted to the satisfaction of the City of Vaughan, in consultation with the Toronto and Region Conservation Authority (TRCA), and subject to the location and boundaries of the vegetation protection zones (lands to be zoned OS5 Open Space Environmental Protection Zone) being finalized by the City of Vaughan, in consultation with the TRCA. The final location and boundaries of the vegetation protection zones may result in site-specific zoning exceptions to the minimum lot area, frontage and depth requirements, and for the detached dwellings in the RD3 Detached Residential Zone Three; and,
 - ii) An independent third party Peer Review be undertaken, at the expense of the Owner, of the Geotechnical Report, Hydrogeological Report, Natural Heritage Evaluation, and Functional Servicing Report, submitted in support of the applications, and be completed to the satisfaction of the City of Vaughan, in consultation with the TRCA.
2. THAT The Holding Symbol "(H)" shall not be removed from the lands zoned RD3(H) Detached Residential Zone Three with the Holding Symbol "(H)" for Phase 1, as shown on Attachment #5, until the following matters have been satisfied:
 - i) York Region is in possession of a preliminary functional design and cost estimate for the roadway and intersection improvements required to Dufferin Street (both north and south) from Marc Santi Boulevard/District Avenue to Apple Blossom Drive/Dufferin Hill Drive intersections and its intersection with Rutherford Road, which are necessary to accommodate the proposed developments in the surrounding area;
 - ii) York Region has completed a full review and issued approval of the preliminary functional design and cost estimate for the required roadway and intersection improvements identified above in item i);
 - iii) The Dufferin Street and Rutherford Road intersection improvement project incorporating the elements identified in item i) above is identified and approved by

Regional Council in the Region's 2017 or future 10-Year Roads Capital Construction Program;

- iv) The Owner has submitted updated Geotechnical, Hydrogeological, and Slope Stability reports to determine the final road alignment and design interface on the east side of the Grand Trunk Avenue extension, to the satisfaction of the City of Vaughan, in consultation with the TRCA;
 - v) The interim and final design of the proposed sanitary servicing strategy for the proposed development as discussed in this report, shall be approved by the City of Vaughan Development Engineering and Infrastructure Planning Department.
3. THAT Phase 1 of Draft Plan of Subdivision File 19T-16V001 (Dufferin Vistas Ltd.), representing the lands located west of the proposed extension of Grand Trunk Avenue, BE APPROVED IN PRINCIPLE, to facilitate a residential plan of subdivision, as generally shown on Attachment #5, and subject to the final delineation of natural features and their associated buffers, and the Conditions of Draft Plan of Subdivision Approval set out in Attachment #1.
4. THAT The Subdivision Agreement for Phase 1, representing the lands located west of the proposed extension of Grand Trunk Avenue, of Draft Plan of Subdivision File 19T-16V001 (Dufferin Vistas Ltd.) shall contain the following clauses and conditions of Draft Plan of Subdivision approval:
- i) "The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 dwelling units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment."
 - ii) "Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 18 to the satisfaction of the City of Vaughan. The Agreement shall be regarding, but not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland dedication, roads and municipal services within Block 18. This Agreement shall also provide a provision for additional developers to participate within the Developers Group Agreement when they wish to develop their lands."
 - iii) The Owner shall submit updated Geotechnical, Hydrogeological, and Slope Stability reports to determine the final road alignment and design interface of the Grand Trunk Avenue extension, to the satisfaction of the City of Vaughan, in consultation with the TRCA;
 - iv) The final open space buffers to be zoned OS5 Open Space Environmental Protection Zone shall be conveyed to the City of Vaughan free of all cost and encumbrances; and,
 - v) The interim and final design of the proposed sanitary servicing strategy for the proposed development as discussed in this report, shall be approved by the City of Vaughan Development Engineering and Infrastructure Planning Department.
5. THAT Draft Plan File 19T-16V001 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a maximum total of 32 residential units (115 persons

equivalent), which may be reduced based on the Owner satisfying all conditions of approval.

6. THAT City of Vaughan staff be directed to attend the Ontario Municipal Board Hearing in support of the recommendations contained in this report regarding Phase 1 with respect to Zoning By-law Amendment File Z.16.016 and Draft Plan of Subdivision File 19T-16V001.
7. THAT the review of the proposal for the Phase 2 lands be deferred until such time as the Owner has submitted the necessary documents, in accordance with the OMB decision (PL111184), required to appropriately assess the subject development located on the east side of the proposed Grand Trunk Avenue extension.

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031, and by ensuring that the strategy is subject to periodic review and renewal

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

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:

- Preservation of existing hedgerows along the perimeter of the subject lands
- Low Impact Development (LID) measures including the use of infiltration trenches in rear yards to ensure water balance

Economic Impact

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

Communications Plan

The Owner originally submitted Draft Plan of Subdivision File 19T-16V001 on January 14, 2016, for the entire landholdings (Phases 1 and 2), as shown on Attachment #5. A Notice of Public Hearing was circulated to all landowners within 150 m of the entire landholdings and to the Eagle Hills Community Association on March 11, 2016. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the subject lands in accordance with the City's Notice Signs Procedures and Protocols. A Public Hearing regarding the Draft Plan of Subdivision application was held on April 5, 2016.

The Owner subsequently submitted Zoning By-law Amendment File Z.16.016 on April 25, 2016, for the entire landholdings (Phases 1 and 2), as shown on Attachment #5. A Notice of Public Hearing was circulated to all landowners within 150 m of the entire landholdings and to the Eagle Hills Community Association on May 27, 2016. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and the Notice Sign was updated on the subject

lands in accordance with the City's Notice Signs Procedures and Protocols. A Public Hearing was held regarding the Zoning By-law Amendment application on June 21, 2016.

In addition to the public hearing notices, the Ward Councillor held a Community Meeting on May 2, 2016, with residents, the Owner and City staff. Additional meetings involving the Ward Councillor, the Owner, and resident representatives were also held in 2016 to discuss the issues present with the proposal.

The following is a list of the individuals who either made a deputation or submitted written correspondence at the April 5, 2016, or June 21, 2016 Public Hearings, and at the May 2, 2016, Community Meeting:

- Mr. and Mrs. Liberatore, Princess Isabella Court, Maple
- M. Dykhtan, Princess Isabella Court, Maple
- Mr. and Mrs. D'Addio, Princess Isabella Court, Maple
- F. Chan, Princess Isabella Court, Maple
- F. Huo, Princess Isabella Court, Maple
- S. Poch and M. Raskin, Princess Isabella Court, Maple
- S. and E. Mirasola, Princess Isabella Court, Maple
- R. Raskin, Princess Isabella Court, Maple
- J. Asianova and S. Asyanova, Princess Isabella Court, Maple
- Mr. and Mrs. Barrotta, Princess Isabella Court, Maple
- A. Percaccio, Princess Isabella Court, Maple
- A. Oberfield, Princess Isabella Court, Maple
- G. Nijjar, Princess Isabella Court, Maple
- F. Bellec, Princess Isabella Court, Maple
- N. DiCostanzo, Princess Isabella Court, Maple
- 1275620 Ontario Inc, c/o Humphries Planning Group, Princess Isabella Court, Maple
- B. Kheiltash, Maverick Crescent, Maple
- N. Shlepov, Maverick Crescent, Maple
- R. Zak, Maverick Crescent, Maple
- S. Wisebourt, Maverick Crescent, Maple
- R. Su, Maverick Crescent, Maple
- S. and F. Lifchits, Maverick Crescent, Maple
- C. and D. Papoi, Maverick Crescent, Maple
- W. Li, Maverick Crescent, Maple
- J. Senisi, Maverick Crescent, Maple
- K. Rein, Maverick Crescent, Maple
- E. Zak, Maverick Crescent, Maple
- C. Zheng, Maverick Crescent, Maple
- Elham Shekarabi-Ahari, Maverick Crescent, Maple
- L. Yang, Grand Trunk Avenue, Maple
- R. Lin, Grand Trunk Avenue, Maple
- Bratty's Barristers and Solicitors, representing the Block 18 Landowners Group, Keele Street, Vaughan
- L. Ognibene, Remington Land Development Group, Keele Street, Vaughan
- R. and Y. Wu, Golden Orchard Road, Maple
- N. Latysh and K. Teslenko, Maurier Boulevard, Maple
- Euro Estates, Arrow Road, Scarborough
- R. Lorello, Treelawn Boulevard, Kleinburg
- T. Liu, Golden Orchard Road, Maple
- P. Badali, Butterfield Crescent, Maple, on behalf of the Eagle Hills Community Association

- M. Tiwary, Golden Forest Road, Maple, on behalf of the Eagle Hills Community Association
- L. Lei
- L. and X. Zhou
- X. Li

The following is a general summary of the concerns raised in the written submissions regarding Phases 1 and 2:

- i) The proposal will have a negative impact on the existing residential development;
- ii) The proposed development does not respect the character of the surrounding neighbourhood;
- iii) The proposed development will result in the removal of existing mature trees;
- iv) The environmental and ecological impact of the proposed development needs to be identified;
- v) The proposed development will result in an increase in traffic;
- vi) The proposed development will result in an increase in the storm water runoff volume; and,
- vii) Confirmation is required that the Owner is in good standing with the Block 18 Developers Group, prior to any final development approval being granted on the subject lands.

The following is a response to these concerns respecting the Phase 1 lands only, as shown on Attachments #3 and #5:

i) Negative Impact on Existing Residential Development

The original development proposal consisted of 106 townhouse units and one (1) open space block for the entire lands, as shown on Attachment #6. On July 21, 2016, the Owner revised Zoning By-law Amendment File Z.16.016 and Draft Plan of Subdivision File 19T-16V001, to develop the site in two separate phases (Phases 1 and 2), as shown on Attachment #4, as a result of comments received during the Public Hearings and subsequent meetings with area residents.

Phase 1, as shown on Attachment #3 and #5, consists of the proposed development for the subject lands (2.25 ha located on the west side of the proposed Grand Trunk Avenue extension), and includes the extension of Grand Trunk Avenue together with 32 residential lots for single detached dwellings. The Owner is proposing open space buffers and conservation easements in order to protect the existing hedgerows located on Phase 1. The Vaughan Development Planning Department is requesting that the open space buffer lands identified as conservation easements be conveyed to the City of Vaughan in order to better protect the existing trees and to ensure a wildlife linkage between the existing woodlots located north and south of the Phase 1 lands. In addition, the final limits of the open space buffers must be determined to the satisfaction of the City, in consultation with the TRCA, which may result in a loss of the number of units.

The proposed Phase 1 development consists of single detached dwellings that are commensurate to the adjacent residential properties and conforms to the "Low-Rise Residential" designation approved by the Ontario Municipal Board Order (PL111184) for the lands located west of, and including, the extension of Grand Trunk Avenue, as shown on Attachment #4. In addition, the Owner proposes to rezone the Phase 1 lands to RD3 Residential Detached Zone Three, without any zoning exceptions, consistent with the immediate surrounding residential lands. The proposed residential lots exceed the minimum lot depth requirement of 27 m in the RD3 Residential Detached Zone Three, thereby further minimizing any visual impact on adjacent residential properties.

The proposed lot depths will be finalized once the location and boundaries of the vegetation protection zones are confirmed (lands to be zoned OS5 Open Space Environmental Protection

Zone) by the City of Vaughan, in consultation with the TRCA. Assuming the lot widths, depths, built form and height generally remain as proposed, the proposed development can be considered compatible with the adjacent residential properties.

ii) Character of the Surrounding Neighbourhood

The revised proposal for Phase 1 of the development consists of 32 lots for detached residential dwellings accessed by a cul-de-sac (Street "A"), as shown on Attachment #5. The area to the north of the subject lands consists of detached dwellings on lots that are zoned RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four, and are accessed by cul-de-sacs (Lady Bianca Court and Princess Isabella Court), as shown on Attachment #3. The proposed development is consistent and compatible with the character of the surrounding neighbourhood, as the proposal consists of lots and detached dwellings that comply with the RD3 Zone requirements of Zoning By-law 1-88. Reductions to the RD3 lot depth, area, and development standards may be required through confirmation of the location and boundaries of the vegetation protection zones (lands to be zoned OS5 Open Space Environmental Protection Zone) by the City of Vaughan, in consultation with the TRCA.

iii) Potential Removal of Existing Mature Trees

Prior to final approval, the Owner is required to provide a tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees and an assessment of significant trees to be preserved along with proposed methods of tree preservation. The Owner shall not remove trees without written approval by the City. Should the removal of trees be recommended in the study, and the City concurs with the findings of the study, City staff will determine the appropriate compensation in accordance with the City's Replacement Tree Requirements.

iv) Identification of Environmental and Ecological Impact

The Owner has submitted a Natural Heritage Evaluation (NHE) prepared by Savanta Inc. and dated August, 2016. The NHE provides an analysis of the ecological and natural heritage significance on the subject lands. The NHE also provides an impact assessment and mitigation opportunities with regard to the proposed development. In addition, the Vaughan Development Planning Department is recommending that a third party peer review of the Natural Heritage Evaluation be undertaken, at the expense of the Owner, to confirm the findings in support of the proposal.

v) Increase in Traffic

The Owner submitted a Transportation Impact Assessment (TIA) prepared by LEA Consulting, dated February 2016. The TIA included an assessment of the original proposal of 106 townhouse units shown on Attachment #6. The TIA indicated that the entire development would generate 47 and 55 total trips during the AM Peak and PM Peak periods, respectively. The TIA concluded that the proposed development is not expected to generate a substantial amount of vehicle trips that will significantly impact traffic in the neighbourhood, and will therefore have minimal impact on the existing road network.

The current proposal for 32 residential lots for detached dwellings is anticipated to have less impact on traffic than the original proposal of 106 townhouse units. The Vaughan Development Engineering and Infrastructure Planning (DEIP) Department has reviewed the TIA and concurs with the conclusions and findings.

vi) Increase in Stormwater Runoff

The subject lands are located within the Don River watershed. There is no existing stormwater management infrastructure servicing the existing site. The existing drainage area of the site is currently divided into two general areas. The first area drains towards the west/southwest, and the second drainage area drains to the east. Furthermore, some of the backyards of the existing lots along Lady Bianca and Princess Isabella Courts drain towards the proposed subdivision.

The Owner is proposing on-site detention to attenuate the post-development flows to levels that are less than or equal to the maximum allowable release rates. This will be achieved by utilizing a storage pipe located at the upstream of the quality control devices to control flows.

Stormwater quality control for the subdivision is proposed to be provided by an oil/grit separator before being discharged to the valley lands.

The proposed storm sewer on Street "A" is sized to provide the required storage for the quantity control given no stormwater pond is available to serve the lands at this time. Given the storage capacity of the proposed storm sewer and the potential for surcharging/backflow into the future homes, a Foundation Drain Collector (FDC) system on Street "A" and Grand Trunk Avenue is proposed.

Large storage storm sewers (box culverts) are proposed for Street "A". Storm storage is not permitted within a municipal right-of-way. This option is being proposed due to no other storm drainage option being available. The Owner shall design the storm sewers to ultimately drain south along the future Grand Trunk Avenue extension.

The Owner is required to provide details regarding the size of the storage box culvert, distance between the pipes, life cycle of the proposed storage box culvert, and maintenance and future replacement costs. The Owner will be required to contribute to the future maintenance and replacement costs of the stormwater management system, as well as the future decommissioning of the storm outlet and access road, if Phase 2 is developed.

Overland flow drainage is proposed onto Pheasant Hollow Park which is not supported and must be avoided. Stormwater management on public parks was not considered as part of the Block 18 MESP approval process. Approval of any proposed overland flow onto Pheasant Hollow Park is required from the Parks Development Department.

A detailed Stormwater Management Report shall be provided at the subdivision stage in order to evaluate the proposed large box culvert sewers within a future municipal right-of-way. A condition to this effect is included in Attachment #1.

vii) Confirmation of Good Standing with Block 18 Developers Group

The Owner is required to enter into a Developers' Group Agreement with the other participating landowners within Block 18, to the satisfaction of the City. The Agreement shall address, but not be limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland dedication, roads and municipal services within Block 18. This Agreement shall also provide a provision for additional developers to participate within the Developers Group Agreement when they wish to develop their lands. A condition to this effect is included in the recommendation section of this report and in Attachment #1.

The recommendations of the Committee of the Whole to receive the Public Hearing reports of April 5, 2016, and June 21, 2016, and to forward a comprehensive report to a future Committee of the Whole meeting were ratified by Vaughan Council on April 19, 2016, and June 28, 2016, respectively.

On January 27, 2017, the Vaughan Development Planning Department mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the applications.

Purpose

To seek endorsement of recommendations from the Committee of the Whole with respect to the following applications that the Owner has appealed to the Ontario Municipal Board regarding the subject lands (Phase 1, representing the lands located to the west of the Grand Trunk Avenue extension), as shown on Attachments #2 and #3, in advance of the upcoming OMB hearing:

1. Zoning By-law Amendment File Z.16.016 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3 from A Agricultural Zone and OS5 Open Space Environmental Protection Zone to RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)" and OS5 Open Space Environmental Protection Zone, in the manner shown on Attachment #5.
2. Phase 1 (representing the lands located west of the extension of Grand Trunk Avenue, as shown on Attachments #3 and #5) of Draft Plan of Subdivision File 19T-16V001, as shown on Attachment #5, to facilitate a residential Draft Plan of Subdivision, consisting of the following:

Lots for Detached Residential Dwellings (Lots 1 to 32)*	1.57 ha
Open Space Block/Buffers (Blocks 34 and 35)	0.04 ha
0.3 m Reserve (Block 33)	0.01 ha
<u>Public Right-of-Ways (Grand Trunk Avenue and Street "A")</u>	<u>0.63 ha</u>
Total	2.25 ha

*Includes approximately 1,627 m² for conservation easements, as shown on Attachment #5.

This report provides recommendations only for the lands shown as Phase 1 on Attachment #5. The City is recommending deferral of the review and consideration of endorsement of Phase 2 until such time that the Owner has submitted the necessary documents in accordance with the OMB decision (Case No. PL111184) to appropriately assess the second phase of the development.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands for a residential plan of subdivision consisting of 32 lots for detached dwelling units, including the conveyance of land for open space purposes, as shown on Attachment #5. The proposal represents Phase 1 of a two-phase development. The Owner has appealed their applications to the OMB, citing Vaughan Council's refusal or neglect to make a decision on the Zoning By-law Amendment and Draft Plan of Subdivision Applications within 120 and 180 days, respectively, of filing complete applications. A three day hearing has been scheduled for March 22, 2017. The first two days of the hearing are intended to address the merits of the Applications as they relate to the Phase 1 lands. The third day of the hearing is intended to serve as a pre-hearing conference to address procedural matters regarding a future hearing in respect of the Phase 2 lands.

The Vaughan Development Planning Department supports the Zoning By-law Amendment and Draft Plan of Subdivision Applications, in principal and subject to conditions, for Phase 1 of the subject lands as shown on Attachment #5, since they implement the site-specific, Ontario Municipal Board approved Official Plan policies and will facilitate development that is compatible with the surrounding existing and planned land uses.

The Vaughan Development Planning Department has deferred its review of Phase 2 until such time that the Owner has submitted the necessary documents, in accordance with the OMB Order, required to appropriately assess the subject development located on the east side of the Grand Trunk Avenue extension.

Location

The 2.25 ha vacant subject lands shown on Attachments #2 and #3 represents Phase 1 of the proposed development, and forms part of a larger 4.46 ha site municipally known as 230 Grand Trunk Avenue, which is located west of Dufferin Street and north of Rutherford Road in Planning Block 18. The surrounding land uses are shown on Attachment #3, and include existing low-rise residential development and a woodlot to the north, low-rise residential uses and a woodlot to the south, Pheasant Hollow Park to the west, and lands zoned OS5 Open Space Environmental Protection Zone and A Agricultural Zone to the east.

Land Use Policies and Planning Considerations

a) Ontario Municipal Board Decision

On March 9, 2016, the Ontario Municipal Board (OMB) issued a decision (Case No. PL111184) following a Settlement Hearing between the City of Vaughan, TRCA and the landowner, allowing an appeal by the Owner to redesignate the lands (230 Grand Trunk Avenue) as part of an appeal to the City of Vaughan Official Plan 2010 (VOP 2010). The OMB decision approved the redesignation of the entire property from “Natural Areas” to “Low-Rise Residential”, “Low-Rise Residential Special Study Area” and “Natural Areas”, and included the Schedule shown on Attachment #4.

A previous Owner illegally removed/cut down the majority of the woodlot and was successfully prosecuted under the York Region Forest Conservation By-law. Subsequent to the tree removal activity, new trees were planted. The previous Owner appealed the VOP 2010 Natural Areas designation of the site to the OMB on June 6, 2012. The site was purchased by a new owner, who assumed the OMB Appeal on April 10, 2015. The OMB’s decision is discussed in more detail under the “Official Plan” section of this report.

b) Block 18 Community Plan

The subject lands form part of the Block 18 Community Plan. On April 14, 2003, Vaughan Council approved the Block 18 Community Plan, which provided a detailed planning framework in accordance with OPA #600 for the Block 18 Planning area, bounded by Dufferin Street, Rutherford Road, Major Mackenzie Drive and the CN Railway. The Block Plan approval process addressed matters related to servicing and infrastructure details including road and pedestrian networks, lot patterns and the precise location of community services such as schools, parks and community centres. The Block 18 Community Plan served as a comprehensive vision and plan for the creation of individual plans of subdivision.

Through the Block 18 Community Plan process, the subject lands were identified as a tableland woodlot. OPA #600 and the Block 18 Plan identify the Grand Trunk Avenue extension from Major Mackenzie Drive to Rutherford Road. The extension of Grand Trunk Avenue is also shown on Schedule 9 of VOP 2010 as a proposed 24 m minor collector road, and as a “Primary Road” under the Carrville Centre Secondary Plan area, which abuts the subject lands to the south. Furthermore, the OMB decision (Case No. PL111184) noted that the alignment for Grand Trunk Avenue has been planned to essentially bisect the property in a north to south direction. Given this alignment in the approved Block 18 Community Plan, some impact on any environmental features was contemplated and considered acceptable, subject to mitigation.

c) Owner Initiated Amendment to Zoning By-law Amendment and Draft Plan of Subdivision Applications - Phased Development Concept

The Owner originally submitted Draft Plan of Subdivision File 19T-16V001 and Zoning By-law Amendment File Z.16.016 on January 14, 2016, and April 25, 2016, respectively for the entirety of their landholdings, as shown on Attachment #3 and #5. The Owner originally sought approval for a development proposal consisting of 106 townhouse units and one (1) open space block for the Owner's entire landholdings, as shown on Attachment #6. The Owner, on July 21, 2016, revised their Zoning By-law Amendment File Z.16.016 and Draft Plan of Subdivision File 19T-16V001 applications, to develop the site in two separate phases (Phases 1 and 2), as shown on Attachment #5. The Owner cited that the phased development approach was a result of comments received during the Public Hearings, and subsequent meetings with area residents.

Phase 1, as shown on Attachment #3 and #5, consists of the proposed development for the subject lands (2.25 ha located on the west side of the proposed Grand Trunk Avenue extension), and includes the extension of Grand Trunk Avenue together with 32 residential lots for detached dwellings accessed by "Street A" and two open space blocks. The original Draft Plan of Subdivision included townhouse units on the proposed Phase 1 lands, as shown on Attachment #6. Phase 2, as shown on Attachment #3 and #5, consists of the remaining lands (2.21 ha located on the east side of the Grand Trunk Avenue extension) containing 42 street townhouse dwelling units. This technical report provides recommendations only for the lands shown as Phase 1 on Attachment #5. The City is recommending deferral of its review of Phase 2 until such time as the Owner has submitted the necessary documents, in accordance with the OMB decision, required to appropriately assess the proposed development located on the east side of the proposed Grand Trunk Avenue extension.

d) Official Plan

Section 13.x.1.1 of the OMB approved Official Plan Amendment (OPA) states "the subject lands have been considered appropriate for low-rise residential development subject to detailed review. The policies in this section (13.x.1.1) outline the studies considered necessary to determine the extent of development and the appropriate type of infrastructure needed to support the development as well as the future extension of Grand Trunk Avenue."

The entire lands (Phase 1 and 2) are subject to Zoning By-law Amendment File Z.16.016 and Draft Plan of Subdivision File 19T-16V001, as shown on Attachments #2 and #3, are designated "Low-Rise Residential", "Low-Rise Residential Special Study Area" and "Natural Areas" by OMB Order PL111184, as shown on Attachment #4, and has been incorporated into Section 13, Volume 2 of VOP 2010. The subject lands are also designated "Settlement Area" by the Oak Ridges Moraine Conservation Plan.

Section 13.x.3.1 in Volume 2 of the OMB Order PL111184 states that "prior to site alteration or development approvals on the property, a comprehensive set of plans and studies be completed to the satisfaction of the City, in consultation with the TRCA:

- A Natural Heritage Evaluation (NHE)
- A Geotechnical Slope Stability Analysis
- A Hydrogeological Study
- A Water Balance
- Landscape Restoration Plans
- A Functional Servicing Report (FSR)
- Planning Report including Oak Ridges Moraine Conformity"

i. Low-Rise Residential Designation

Section 13.x.4.1 of the OMB approved OPA states “the lands identified as “Low-Rise Residential” designation....shall be developed in accordance with the policies of Section 9.2.2.1.” (of VOP 2010).

The “Low-Rise Residential” designation of VOP 2010 permits single detached, semi-detached and townhouse dwellings, as well as public and private institutional buildings. The proposed 32 residential lots for single detached dwellings on the portion of the lands located on the west side of the Grand Trunk Avenue extension (Phase 1) is consistent with the “Low-Rise Residential” designation as approved by the OMB, which conforms to the “Low-Rise Residential” policies of VOP 2010.

ii. Low-Rise Residential Special Study Area Designation

The lands located east of the proposed extension of Grand Trunk Avenue (Phase 2) are designated “Low-Rise Residential Special Study Area” and “Natural Areas”, as shown on Attachment #4. In order to facilitate the proposed development of 32 lots for detached dwellings on the west side of the Grand Trunk Avenue extension (Phase 1), an encroachment of approximately 30 m, as shown on Attachments #3 and #5, into the “Low-Rise Residential Special Study Area” is needed in order to accommodate approximately 10 m of filling having a 3:1 slope, which is required to construct the Grand Trunk Avenue extension. Further encroachment and potential disturbance into the “Low-Rise Residential Special Study Area” may be required to facilitate access for construction. The Grand Trunk Avenue extension is proposed to be realigned to mitigate its encroachment into the existing drip line of the woodlot (OS5 Open Space Environmental Protection Zone) located south of the subject lands, as shown on Attachment #3. The policies of the “Low-Rise Residential Special Study Area”, as approved by the OMB, include technical information requirements that apply and need to be considered as part of the review of Phase 1 of the development proposal.

Section 13.x.4.2 in Volume 2 of VOP 2010 (by OMB Order PL111184) states that “the lands identified as Special Study Area...shall be developed in accordance with the Low-Rise Residential designation and policies outlined in 9.2.2.1 (of Volume 1 in VOP 2010), without the requirement for an OPA (Official Plan Amendment), provided the studies, prepared in support of a development application or zoning application, are completed to demonstrate that development can be accommodated and the following features and functions, if present on the site, are maintained to the satisfaction of the City, in consultation with the TRCA:

- Draw / Valley
- Hazard Slopes
- Headwater Drainage Features
- Groundwater seepage Areas
- Wetlands
- Significant Wildlife Habitat
- Endangered Species

The Owner has submitted the required studies, as identified in Sections 13.x.3.1 and 13.x.4.2 of the OMB decision, for Phase 1 of the subject lands, including the encroachment of the Grand Trunk Avenue extension into the “Low-Rise Residential Special Study Area” lands. The Owner is required to update the submitted studies to the satisfaction of the City of Vaughan, in consultation with the TRCA, as further identified in the Development Engineering and Infrastructure Planning (DEIP) Department and TRCA sections of this report. In addition, the Development Planning Department, in consultation with the DEIP Department, is recommending that prior to the OMB's final order of Phase 1, a third party peer review of the Natural Heritage Evaluation, Geotechnical Report, Functional Servicing Report and Hydrogeological Report be undertaken at the Owner's

expense to confirm the findings of the reports submitted in support of the applications, to the satisfaction of the City, in consultation with the TRCA. Conditions to this effect are included in the recommendation section of this report and in Attachment #1.

iii. Oak Ridges Moraine Conservation Plan (ORMCP)

The subject lands are located within the Oak Ridges Moraine Conservation Plan (ORMCP) Settlement Area designation. Development within the "Settlement Area" designation of the ORMCP shall focus and contain urban growth by minimizing the encroachment and impact of development on the ecological functions and hydrological features of the ORMCP Area (Section 18(1)(a)), and to maintain, and where feasible, restore the health, diversity, size and connectivity of key natural heritage features, hydrologically sensitive features and related ecological functions (Section 18(2)(a)). A development proposal must demonstrate that the proposed development will not adversely affect the ecological integrity of the ORCMP (Section 18(6)(d)).

Section 22(1) of the ORMCP defines the following as key natural heritage features:

- Wetlands;
- Significant portions of the habitat of endangered, rare and threatened species;
- Fish habitat;
- Areas of natural and scientific interest (life science);
- Significant valleyland;
- Significant woodland;
- Significant wildlife habitat; and,
- Sand barrens, savannahs and tallgrass prairies.

Section 3.2.3.4 of VOP 2010 identifies minimum vegetation protection zones upon identification of natural heritage features (identified as "Core Features" in VOP 2010). Section 22(2) of the ORMCP and Section 3.2.3.7 of VOP 2010 states that all development and site alteration with respect to land within a key natural heritage feature or the related minimum vegetation protection zone is prohibited, except for uses that are considered for conservation purposes, infrastructure, and low intensity recreational uses. In addition, Section 3.2.3.10 in VOP 2010 states that lands identified as Core Features and their related vegetation protection zone will be conveyed to the City and/or the TRCA as a condition of development approval in order to ensure their continued protection and management.

e) Appeal of the Development Applications to the Ontario Municipal Board

The Owner, on September 29, 2016, pursuant to Sections 34(11) and 51(34) of the *Planning Act*, appealed Zoning By-law Amendment File Z.16.006 and Draft Plan of Subdivision File 19T-16V001 to the OMB (File No. PL160978), citing Vaughan Council's refusal or neglect to make a decision on the Zoning By-law Amendment and Draft Plan of Subdivision Application within 120 and 180 days, respectively, of filing complete applications. A three day hearing has been scheduled for March 22, 2017. The first two days of the hearing are intended to address the merits of the Applications as they relate to the Phase 1 lands. The third day of the hearing is intended to serve as a pre-hearing conference to address procedural matters regarding a future hearing in respect of the Phase 2 lands.

Zoning

The subject lands (Phase 1) are zoned A Agricultural Zone and OS5 Open Space Environmental Protection Zone by Zoning By-law 1-88, which does not permit detached dwellings. A Zoning By-law Amendment is required to facilitate Phase 1 of the Draft Plan of Subdivision shown on Attachment #5. The Owner is proposing to rezone the subject lands (Phase 1 lands west of the proposed Grand Truck Avenue extension) to RD3 Residential Detached Zone Three and OS5

Open Space Environmental Protection Zone in the manner shown on Attachment #5. A 6.5 m wide conservation easement is proposed along the south property line (Lots 17 to 26) and a 10 m wide conservation easement is proposed along the west property line abutting Lots 16 and 17. The intent of these conservation easements is to prohibit the alteration or removal of the existing vegetation even though the lands abutting the identified lots are proposed by the Owner to remain in private ownership.

The proposed residential use is compatible with the surrounding existing community and is consistent with the applicable OMB approved Official Plan policies for the Phase 1 lands. The subject lands are located adjacent to existing lots developed with detached dwellings that are zoned RD3 Residential Detached Zone Three, as shown on Attachment #3. The proposed Draft Plan of Subdivision is comprised of lots with frontages ranging from 12 m to 23 m, and lot depths ranging from 27 m to 46 m, which is consistent with adjacent residential lots.

The Vaughan Development Planning Department has no objections to the proposed RD3 Residential Detached Zone Three zone category, which will facilitate a residential development that is compatible with the existing frontage, lot area and massing and predominant building type of the surrounding community, subject to the recommendations in this report.

The City of Vaughan, in consultation with the TRCA, must confirm the minimum width of the open space buffers zoned OS5 Open Space Environmental Protection Zone (i.e. vegetation protection zones). Once confirmed, the Owner may be required to amend Phase 1 of the proposed Draft Plan of Subdivision, as shown on Attachment #5, in order to facilitate final boundaries of the proposed open space buffers. Upon the final determination of the location and width of the open space buffers, the removal of some lots from the plan and site-specific zoning exceptions to the minimum lot area, frontage and depth requirements and for the detached dwellings in the RD3 Detached Residential Zone Three may be required. Exceptions to the Zoning By-law will be included in the final implementing Zoning By-law should the applications be approved. A condition to this effect is included in the recommendation section of this report.

In addition, should the proposed conservation easements shown on Attachment #5 be deemed acceptable by the City, in consultation with the TRCA, the Vaughan Development Planning Department recommends that the proposed easements be conveyed to the City as a condition of subdivision approval, instead of creating easements, in order to ensure a wildlife linkage between the existing woodlots located north and south of the Phase 1 lands.

The Vaughan Development Planning Department supports the approval of Zoning By-law Amendment File Z.16.016, subject to the conditions of approval identified in the recommendation section of this report and the conditions of approval in Attachment #1.

Holding Symbol “(H)”

Should the subject applications be approved, the Vaughan Development Planning Department recommends that the implementing Zoning By-law rezone the residential portion of the subject lands to a RD3(H) Residential Detached Zone Three with the Holding Symbol “(H)”. The Holding Symbol “(H)” is being added to ensure the York Region, TRCA and City requirements, identified in this report and added as a recommendation to this report, are satisfied. This condition is also included in Attachment #1.

Subdivision Design

Phase 1 of the proposed Draft Plan of Subdivision consists of 32 residential lots for detached dwelling units, accessed by a new public road that terminates in a cul-de-sac. The new public road would have a 17.5 m wide right-of-way (Street “A”) that extends west from the extension of Grand Trunk Avenue, as shown on Attachment #5.

The proposed Grand Trunk Avenue extension measures 23 m in width, and has been realigned approximately 8.6 m to the east to avoid encroachment into the dripline of the existing woodlot to the south (OS5 Zone), as shown on Attachment #2. Two open space blocks measuring 2.5 m in width (Blocks 34 and 35) are proposed adjacent to Lots 10 to 16 and 27 to 32, and abut the existing open space lands located north and south of the subject lands. An approximate 18 m wide trail connection from Street "A", at the terminus of the cul-de-sac, to the existing Pheasant Hollow Park is proposed between Lots 16 and 17.

The Owner is proposing conservation easements (prohibiting alteration or removal of vegetation) along the south and west property lines in order to maintain the existing vegetation. This includes a 10 m wide strip of land on the west side of Lots 16 and 17, and a 6.5 m wide strip of land along the south property line of Lots 17 to 26 inclusive. Phase 1 of the Draft Plan of Subdivision is comprised of lots with frontages ranging from 12 m to 23 m, and lot depths ranging from 27 m to 46 m.

The subject lands are located within Block 18, which is subject to a Developer's Group Agreement. The Owner is required to satisfy all obligations, financial or otherwise, of the Block 18 Developer's Group Agreement to the satisfaction of the Block 18 Trustee. A condition to this effect is included in Attachment #1.

All development within the Draft Plan of Subdivision, as shown on Attachment #5, must proceed in accordance with the Vaughan Council approved Block 18 Community Architectural Design Guidelines prepared by The Planning Partnership, and in accordance with the approved Block 18 Carrville Corners Landscape Masterplan prepared by NAK Design Strategies. Conditions to this effect are included in Attachment #1.

Should the OMB approve the applications, the Owner must update the approved Block 18 Plan to reflect the OMB's decision. The Owner must display a Community Plan that reflects the approved Block 18 Plan on the interior wall of the sales office, comprising information approved by the City of Vaughan, prior to offering any units for sale, and no Building Permit shall be issued until such information is approved by the Vaughan Development Planning Department.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The DEIP Department has reviewed the proposed development west of the future Grand Trunk Avenue Extension, including the proposed Grand Trunk Avenue extension (Phase 1). They have identified that the Owner has not submitted the required reports and drawings needed to substantiate any development proposal on the east side of the future Grand Trunk Avenue extension.

a) Road Network

Site access is proposed from the extension of Grand Trunk Avenue and the proposed "Street A". The proposal requires engineered fill to be placed onto the lands adjacent and east of the proposed Grand Trunk Avenue extension in order to facilitate construction of the road. As noted below under the Geotechnical Report section, the engineered fill raises issues with respect to monitoring and stability. Further technical information is required from the Owner through addenda to the Geotechnical, Slope Stability and Hydrogeological reports, which will also help inform final design and alignment of the Grand Trunk Avenue extension.

In accordance with the City's sidewalk policy, a sidewalk on one side of the street is required for Street "A". The sidewalk location should be shown on the Draft Plan of Subdivision. Reserves measuring 0.3 m and site triangles measuring 5 m x 5 m are required on Lots 3 and 32.

The Owner has not confirmed whether the proposed 17.5 m right-of-way width of Street "A" is sufficient for the proposed infrastructure, which is proposed to include large box storm culverts, storm sewers, sanitary sewers, and a potential looping watermain. The Owner is required to provide road cross sections of Street "A", showing the size of the pipes and distances between the pipes.

b) Transportation Network/Traffic Impact Study

The Owner submitted a Transportation Impact Assessment (TIA) prepared by LEA Consulting, dated February 2016. The TIA included an assessment of the original proposal of 106 townhouse units, as shown on Attachment #6. The TIA indicated that the entire development would generate 47 and 55 total trips during the AM Peak and PM Peak periods, respectively. The TIA concluded that the proposed development is not expected to generate a substantial amount of vehicle trips that will significantly impact traffic in the neighbourhood, and will therefore have minimal impact on the existing local road network.

The current proposal for 32 residential lots for detached dwellings is anticipated to have less impact on traffic than the original proposal of 106 townhouse units. The Vaughan Development Engineering and Infrastructure Planning (DEIP) Department has reviewed the TIA and concurs with the conclusions and findings.

c) Geotechnical Report

The Owner has submitted a Geotechnical Report prepared by Terraprobe, dated February 16, 2016, and a draft addendum report dated September 23, 2016, identifying the two-phase approach for the entire lands. The Geotechnical Report dated February 16, 2016, did not address the extent of the grading required on the east portion of the property, east of the proposed Grand Trunk Avenue extension. The Geotechnical Report addendum presents discussions and recommendations for the Grand Trunk extension earthworks, however, further information is required respecting erosion protection measures, conclusions and future monitoring of the road related to potential settling. The final detailed Geotechnical Investigation Report shall address the matters described above. A condition to this effect is included in Attachment #1.

d) Block 18 Master Environmental Servicing Plan

Phase 1 of the proposed Draft Plan of Subdivision does not conform to the approved Block 18 Master Environmental Servicing Plan (MESP). Large storage storm sewers (box culverts) are proposed for Street "A". Storm storage is not permitted within a municipal right-of-way. This option is being proposed because there are no other storm drainage options available. During the Block 18 MESP approval process, the subject lands were identified as draining south along the future Grand Trunk Avenue into a future stormwater management pond located south of the Phase 1 proposal. The Owner is required to update the Functional Servicing Report to demonstrate that the proposed sanitary, storm and water servicing meets the City's requirements and City's Design Criteria, to the satisfaction of the City. The Owner shall explore further servicing options which are in keeping with the Block 18 MESP. A condition to this effect is included in Attachment #1.

e) Lot Grading

There is a significant grade transition within the property of approximately 15 m from west to east, as well as a 10 m transition from north to south. The existing grading of the site results in 1.3 ha of the subject site having an overland flow that goes south west toward the existing Pheasant Hollow Park with an average slope of approximately 5%. The

remaining 0.945 ha area of the subject lands has an overland flow to the south-east with an average slope of approximately 7%. The existing grades at Pheasant Hollow Park are approximately 10 m higher than the vacant land to the east where Phase 2 is proposed. The proposed grading of the site and lot grading of the individual lots must meet the City's current lot grading criteria.

f) Stormwater Management, Sanitary Servicing, Sewage and Water Allocation

The Owner has submitted a Functional Servicing Report entitled "Functional Servicing & Stormwater Management Report prepared by Schaeffers Consulting Engineers, dated December, 2016. The report concluded that servicing is available for the proposed development, and it is feasible to do so by conforming to the City's design standards. The report provided the following site servicing and stormwater management schemes for the proposed development:

i) Stormwater Management

The subject lands are located within the Don River watershed. There is no existing stormwater management infrastructure servicing the existing site. The existing drainage area of the site is currently divided into two general areas. The first area drains towards the west/southwest, and the second drainage area drains to the east. Furthermore, some of the backyards of the existing lots along Lady Bianca and Princess Isabella Courts drain towards the proposed subdivision.

Stormwater management for the proposed development will consist of on-site detention to attenuate the post-development flows to levels that are less than or equal to the maximum allowable release rates. This will be achieved by utilizing an on-line storage pipe located at the upstream of the quality control devices to control flows.

Stormwater quality control for the subdivision is proposed to be provided by an oil/grit separator before being discharged to the valley lands.

The proposed storm sewer on Street "A" are sized to provide the required storage for the quantity control given no stormwater pond is available to serve the lands at this time. Given the storage capacity of the proposed storm sewer and the potential for surcharging/backflow into the future homes, a 200mm Foundation Drain Collector (FDC) system on Street "A" and Grand Trunk Avenue is proposed.

Large storage storm sewers (box culverts) are proposed for Street "A". Storm storage is not permitted within a municipal right-of-way. This option is being proposed due to no other storm drainage option being available. The Owner shall design the storm sewers to ultimately drain south along the future Grand Trunk Avenue extension.

The Owner is required to provide details regarding the size of the storage box culvert, distance between the pipes, life cycle of the proposed storage box culvert, and maintenance and future replacement costs. The Owner will be required to contribute to the future maintenance and replacement costs of the stormwater management system, as well as the future decommissioning of the storm outlet and access road, if Phase 2 is developed. A condition to this effect is included in Attachment #1.

Overland flow drainage is proposed onto Pheasant Hollow Park which is not supported and must be avoided. Stormwater management on public parks was not considered as part of the Block 18 MESP approval process. Approval of any proposed overland flow onto Pheasant Hollow Park would be required from the Parks Development Department. As noted later in this report, the Vaughan Parks Development Department does not support the proposed servicing plan.

A detailed Stormwater Management Report shall be provided at the subdivision stage in order to evaluate the proposed large box culvert sewers within a future municipal right-of-way. A condition to this effect is included in Attachment #1.

ii) Sanitary Servicing

The proposed lots fronting the Grand Trunk Avenue extension and Street "A" are proposed to be serviced by a new sanitary sewer directed towards the west and discharging to an existing sanitary sewer located on Peter Rupert Avenue. This concept requires a crossing through Pheasant Hollow Park.

The Owner is also proposing water service along with a sanitary sewer within the Pheasant Hollow Park. The DEIP Department does not support the proposed servicing route through the park since it is not in keeping with the approved Block 18 MESP. The DEIP Department requires the sanitary sewers to drain east and ultimately south along the future Grand Trunk Avenue extension, pursuant to the MESP. In the interim, the DEIP Department recommends that the Owner explore alternative servicing options, which may include the temporary discharge of the sanitary sewer to a temporary pump station that will force flows north through the existing Grand Trunk Avenue to Maurier Boulevard.

Any temporary sanitary servicing option constructed to serve the proposed development must be decommissioned once the future Grand Trunk Avenue extension is constructed (through lands external to the Phase 1 proposal, to District Avenue). The Owner will be required to pay for the future decommissioning of the temporary sanitary servicing. A condition to this effect is included in Attachment #1.

iii) Watermains

A watermain is proposed along the future Grand Trunk Avenue extension, which will be connected to an existing watermain on the future Grand Trunk Avenue, south of Lady Bianca Court. The proposed watermain will service the units fronting the Grand Trunk Avenue extension. The units fronting Street "A" are proposed to be serviced by a new watermain that is connected to the proposed watermain on the Grand Trunk Avenue extension, and a temporary connection to the existing watermain located on Peter Rupert Avenue by crossing Pheasant Hollow Park. Approval of watermain connections through Pheasant Hollow Park would be required and this approach is not supported due to negative impacts on park infrastructure.

The City requires two watermains, for a looped system, where the number of units that are serviced on one feed exceeds 40 units. With the proposed 32 units on Street "A" and the existing 42 units north of the Phase 1 lands on Lady Bianca Court, the total units on one watermain feed will exceed the 40 unit maximum. Accordingly, a second water supply is required.

The DEIP Department recommends that the Owner explore a temporary watermain looping solution until such time as the future Grand Trunk Avenue extension is constructed through lands external to the Phase 1 lands, to District Avenue. The Owner will be required to pay for the future decommissioning of the temporary watermain looping. A condition to this effect is included in Attachment #1.

iv) Sewage and Water Allocation

On December 13, 2016, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City.

Accordingly, servicing capacity for Draft Plan of Subdivision File 19T-16V001 (Phase 1) is available and unrestricted for a maximum total of 32 residential units (115 persons equivalent), which may be reduced based on the final number of units in the Draft Plan. A condition to allocate servicing capacity to the final approved plan is included in recommendation section of this report.

g) Environmental Site Assessment (ESA)

The DEIP Department has reviewed the "Phase One Environmental Site Assessment" report dated April 14, 2016, and a "Letter of Reliance" dated September 16, 2016, by S2S Environmental Inc. and is satisfied with the submitted ESA documentation. Since the proposal includes open space blocks that will be conveyed to the City in the future, the City requires the Owner to undertake a limited Phase 2 ESA investigation of the fill material. The Phase 2 ESA should be conducted following rough grading but prior to placement of the topsoil, with the sampling and analysis plan being submitted to the satisfaction of the City. A condition to this effect is included in Attachment #1.

h) Noise

A noise report has not been submitted in support of the development applications. The Owner is required to provide a noise report. A condition to this effect is included in Attachment #1.

Toronto and Region Conservation Authority (TRCA)

In a memorandum dated June 21, 2016, the TRCA provided comments with respect to the original development application for 105 townhouse units located on the entire property (Phases 1 and 2 - east and west sides of the proposed Grand Trunk Avenue extension). The TRCA advised that the property contains a watercourse, wetland areas and other key natural heritage/hydrologically sensitive features (KNHF/HSF) such as groundwater seeps, valley features, significant wildlife habitat and endangered species. Additionally, the TRCA advised that the Preliminary Environmental Impact Study dated January, 2016, submitted in support of the application did not complete an assessment of the KNHF/HSFs on the property.

The TRCA also noted that they could not confirm if the application is consistent with the OMB approved Official Plan policies, Provincial Policy Statement 2014 and related technical manuals, the York Region Official Plan 2010, VOP 2010, the TRCA's Living City Policies, and the tests of a Permit Application under Ontario Regulation 166/06, as amended. On this basis, the TRCA advised that the material submitted did not meet the requirements of the OMB-approved VOP 2010 policies, and that the development limits and long-term stable top-of-slope have not been satisfactorily determined, and therefore could not support the development proposal.

Subsequently, on October 27, 2016, the TRCA provided revisions to the Natural Heritage Evaluation Terms of Reference submitted by the Owner's consultant in support of the development proposal.

The TRCA has prepared a report for the consideration at the Full Authority Meeting on January 27, 2017 regarding the subject development applications. The report includes the following recommendations:

"THAT the participation of Toronto and Region Conservation Authority (TRCA) as a party before the Ontario Municipal Board (OMB) be affirmed as it relates to the appeal of the Lack of Decision by Vaughan City Council for the Draft Plan of Subdivision and Zoning By-law Amendment for lands on the west side of Dufferin Street, north of Rutherford Road, municipally known as 230 Grand Trunk Avenue, in the City of Vaughan;

THAT TRCA staff obtain legal counsel and be directed to appear on behalf of TRCA on the subject appeal before the OMB and to continue to represent TRCA on matters relating to natural heritage and provincial interest (landform, erosion, water management, hazard lands);

AND FURTHER THAT staff be directed to continue to work towards a settlement with City of Vaughan, the appellant and other parties to ensure that the requirements of The Living City Policies, TRCA's Ontario Regulation 166/06, as amended (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), Oak Ridges Moraine Conservation Plan (ORMCP) and Provincial Policy Statement (PPS) are met.”

The TRCA also provided a preliminary issues list to be presented at the OMB Hearing scheduled for March 22, 2017, which outlines additional requirements regarding slope stability, hydrological and ecological features, connectivity for the natural system and stormwater management, and confirmation that the proposal reflects the Living City Policies of the TRCA. The Owner is required to address the preliminary issues and satisfy any conditions of Draft Plan of Subdivision approval required by the TRCA for Phase 1 of the development proposal. Conditions to this effect are included in Attachment #1 of this report.

Vaughan Policy Planning and Environmental Sustainability Department

The Draft Plan of Subdivision for Phase 1 identifies two, 2.5 m wide open space buffers adjacent to the northwest and southwestern woodlands that abut the subject lands (Blocks 34 and 35), as shown on Attachment #5. A 2.5 m wide open space buffer does not comply with the VOP 2010 Vegetation Protection Zone (VPZ) policies.

Section 3.2.3.4 of VOP 2010 states that “woodlands, including those identified as significant...require a minimum Vegetation Protection Zone as measured from the woodlands dripline of 10 m, or 30 m for those woodlands within the Oak Ridges Moraine and Greenbelt Plan Areas”. The subject lands are located within the Oak Ridges Moraine Conservation Area, and require a 30 m VPZ from the woodlands in accordance with Section 3.2.3.4 of VOP 2010.

In addition, Paragraph 10 of the OMB Decision (Case No. PL111184) states that the ORMCP Settlement Area allows for urban development, but may be restricted by the presence of natural features, and that natural heritage studies are required to identify and evaluate natural heritage features and determine any required buffers.

The development proposal does not identify a staking exercise to establish the dripline of trees and/or top-of-bank, which is required under Section 3.3.3.2 b). An evaluation must be carried out to determine a sufficient VPZ between the woodland and the proposed development in order to maintain or enhance the existing functions, attributes and linkages of a woodland. A feature delineation to establish feature limits and their VPZ is required to appropriately establish development limits. Any reduction to the 30 m VPZ requires justification, in accordance with Section 3.4.2.2 of VOP 2010, and may potentially result in the loss of residential lots. Once an appropriate dripline and VPZ has been established, a Forest Edge Management Plan is required to protect and maintain the feature.

Two hedgerows of trees are located on the south and west side of the subject lands, and have been proposed to be retained through the proposed 6.5 m and 10 m wide conservation easements, as described in the Zoning and Subdivision Design sections of this report. Confirmation is needed through studies, that these existing hedgerows will endure development impacts (i.e. grading and fill). Also, this area has been identified as a wildlife corridor and linkage area to the southern woodlands in the Don River System. The retention of the mature trees is important to establish this linkage.

Vaughan Development Planning Department - Cultural Heritage Division

The Cultural Heritage Division of the Vaughan Development Planning Department has advised that the subject lands are identified as an area of high archaeological potential in the City's database of archaeological resources, and that an Archeological Assessment is required prior to Draft Plan of Subdivision approval. A condition to this effect is included in Attachment #1.

Vaughan Parks Development Department

The Vaughan Parks Development Department has advised that a future trail connection from the western terminus of Street "A" into the existing Pheasant Hollow Park located to the west of the subject lands is required. The Owner has agreed to provide this connection, as shown on Attachment #4.

The proposed trail will consist of external works including, but not limited to, site preparation, lighting, drainage structures, grading, and/or restoration of landscaping. This work will be informed by a Trail Feasibility Study for review by the Parks Development Department in order to determine the required route, alignment, costs and overall feasibility of the trail connection. The Owner is also required to provide an arborist report with an inventory and analysis of existing vegetation, including existing trees within and adjacent to the proposed work area for the trail connection. Conditions to this effect are included in Attachment #1.

The Owner is proposing to service the subject lands (both sanitary and watermain) by connecting to the existing infrastructure on Peter Rupert Avenue by crossing through the existing Pheasant Hollow Park. The infrastructure is proposed to be accommodated through a 9 m wide servicing easement which would be located along the eastern and southern perimeter of the park. It is uncertain at this time whether the servicing would be installed via an open cut/trench method or an alternative method such as directional drilling. In addition to the 9 m wide easement to accommodate the proposed infrastructure, additional area would be required to accommodate construction access thereby creating further impacts both to the infrastructure and programming/use of the park and its associated facilities.

As a condition of approval for the Draft Plans of Subdivision within Block 18, the City had ensured that any parkland conveyed would be free of all encumbrances including, but not limited to utilities/utility boxes, servicing easements, vegetation/tree stands in poor condition and underground parking facilities.

In order to avoid impacts to the existing park and provide for uninterrupted use, the Parks Development Department does not support the proposed servicing plan, which would locate sanitary/watermain infrastructure within the Park. The installation/construction of this infrastructure as proposed by the Owner would have the following potential impacts on Pheasant Hollow Park:

- The need to extensively grade within the park, thereby impacting existing grades
- Following completion of the servicing works, grades within the parks could not be returned to pre-construction condition. Suitable flat grades would be required for future maintenance of the infrastructure, thereby eliminating any possibility of returning the site to pre-construction grade conditions
- Removal of a significant number of existing trees and vegetation to accommodate the servicing easement, which would eliminate the visual screening to the existing residential properties along the southern limits of the park
- The future alignment and maintenance/servicing of this infrastructure would preclude the replacement of vegetation in its current location; necessitating further examination of locations where trees/vegetation could be replanted (whether in Pheasant Hollow Park or other nearby locations)

- Noise/dust and associated construction impacts on the surrounding community and nearby residents
- Temporary closure and potential relocation of existing pathways and park infrastructure to accommodate the servicing infrastructure
- Impacts to residents and users of the parks in terms of the use and enjoyment of park/recreational facilities during the construction period
- Permanent encumbrance of City lands which will negatively affect property values

Given that a feasible alternative option exists (servicing through the future extension of Grand Trunk Avenue, which is consistent with the approved servicing plan for the Block 18 MESP and existing development in the area), the Parks Development Department recommends that the Owner explore other options to service the proposed development. Specifically, servicing of the proposed development should be directed to the east towards the future extension of Grand Trunk Avenue and then south towards District Avenue, as identified in the DEIP section of this report.

Parkland Dedication

The Owner is required to pay cash-in-lieu of parkland dedication in accordance with the *Planning Act* and the City's Cash-in-lieu of Parkland Policy. A condition to this effect is included in Attachment #1.

School Boards

The York Region District School Board and York Region Catholic School Board have no comments or concerns with regard to the applications, and require no conditions. The York Region District School Board has also advised that the subject development applications will not require a new public elementary school site within the proposed development.

Canada Post

Canada Post Corporation has no objection to the proposed development applications, subject to their conditions of approval included in Attachment #1.

Utilities

Bell Canada and Enbridge Gas Distribution have no objections to the proposal, subject to their conditions of approval included in Attachment #1.

Rogers Communications Inc. has no objections to the proposal.

It is the responsibility of the Owner to contact PowerStream Inc. to determine the type of available service in the area to supply this project and assess PowerStream Inc.'s charges.

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

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

- Improve municipal road network
- Continue to develop transit, cycling and pedestrian options to get around the City
- Invest, renew and manage infrastructure and assets

Regional Implications

The York Region Transportation and Community Planning and Development Services Department has reviewed the proposed Draft Plan of Subdivision and provided technical comments, Pre-conditions and Conditions of Draft Approval, in a letter dated November 3, 2016, which are included in Attachment #1.

The subject lands are located within the vicinity of Rutherford Road and Dufferin Street. York Region is currently undertaking a Municipal Class Environmental Assessment (EA) for improvements to Rutherford Road, with work scheduled to take place between 2018 and 2022. The EA, in its preliminary findings, recommends a six lane cross section (4 general purpose lanes and two High Occupancy Vehicle lanes) on Rutherford Road. Improvements to Dufferin Street are not included in York Region's 10 year roads capital construction program. However, additional north-south capacity on Dufferin Street is required.

On this basis, York Region has advised that the Owner shall agree in the Subdivision Agreement to place all lands in Phase 1 under a Holding Symbol "(H)" pursuant to the provision of Section 36 of the *Planning Act*, which shall prohibit the development of the lands until the Holding Symbol "(H)" has been lifted. The conditions of lifting the Holding Symbol "(H)" shall include:

- i) York Region is in possession of a preliminary/functional design and cost estimates of the roadway and intersection improvements to Dufferin Street (both north and south) from Marc Santi Boulevard/District Avenue to Apple Blossom Drive/Dufferin Hill Drive intersections) and its intersection with Rutherford Road necessary to accommodate the proposed developments in the surrounding area;
- ii) York Region has completed a full review and issued approval of the preliminary/functional design and cost estimates of the roadway and intersection improvements design described in i); and,
- iii) The Dufferin Street and Rutherford Road intersection improvement project incorporating the elements described in item i) is identified and approved by York Region Council in the Region's 2017 or future 10-Year Roads Capital Construction Program.

Should the Owner wish to have the Holding Symbol "(H)" removed in order to proceed with the proposed development and not comply with conditions i), ii) and iii) above; the Owner, or a consortium of developers, could apply to York Region to front-end the additional lane improvements to Dufferin Street between the Marc Santi Boulevard and Apple Blossom Drive intersections. The Owner will then be eligible for Development Charge (DC) credit, subject to the review of the DC credit application and applicable provisions of the York Region's Development Charge Credit By-law.

York Region requests that the City of Vaughan apply a lapsing provision to the Draft Plan of Subdivision, pursuant to Section 51(32) of the *Planning Act*, and that York Region be provided an opportunity to comment on any proposed extensions of approval.

Conclusion

Zoning By-law Amendment File Z.16.016 and Draft Plan of Subdivision File 19T-16V001 have been reviewed in accordance with the policies of VOP 2010, the ORMCP and the OMB Order for the subject lands, the requirements of Zoning By-law 1-88 and comments from City departments and external public agencies. The Vaughan Development Planning Department can support the proposal to develop the subject lands (Phase 1) with residential lots for detached dwellings

(Phase 1) subject to the Owner filing additional technical submissions, as conditions for final approval and lifting of the Holding Symbol "(H)", addressing the Grand Trunk Avenue extension and its interface with lands to the east. The Owner is required to provide further detailed technical submissions (i.e. updated geotechnical, slope stability and hydrogeological reports) that will inform final design and alignment of the Grand Trunk Avenue extension, to the satisfaction of the City and the TRCA. Accordingly, the Vaughan Development Planning Department supports the applications, subject to the conditions in the recommendation section of this report and the conditions of approval in Attachment #1.

Attachments

1. Conditions of Draft Plan of Subdivision Approval
2. Context Location Map
3. Location Map
4. VOP 2010 Land Use – OMB Approved (Case No. PL111184)
5. Draft Plan of Subdivision File 19T-16V001 & Proposed Zoning (Phase 1)
6. Original Proposal & Zoning for Draft Plan of Subdivision File 19T-16V001

Report prepared by:

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Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

MAURO PEVERINI
Interim Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/CM

ATTACHMENT NO. 1

CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 (PHASE 1 – LANDS LOCATED WEST OF THE
EXTENSION OF GRAND TRUNK AVENUE) (PLAN)
DUFFERIN VISTAS LTD.
LOT 17, CONCESSION 3
CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED
PRIOR TO THE RELEASE FOR REGISTRATION OF PHASE 1 OF DRAFT PLAN OF SUBDIVISION
FILE 19T-16V001 (PLAN), ARE AS FOLLOWS:**

The Owner shall satisfy the following Conditions:

1. The conditions of Approval of the City of Vaughan as set out on Attachment No. 1a)
2. The Conditions of Approval of York Region as set out on Attachment No. 1b) and dated November 3, 2016.
3. The Conditions of Approval of Enbridge Gas as set out on Attachment No. 1c) and dated March 22, 2016 and August 9, 2016.
4. The Conditions of Approval of Canada Post as set out on Attachment No. 1d) and dated October 4, 2016.
5. The Conditions of Approval of Powerstream as set out on Attachment No. 1e) and dated March 28, 2016.
6. The Conditions of Approval of Bell as set out on Attachment No. 1f) and dated April 7, 2016.
7. The Conditions of Approval of the Toronto and Region Conservation Authority identified through the Ontario Municipal Board proceedings.

Clearances

1. Final approval for registration of the Plan may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
 - a) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and,
 - b) all commenting agencies agree to registration by phases and provide clearances, as required in Conditions in Attachment No's. 1a), 1b), 1c), and 1d) for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
2. The City shall advise that the Conditions on Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. York Region shall advise that the Conditions on Attachment No. 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. Enbridge Gas Distribution Inc. shall advise that the Conditions on Attachment No. 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has

been met.

5. Canada Post shall advise that the Conditions on Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Powerstream shall advise that the Conditions on Attachment No. 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
7. Bell shall advise that the Conditions on Attachment No. 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
8. The Toronto and Region Conservation Authority (TRCA) shall advise that any conditions secured through the Ontario Municipal Board proceedings have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT NO. 1a)

CITY OF VAUGHAN CONDITIONS

1. The Plan shall relate to Draft Plan of Subdivision prepared by Lucas and Associates, dated March 4, 2016 and revised July 20, 2016.
2. The lands within this Plan shall be appropriately zoned by a zoning by-law which has come into effect in accordance with the provisions of the *Planning Act*.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
4. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan to reflect any significant alterations caused from this Plan.
5. The Owner shall enter into a Subdivision Agreement with the City to satisfy all financial and other conditions, with regard to such matters as the City may consider necessary, including payment of development levies and the woodlot development charge, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
6. 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.
7. Prior to final approval, easements required for utility, drainage and construction purposes shall be created and granted to the appropriate authority(ies), free of all charge and encumbrances.
8. The road allowances within this Plan shall be named to the satisfaction of the City, in consultation with the York Region Transportation, and Community Planning and Development Services Department; proposed street names shall be submitted by the Owner for approval by Vaughan Council and shall be included on the first engineering drawings.
10. The road allowances included in the Plan 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.
11. 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.
12. 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.
13. The Owner shall agree that the location and design of the construction access shall be approved by the City and/or the appropriate authority.
14. 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.
15. 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 co-ordinated and completed at the cost of the Owner.

16. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
17. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) 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.
18. 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(s).
19. 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 detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, which report shall include:

 - a) plans illustrating how this drainage system will tie into surrounding drainagesystems, 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;
 - b) the location and description of all outlets and other facilities;
 - c) storm water management techniques which may be required to control minor or major flows; and,
 - d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.
20. The Owner shall agree:
 - a) to obtain all necessary permits pursuant to Ontario Regulation 166/06, Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses, from the Toronto and Region Conservation Authority;
 - b) to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period; and
 - c) to provide a copy of the executed Subdivision Agreement to the Toronto and Region Conservation Authority.
21. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
22. The Owner shall agree:
 - a) that 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; and,

- b) 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 Distribution Inc. and the City.
23. The Owner shall convey the following lands to the City or the TRCA, where appropriate, free of all charge and encumbrances:
- a) Blocks 34 and 35 for open space purposes.
 - b) Upon final determination of the Plan, Blocks for open space buffers, environmental protection, and/or vegetation protection zones.
24. The Owner shall agree to design, purchase materials and install a street lighting system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with City standards and specifications.
25. The Owner shall agree to pay the City at the time of registration of the Plan, payment at the rate of \$1,000.00 per residential unit, plus \$500.00 per future unit on each part lot, as per Schedule "I", in accordance with the Special Area Woodlot Development Charge By-law.
26. Prior to final approval, the Owner shall submit a tree assessment, including an inventory of all existing trees, assessment of significant trees to be preserved, and proposed methods of tree preservation/or remedial planting; the Owner shall agree to undertake the measures identified in the City-approved assessment. The removal of trees may be subject to compensation in accordance with the City's replacement tree requirements
27. 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.
28. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the Vaughan Council approved Block 18 Community Architectural Design Guidelines prepared by The Planning Partnership.
- A control architect shall be retained at the cost of the Owner with concurrence of the City to ensure compliance with the architectural design guidelines;
 - Prior to the submission of individual Building Permit Applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines; and,
 - The City may undertake periodic reviews to ensure compliance with the Architectural Design Guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.
29. The Owner shall agree to erect fencing in the locations and of the types as shown on the approved construction drawing and as required by the City, in accordance with an Urban Design and Architectural Design Guidelines.
30. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the approved Block 18 Carrville Corners Landscape Masterplan prepared by NAK Design Strategies, including but not be limited to the following issues:
- Co-ordination of the urban design/streetscape elements including fencing treatments and street tree planting;
 - Appropriate edge restoration along the open space lands; and,

- Environmental report for the open space lands.

31. The Owner shall agree that:

- a) Prior to final approval and prior to commencement of any work on the site, the Owner shall carry out an archaeological assessment of the subject property to the satisfaction of the City and the Ministry of Culture; and the Owner shall agree to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property (the Plan) prior to the approval authority and the Ministry of Tourism, Culture and Sport confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
- b) Prior to final approval and prior to the commencement of any work on site, the Owner shall deliver to the City (Urban Design and Cultural Heritage Division) two copies of the Archeological Assessment.
- c) Prior to the commencement of any archaeological fieldwork, a copy of the contract information sheet which was submitted to the Ministry of Tourism, Culture and Sport shall have been forwarded to the City; licensed consultants are urged to review the Archaeological Master Plan Study for the City of Vaughan prior to commencing any fieldwork.

32. The Owner agrees to:

- a) 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; and,
 - i) any required curb depressions.
- b) provide a suitable temporary community mailbox location(s) until the curbs, sidewalks and final grading have been completed at the permanent location(s).
- c) provide a copy of the executed agreement to Canada Post.

33. The Owner shall include the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks:

- a) within the entire subdivision Plan:
 - "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 traffic-calming measures may have been incorporated into the road allowances."
 - 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 mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings."
- "Purchasers and/or tenants are advised that any roads ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands, without further notice."
- "Owners and/or tenants area advised Street "A" shall provide a pedestrian connection to the existing park and stormwater management pond (through the open space/environmental block, if feasible) that may result in an increase of on-street pedestrian activity."
- "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the Subdivision Agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

The City has not imposed an amount of a tree fee or any other fee, which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the residential dwelling."

- "Purchasers and/or tenants are advised that proper grading of all lots 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 (Subdivision Developer) as 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. The City of Vaughan does not control the return of such deposits and purchasers/tenants must direct inquiries regarding this return to their vendor/landlord."

- "Purchasers and/or tenants are hereby put on notice that the *Telecommunications Act* and the Canadian Radio-television and Telecommunications Commission (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 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 metres measured at the street curb, provided circular driveways shall have a maximum combined width of 9 metres 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
6 - 6.99m ¹	3.5m
7 - 8.99m ¹	3.75m
9 – 11.99m ¹	6m
12 m and greater ²	9m

¹The Lot Frontage for Lots between 6 – 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.

²The Lot Frontage for Lots 12m 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 mail delivery will be from a designated community mailbox in accordance with the requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office.”
- “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 0.3m 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.”
- “Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this Subdivision Agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings.

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the 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.

The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City, or York Region and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the

noise attenuation feature or fencing shall be the sole responsibility of the lot Owner. Landscaping provided on York Region right-of-ways by the Owner or the City for aesthetic purposes shall be approved by York Region and maintained by the City with the exception of the usual grass maintenance.”

- “Purchasers and/or tenants are advised that this Plan is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeOwner’s responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice.”
- “Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this Subdivision Agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City’s waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue.”

b) abutting any open space, woodlot or stormwater facility:

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

c) abutting a park block:

- “Owners and/or tenants are advised for residential lots abutting the open space area including the buffer blocks and/or parkland, that this area may generate noise, lighting and/or increased vehicular or pedestrian traffic from the use, operations and maintenance of the area. Some open space areas may be designed for naturalization/restoration and may receive minimal maintenance.”

d) encroachment and/or dumping:

- “Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot/block to the park and/or open space are prohibited.”

e) gate of access point:

- “Purchasers and/or tenants are advised that the installation of any gate of access point from the lot/block to the valley lands and SWM are prohibited.”

f) Landfill:

- “Purchasers and/or tenants are advised that the City of Toronto owned and operated a landfill within 4 kilometres of the property and the facility is now closed and will be redeveloped into a passive park.”

34. 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(s) 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, L6A 1T1; (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.]
35. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an Agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that Agreement prior to issuance of a Building Permit.
36. Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit a topsoil storage plan detailing the location, size, side slopes, stabilization methods and time period, for 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.
37. The Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the Plan 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.

38. Prior to the landscape plan review by the Urban Design and Cultural Heritage Division, a fee shall be provided by the Owner to the Development Planning Department in accordance with the in-effect Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review.
- This fee will include the Department's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, and natural feature edge restoration/management plans) and inspections for tree removals permit clearance, start of guaranteed maintenance period, and assumption of the development by the City.
39. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the open space and tableland woodlot lands. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the open space and woodlot edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
- The Owner shall provide a report for a 20 metre zone within all staked open space & woodlot edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
40. The warning clause Vaughan Council approved September 29th, 1997 with respect to "Tree Fees" shall be included in the Subdivision Agreement:
- "Purchasers are advised that the planting of trees on City boulevards in front of residential units is a requirement of the Subdivision Agreement. A drawing depicting the conceptual location for boulevard trees is included as a schedule in this Subdivision Agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice."
 - "The City has not imposed an amount of a 'Tree Fee' or any other fee which may be charged as a condition of purchase for the planting of trees. Any 'Tree Fee' paid by the purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of a residential dwelling."
41. 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/Blocks that abut the open space and tableland woodlot lands and associated Buffer Blocks.
42. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along limits of the residential lots that abut the existing park, to the satisfaction of the City.
43. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential lots; to be co-ordinated with the environmental noise report and architectural design guidelines.
44. The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 dwelling units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval

by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

45. The Owner shall submit updated Geotechnical, Hydrogeological, and Slope Stability reports to determine the final road alignment and design interface of the Grand Trunk Avenue extension, to the satisfaction of the City of Vaughan, in consultation with the TRCA.
46. The Owner shall agree that an independent third party Peer Review be undertaken, at the Owner's expense, of the Natural Heritage Evaluation, Functional Servicing Report, Geotechnical Report and Hydrogeological Report, submitted in support of the applications, and be completed to the satisfaction of the City of Vaughan, in consultation with the TRCA.
47. The interim and final design of the proposed sanitary servicing strategy for the proposed development shall be approved by the City of Vaughan Development Engineering and Infrastructure Planning Department.
48. The Owner shall submit a trail feasibility study for the review by the City's Park Development Department, to determine the required route, alignment, costs and overall feasibility of walkway connections and pathways from Street A into the existing Pheasant Hollow Park to the west. All proposed works on City property shall form part of the Draft Plan of Subdivision, as part of the developer's works, at no cost to the City including, but not limited to, grading, servicing, removals, and restoration required. The accessible walkways/trail connections are not to exceed 5% and cross-slopes are not to exceed 2%.
49. The Owner shall provide a future connection from the western terminus of Street "A", into the existing Pheasant Hollow Park, located to the west. This will consist of external works including, but not limited, to grading, servicing, removals and/or restoration. This work will be informed by the technical study noted in Condition No. 55 above.
50. 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.
51. The Owner shall agree in the Subdivision Agreement to maintain adequate chlorine residuals in the watermains within the Plan area 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.
52. 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.
53. The Owner shall update the Block 18 MESP and provide a detailed Functional Servicing Report demonstrating that the proposed sanitary, storm and water servicing meets the City's requirements, Block 18 MESP and City's Design Criteria, to the satisfaction of the City.
54. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed Geotechnical report to the satisfaction of the City. The report shall consider the impact of the extensive proposed filling to support the proposed municipal right-of-ways and include monitoring for future road settlements.

55. The Owner shall provide Geotechnical certification for any engineered fill or retaining wall to support the proposed municipal roads within Plan. The Owner shall be responsible for all costs associated with temporary engineered fill or retaining wall solution, including costs and security associated with proposed future removal of the temporary solution.
56. 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.
57. The Owner shall design and construct a temporary watermain looping system until such time as the future Grand Trunk Avenue extension is constructed through lands external to the Plan, to District Avenue. The Owner shall be responsible for all costs and security for the temporary watermain looping and for its decommissioning once the ultimate connection, south to District Avenue is made.
58. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed Stormwater Management Report to the satisfaction of the City.
59. 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.
60. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
 - a) Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Phase Three ESA report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
 - b) Should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment and Climate Change (MOECC) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), 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 MOECC, covering all the lands within the Plan.
 - c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and the Region of York were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).
 - d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.

61. For park/open space block(s) that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:
- (a) Submit a Phase Two Environmental Site Assessment (ESA) report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) assessing all park/open space block(s) in the Plan for contaminants of concern to the satisfaction of the City. On-site sampling of the park/open space block(s) shall be conducted only after the City has certified the rough grading of the park/open space block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
 - (b) Should remediation of any portions of the park/open space block(s) within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment and Climate Change (MOECC) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a Remedial Action Plan (RAP) and a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MOECC, covering the remediated park/open space block(s) within the Plan.
 - (c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that the park/open space block(s) to be dedicated to the City were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).
 - (d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
62. Prior to final approval of the Plan, the Owner shall provide drawings for the location and design of proposed bicycle parking at transit stops, school campuses, commercial sites, and other destinations within the Plan such as retail/entertainment, to the satisfaction of the Development Engineering and Infrastructure Planning Department.
63. The Owner shall agree in the Subdivision Agreement to provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian, cycling facilities, transit routes, roundabouts, and carpooling and park-and-ride facilities (if applicable) to the satisfaction of the Development Engineering and Infrastructure Planning Department.
64. 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 to according to the Ministry of Environment and Climate Change 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.
65. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 18 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 18. The Owner acknowledges that parkland shall be dedicated and/or cash-in-lieu paid in accordance the *Planning Act* and conform to the City's "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.

66. Prior to final approval of the Plan, the Trustee for Block 18 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 18 Developers' Group Agreement.
67. Prior to final approval of the Plan, the City and York Region shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate Phase 1 of the proposed development.
68. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and 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 sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the Toronto and Region Conservation Authority (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.
69. The Owner shall agree in the Subdivision Agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction the City.
70. The Owner shall agree in the Subdivision Agreement to construct, at no cost to the City, any required sidewalk and/or walkway shown on the approved construction drawings to the satisfaction of the City. The Owner shall design Street A with a sidewalk on one side of the right-of-way and connect to the existing park to the west.
71. Any proposed road allowances, road widening, and daylight corners on the Plan shall be dedicated as public highway on the final plan for registration to the satisfaction of the City and free of all encumbrances.
72. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City.
73. Any dead ends or open sides of road allowances created by this Plan shall be terminated in 0.3 metre reserves, to be conveyed to the City free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
74. The Owner agrees to include in the Purchase and Sale Agreement for all lots adjacent to the open space areas associated with the creeks, a statement which advises of the public land setback from the top of bank of the creek and that public walkways may be located in this setback area.
75. The Owner shall design and construct the storm sewers in a configuration to permit drainage to be ultimately directed south along the future Grand Trunk Avenue extension and into a future storm water management pond external to the Plan. The Owner shall be responsible for all costs associated with any temporary storm water management system, all to the satisfaction of the City.

76. The Owner shall be responsible and secure for all costs associated with the decommissioning of any temporary storm drainage system once the future Grand Trunk Avenue extension is constructed through lands external to the Plan, to a future pond.
77. The Owner shall agree in the Subdivision Agreement to pay a one-time payment to the City for the incremental cost for future maintenance and monitoring of the non-standard stormwater management underground detention tank and oil/grit separator located on the proposed municipal road.
78. The Owner shall design and construct the sanitary sewers in a configuration to permit flows to be ultimately directed south along the future Grand Trunk Avenue extension and connected to sewers on District Avenue. The Owner shall be responsible for all costs associated with any temporary sanitary system, which may include a temporary pumping station, all to the satisfaction of the City.
79. The Owner shall be responsible and secure for all costs associated with the decommissioning of the temporary sanitary system once the future Grand Trunk Avenue extension is constructed through lands external to the Plan, to District Avenue.
80. 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.



Corporate Services
File No.: 19T-16V01 (Revised)
Refer To: Justin Wong

November 3, 2016

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

Attention: Mark Antoine, Planner

**Re: Revised Condition of Draft Approval for
Draft Plan of Subdivision 19T-16V01
230 Grand Trunk Avenue
Lot 17, Concession 3
(Dufferin Vistas Ltd.)
City of Vaughan**

York Region has now completed its review of the above noted revised plan of subdivision prepared by Lucas & Associates, last revised July 20, 2016. The proposed development is located west of Dufferin Street and north of Rutherford Road, on lands municipally known as 230 Grand Trunk Avenue, in the City of Vaughan. The draft plan of subdivision has been revised to reflect two phases of development. Phase 1 consists of 32 single detached units and blocks for open space, a 0.3m reserve and roads, within a 2.25 ha site.

Further to the Region's letter dated July 20, 2016 detailing comments and conditions of draft plan approval, please be advised of the revised wording for the following condition:

7. The Owner shall agree in the Subdivision Agreement to place all lands in Phase 1 and Phase 2 under a Holding Symbol (H) pursuant to the provision of Section 36 of the Ontario Planning Act, which shall prohibit the development of the lands until the (H) symbol has been lifted. The conditions of lifting the (H) symbol shall include:
 - i) York Region is in possession of a preliminary/functional design and cost estimates of roadway and intersection improvements to Dufferin Street (both north and south) from Marc Santi Boulevard/District Avenue to Apple Blossom Drive/Dufferin Hill Drive intersections) and its intersection with Rutherford Road necessary to accommodate the proposed developments in the surrounding area.
 - ii) York Region has completed a full review and issued approval of the preliminary/functional design and cost estimates of the roadway and intersection improvements design described in i).

- iii) Dufferin Street and Rutherford Road intersection improvement project incorporating the elements described in item i) is identified and approved by Regional Council in the Region's 2017 or future 10-Year Roads Capital Construction Program.

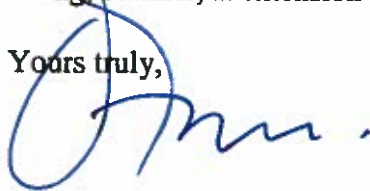
Should the Applicant wish to have the holding provision lifted in order to proceed with the proposed development and not comply with i), ii) and iii) above; the Applicant, or a consortium of developers, could apply to the Region to front-end the additional lane improvements to Dufferin Street between the Marc Santi Boulevard and Apple Blossom Drive intersections. The Applicant will then be eligible for DC credit, subject to the review of the DC credit application and applicable provisions of the Region's Development Charge Credit By-law.

Summary

York Region has no objection to draft plan approval of the revised plan of subdivision subject to the revision contained within this letter, the comments and conditions of draft plan approval in the Region's letter dated July 20, 2016 and corresponding attachments. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

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

Yours truly,



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

JW/

Attachment (1) Conditions of Draft Approval Dated July 20, 2016

YORK-#7061895-v1-19T-16V01_(Revised_2)_-Regional_Condition_Letter



Corporate Services
File No.: 19T-16V01
Refer To: Justin Wong

July 20, 2016

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

Attention: Mary Caputo, Planner

**Re: Revised Conditions of Draft Approval for
Draft Plan of Subdivision 19T-16V01
230 Grand Trunk Avenue
Lot 17, Concession 3
(Dufferin Vistas Ltd.)
City of Vaughan**

Please be advised that the Region's letter dated May 3, 2016, wherein we provided comments and conditions of draft approval for the above-noted plan of subdivision is no longer applicable. Based on further discussion between staff from York Region and landowner representatives, the Region's previous proposed condition imposing a Holding (H) provision has been revised. Please refer to this letter for the Region's comments and conditions of draft approval for the above noted draft plan of subdivision prepared by Lucas & Associates, dated March 4, 2016.

The proposed development is located west of Dufferin Street and north of Rutherford Road, on lands municipally known as 230 Grand Trunk Avenue, in the City of Vaughan. The proposed draft plan of subdivision will create 18 townhouse blocks consisting of 105 townhouse units, an environmental protection block and roads, within a 4.46 ha site.

Transportation Planning

Transportation Planning staff have reviewed the *Transportation Impact Assessment* prepared by LEA Consulting Ltd., dated February 2016. Previous Traffic Impact Studies in the area acknowledge that the intersection of Dufferin Street and Rutherford Road will operate at a failing level of service and will not be able to accommodate any future development in the area. Before any development can proceed on the subject site, roadway and intersection improvements along both the Dufferin Street and Rutherford Road frontages are required in order to safely and successfully accommodate the proposed developments. Technical comments are provided in a memorandum dated July 8, 2016, attached hereto.

Water Resources

Regional Water Resources staff advises that the site is located within a Wellhead Protection Area – Q. As such, the CTC Source Protection Plan water quantity recharge maintenance policy may

apply to this development. The proponent may be required to maintain recharge as demonstrated through a hydrogeological study that demonstrates existing and future water balance. Should the City of Vaughan circulate this application to the Toronto and Region Conservation Authority for review and comment, the contact is Don Ford.

Sanitary Sewage and Water Supply

This development is within the Maple North wastewater area and will be serviced from Water Pressure District No. 7.

Residential development requires servicing capacity allocation prior to final approval. If the City of Vaughan does not grant this development allocation from the existing capacity assignments to date, the development may require additional Regional infrastructure based on conditions of future capacity assignment, which may include:

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

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

Based on the Functional Servicing Report provided, the wastewater and water servicing are connecting to the City of Vaughan services in Block 18. It is recommended that the watermain be looped at the end of the proposed cul-de-sacs to eliminate any potential water quality issues.

The Owner is advised that direct connection of new development to a Regional water and/or wastewater system is discouraged. It is the Region's mandate to service new development through the local municipal system. Should this not be feasible, a direct connection to or the crossing of a Regional water or wastewater system requires Regional approval prior to construction. Engineering drawings showing details of the connection(s) and/or crossing (s) shall be submitted to the Infrastructure Asset Management branch for review and approval. The Owner is further advised that York Region requires two (2) weeks advanced notice prior to the connection and/or crossing of Regional infrastructure. The Region reserves the right to inspect the site during the connection and/or crossing.

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 conditions below. In addition, York Region requests that the City of Vaughan apply a lapsing provision to the draft plan, pursuant to Section 51(32) of the *Ontario Planning Act*, and that York Region be provided an opportunity to comment on any proposed extensions of approval.

Summary

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

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

Yours truly


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

JW/
Attachments (3) Schedule of Pre-Conditions
 Schedule of Conditions
 Transportation Services Memorandum, dated July 8, 2016

YORK-#6850261-v1-19T-16V01_-_Revised_Regional_Condition_Letter

**Schedule of Pre-Conditions
19T-16V01
230 Grand Trunk Avenue
Lot 17, Concession 3
(Dufferin Vistas Ltd.)
City of Vaughan**

Re: Lucas & Associates, dated March 4, 2016

1. Prior to or concurrent with draft plan approval for any residential units, the Owner shall enter into an agreement with the City of Vaughan, which agreement shall be registered on title, committing the Owner to:
 - A. Not enter into any agreements of purchase and sale with end users¹ for the subject lands until such time as:
 - a. The City 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 the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 12 months) to permit presales;
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 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 from any claim or action as a result of York Region releasing conditions and pre-conditions of draft approval as part of the draft approval of plan of subdivision 19T-

16V01 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.

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

**Schedule of Conditions
19T-16V01
230 Grand Trunk Avenue
Lot 17, Concession 3
(Dufferin Vistas Ltd.)
City of Vaughan**

Re: Lucas & Associates, dated March 4, 2016

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

7. The Owner shall agree in the Subdivision Agreement to place Blocks 1 to 19 under a Holding Symbol (H) pursuant to the provision of Section 36 of the *Ontario Planning Act*, which shall prohibit the development of the lands until the (H) symbol has been lifted. The conditions of lifting the (H) symbol shall include:

- i) York Region is in possession of a preliminary/functional design and cost estimates of roadway and intersection improvements to Dufferin Street (both north and south) from Marc Santi Boulevard/District Avenue to Apple Blossom Drive/Dufferin Hill Drive intersections) and its intersection with Rutherford Road necessary to accommodate the proposed developments in the surrounding area.
- ii) York Region has completed a full review and issued approval of the preliminary/functional design and cost estimates of the roadway and intersection improvements design described in i).
- iii) Dufferin Street and Rutherford Road intersection improvement project incorporating the elements described in item i) is identified and approved by Regional Council in the Region's 2017 or future 10-Year Roads Capital Construction Program.

Should the Applicant wish to have the holding provision lifted in order to proceed with the proposed development and not comply with i), ii) and iii) above; the Applicant, or a consortium of developers, could apply to the Region to front-end the additional lane improvements to Dufferin Street between the Marc Santi Boulevard and Apple Blossom Drive intersections. The Applicant will then be eligible for DC credit, subject to the review of the DC credit application and applicable provisions of the Region's Development Charge Credit By-law.

8. Prior to final approval, the Owner shall provide an updated TIS to the satisfaction of the Regional Transportation Services Department.
9. Prior to final approval, the Owner shall satisfy the Regional Transportation Services 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 roadway to the roadway with transit service as follows:
 - From Street "A" to Peter Rupert Blvd via a connection to the open space (Pheasant Hollow Park) west of Blocks 1 and 19.

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

10. 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 9 above.

- 11. Prior to final approval, the Owner shall submit drawings showing, as applicable, the concrete pedestrian access to the satisfaction of York Region.**
- 12. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.**
- 13. 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.**
- 14. The Regional Corporate Services Department shall advise that Conditions 1 to 13 inclusive, have been satisfied.**



Transportation Services
Infrastructure Management and Project Management Office
Fax #905-885-0191

MEMORANDUM

TO: Justin Wong, Planner

FROM: Shahid Matloob, Transportation Planning

DATE: July 8, 2016

RE: Draft Plan of Subdivision 19T-16V01
230 Grand Trunk Avenue
Lot 17, Concession 3
Dufferin Vistas Ltd.
City of Vaughan

As requested, Regional staff have reviewed the above captioned application, along with the Transportation Impact Assessment (TIA) dated February 2016, prepared by LEA Consulting. The proposed application is for the development of 105 townhouse units. The proposed development is located at west of Dufferin Street and south of Maurier Blvd. at 230 Grand Trunk Avenue in the City of Vaughan.

Following are preliminary comments and are subject to modification. It is intended to provide information to the applicant regarding the Regional requirements.

Previous Traffic Impact Studies in the area acknowledge that the intersection of Dufferin Street and Rutherford Road will operate at a failing level of service and will not be able to accommodate any future development in the area. Before any development can proceed on the subject site, roadway and intersection improvements along both the Dufferin Street and Rutherford Road frontages are required in order to safely and successfully accommodate the proposed developments.

York Region is currently undertaking a Municipal Class Environmental Assessment (EA) for improvements to Rutherford Road/Carville Road, from Yonge Street to Jane Street with the associated Capital Works project currently scheduled to take place between 2018 and 2022. The EA in its preliminary finding recommends a six lane cross section (4 general purpose lanes and two HOV lanes) on Rutherford Road.

At this time, the improvements to Dufferin Street north and south of its intersection with Rutherford Road is not included in the Region's 2016 10-Year Roads Capital Construction Program. However, in order to accommodate the proposed developments in the area, additional north/south capacity on Dufferin Street is required. Based on the transportation studies, one

additional continuous right turn lane is required through the Dufferin Street and Rutherford Road intersection on the northbound and southbound approaches. In effect, it would result in a new shared through/right lane at the northbound and southbound approaches to the Dufferin Street and Rutherford Road intersection. The continuous right turn lanes on Dufferin Street will be in the entire stretch between the Marc Santi Boulevard/District Avenue and Apple Blossom Drive/Dufferin Hill Drive intersections.

The Region has no objection to the proposed draft plan of subdivision subject to a Holding Zone provision conditional on the following:

- i) York Region is in possession of a preliminary/functional design and cost estimates of roadway and intersection improvements to Dufferin Street (both north and south) from Marc Santi Boulevard/District Avenue to Apple Blossom Drive/Dufferin Hill Drive intersections) and its intersection with Rutherford Road necessary to accommodate the proposed developments in the surrounding area.
- ii) York Region has completed a full review and issued approval of the preliminary/functional design and cost estimates of the roadway and intersection improvements design described in i).
- iii) Dufferin Street and Rutherford Road intersection improvement project incorporating the elements described in item i) is identified and approved by Regional Council in the Region's 2017 or future 10-Year Roads Capital Construction Program

Should the Applicant wish to have the holding provision lifted in order to proceed with the proposed development and not comply with i), ii) and iii) above; the Applicant, or a consortium of developers, could apply to the Region to front-end the additional lane improvements to Dufferin Street between the Marc Santi Boulevard and Apple Blossom Drive intersections. The Applicant will then be eligible for DC credit, subject to the review of the DC credit application and applicable provisions of the Region's Development Charge Credit By-law.

It should be noted that these requirements are consistent for all proposed development applications in this area. Any future property boundaries (road widening) and design of roadway and intersection improvements must be coordinated with York Region Capital Projects staff as there is a proposed capital works to take place along Rutherford Road between 2018 and 2022.

The following consolidated comments are provided in coordination with staff from Transportation Planning, Traffic Engineering & ITS, Development Engineering and YRT/Viva.

A. Technical Comments for the Traffic Impact Study

Based on our preliminary review following comments are provided:

- a) The study area of the assessment shall be expanded to include the intersection of Dufferin Street and Rutherford Road.
- b) Provide a TDM communication strategy, as part of the Traffic Study, to communicate and notify the Region and the City of Vaughan to effectively deliver the Information

Packages and pre-loaded PRESTO Cards to the residents. This strategy shall also include a physical location for distribution of the Information Packages and pre-loaded PRESTO Cards.

- c) The Transportation Demand Management (TDM) program for the development shall include a check list that identifies the programs/measures, associated costs, the applicant's responsibility and specific actions to carry out the TDM implementation;

Additional comments will be provided once a revised TIA including the intersection of Dufferin Street and Rutherford Road is submitted.

B. Preliminary Comments for Subsequent Development Applications for this site

Transportation Planning

1. The TIS report shall be revised or an addendum to the TIS be issued to address the above noted comments in Section A to the satisfaction of the Region.

Traffic Engineering & ITS

No comments.

Development Engineering

Comments will be provided separately by Development Engineering

YRT/Viva

1. Existing YRT/Viva transit services operate on the following roadways in the vicinity of the subject lands:
 - Peter Rupert Blvd
 - Dufferin St
2. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation Services 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 roadway to the roadway with transit service as follows:
 - From "Street A" to Peter Rupert Blvd via a connection to the open space (Pheasant Hollow Park) west of Blocks 1 and 19.

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

3. 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 2 above.

4. Prior to final approval, the Owner shall submit drawings showing, as applicable, the concrete pedestrian access to the satisfaction of York Region.

If you have any further questions or concerns in regards to Transportation Planning, Traffic Engineering & ITS, please contact me at 1-877-464-9675 ext. 75080.

If you have any further questions or concerns in regards to YRT/Viva comments, please contact me at 905-762-1282, x75628.

If you have any further questions or concerns in regards to Development Engineering comments, please contact Mauricio Saya at 1-877-464-9675 ext. 75758.



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

August 9, 2016

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

Dear Mark Antoine,

Re: Draft Plan of Subdivision – Revised
Cam Milani, Dufferin Vistas Ltd.
230 Grand Trunk Avenue
Lot 17, Concession 3
City of Vaughan
File No.: 19T-16V001 & Z-16-016

Enbridge Gas Distribution has no changes to the previously identified conditions for this revised application(s).

Sincerely,

A handwritten signature in black ink, appearing to be 'AS', with a long horizontal flourish extending to the right.

Allison Sadler

Municipal Planning Advisor
Distribution Planning & Records

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5763

500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

AS/jh



Hgru

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

March 22, 2016

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

Dear Mary Caputo,

Re: Draft Plan of Subdivision
Dufferin Vistas Ltd.
230 Grand Trunk Avenue
Lot 17, Concession 3, Planning Block 18
City of Vaughan
File No.: 19T-16V001

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

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

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

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

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

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that is within the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact SalesArea30@enbridge.com.

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

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

Sincerely,



Allison Sadler

Municipal Planning Advisor
Distribution Planning & Records

—
ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5763

500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

AS/jh

ATTACHMENT 1d)



CANADA POST
1860 MIDLAND AVE 2ND FL
SCARBOROUGH, ON M1P 5A1

CANADAPOST.CA

POSTES CANADA
1860 AV MIDLAND
SCARBOROUGH, ON M1P 5A1

POSTESCANADA.CA

October 4, 2016

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

To: Mark Antoine

Re: **19T-16V001**

RELATED FILES: Z.16.016

Dufferin Vistas Ltd.

230 Grand Trunk Avenue, Lot 17, Concession 3, Planning Block 18

Ward 4

Canada Post Corporation appreciates the opportunity to comment on the above noted plan and it is requested that the developer be notified of the following:

In order to provide mail service to the development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Toronto.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

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

1. A Community Mailbox concrete base pad per Canada Post specifications.
2. Any required walkway across the boulevard, as per municipal standards
3. Any required curb depressions for wheelchair access

The owner/developer further agrees to determine, provide and fit up a suitable **gravel area 30 to 60 days prior to the first occupancy** to act as a Temporary Community Mailbox location(s) which may be utilized by Canada Post until the permanent mailbox pads, curbs, sidewalks and final grading have been completed at the permanent CMB site locations. This will enable Canada Post to provide mail service to new residences as soon as homes are occupied. Specifications for this gravel area will be provided at the time the **developer notifies Canada Post of the first occupancy date. (The developer should provide evidence of how they intend to co-ordinate this activity in a timely manner to a safe and clean usable area)**

****If Applicable**, Canada Post Corporation's Multi Unit Policy will be in effect for any blocks designated to have Multi Unit Buildings. It will be the Owner's responsibility to purchase and maintain Centralized Mail Boxes for this development type.

****Any institutions in this plan** will be treated as a single business and will be provided mail delivery to 1 Point of Call

****The Developer** will be required to provide signature for a License to Occupy Land agreement for any Condominiums and provide winter snow clearance

**** Enhanced Community Mailbox Sites** with roof structures will require additional documentation as per Canada Post Policy

**** There will be no more than one mail delivery point** to each unique address assigned by the Municipality

As the project nears completion, it is requested that the Developer contact me directly to communicate the first occupancy date at which time Postal Coding will be provided. Existing postal coding will not apply and new postal codes will be issued for this development.

***** It is requested that the developer notify all new homebuyers of the process to initiate Mail Delivery;**

Once the homeowner has closed their home sale, the new homeowner can go to the local Post office and show their warranty documentation as well as a license for identification to begin the process of requesting mail delivery. Of note, any mail which has been sent to this homeowner in the interim – to this new address - will also be available for pickup at this local Post Office - this is where mail will be held until mail delivery begins.

Sincerely,

Susan Cluff
Delivery Services Officer – GTA
647-203-0529
susan.cluff@canadapost.ca



Date: March 28, 2016
Attention: Mary Caputo
RE: Request for Comments
File No.: 19T-16V001
Related Files:
Applicant: Dufferin Vistas Ltd
Location 230 Grand Trunk Ave



COMMENTS:

☐

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

☒

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

☐

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

☐

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

☐

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

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

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

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

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

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

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

We trust this information is adequate for your files.

Regards,
Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
E-mail: tony.donofrio@powerstream.ca

Subdivision Application Information Form is available by calling 905-417-6900 ext. 31297



April 7, 2016

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

Attention: Mary Caputo
Planner

**Re: Draft Plan of Subdivision
Your File No. 19T-16V001**

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

"The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements".

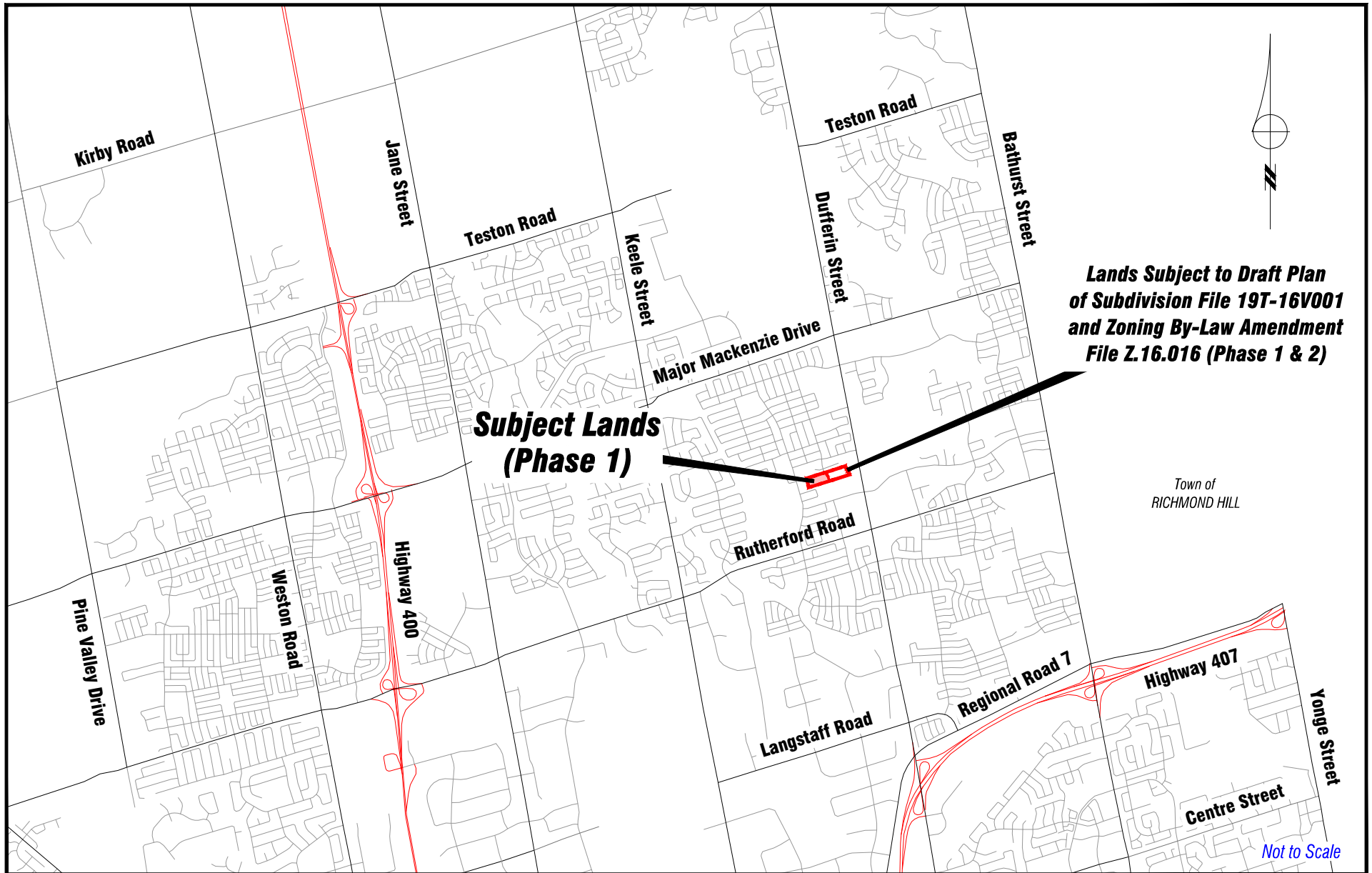
We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

Bell Canada
20 Hunter Street West, Flr.3
Hamilton, ON
L8P 2Z2

Telephone 905-540-7254
Fax 905-895-3872
meaghan.palynchuk@bell.ca



Context Location Map

LOCATION:
Part of Lot 17, Concession 3

APPLICANT:
Dufferin Vistas Ltd.

N:\GIS_Archive\Attachments\19T\19T-16V001.dwg

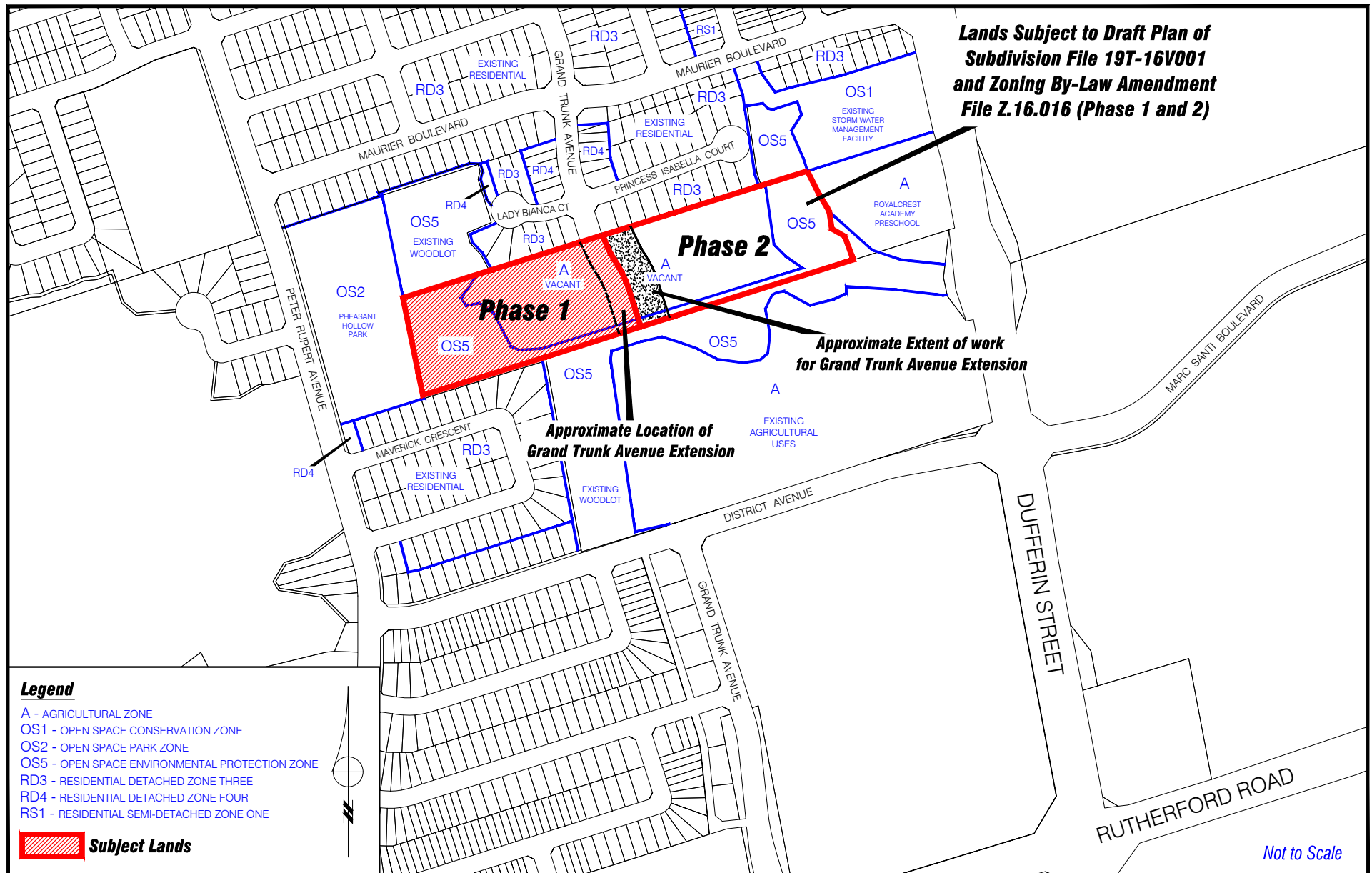


Attachment

FILES: Z.16.016 &
19T-16V001

DATE:
February 7, 2017

2



Location Map

LOCATION:
Part of Lot 17, Concession 3

APPLICANT:
Dufferin Vistas Ltd.

N:\GIS_Archive\Attachments\19T\19t-16v001.dwg

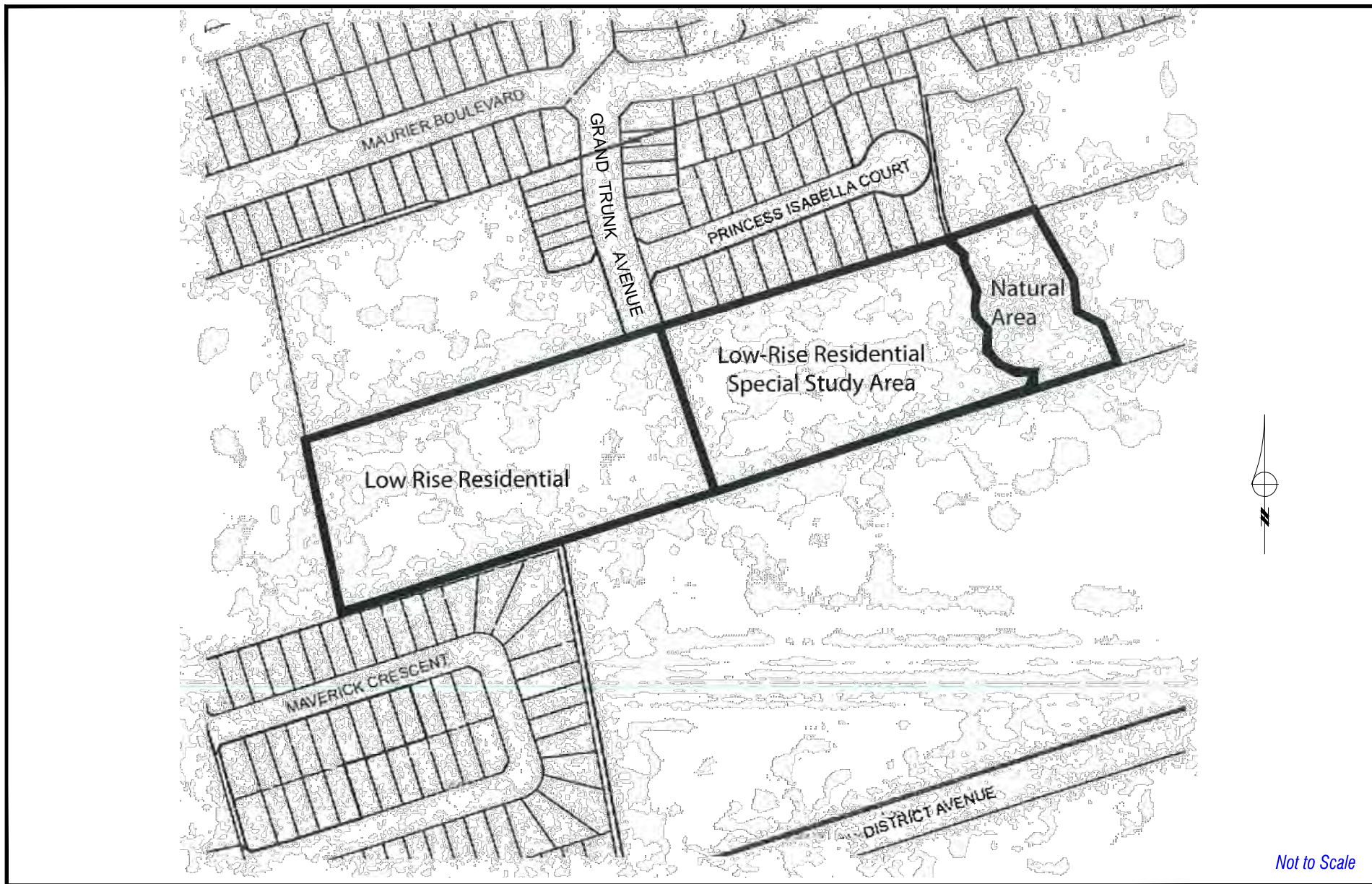


Attachment

FILES: Z.16.016 &
19T-16V001

DATE:
February 7, 2017

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VOP 2010 Land Use - OMB Approved (Case No. PL 111184)

APPLICANT: LOCATION:
Dufferin Vistas Ltd. Part of Lot 17, Concession 3

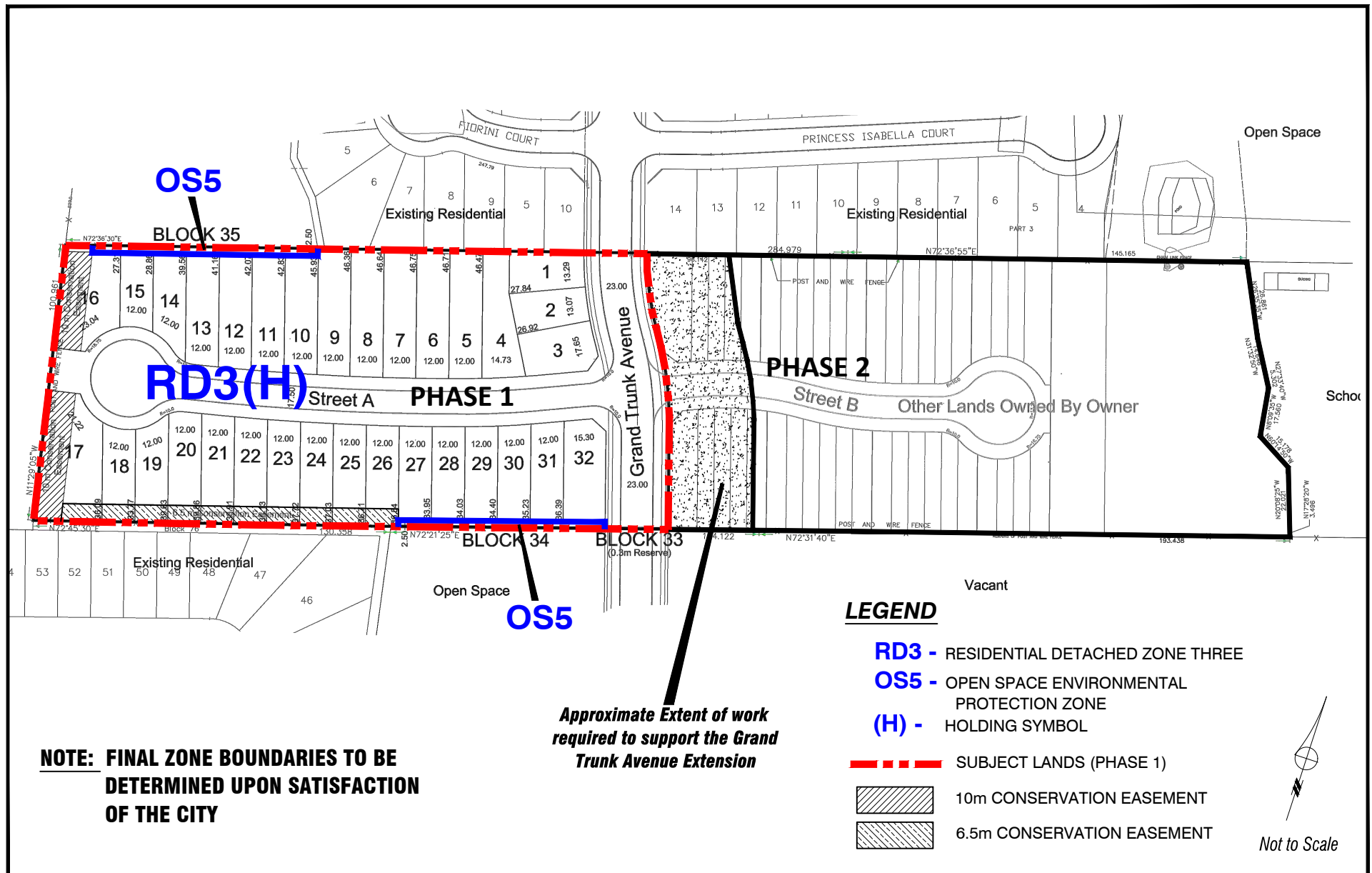


Attachment

FILE(S): Z.16.016 &
19T-16V001

DATE:
February 7, 2017

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Draft Plan of Subdivision File 19T-16V001 & Proposed Zoning (Phase 1)

APPLICANT: LOCATION:
Dufferin Vistas Ltd. Part of Lot 17, Concession 3

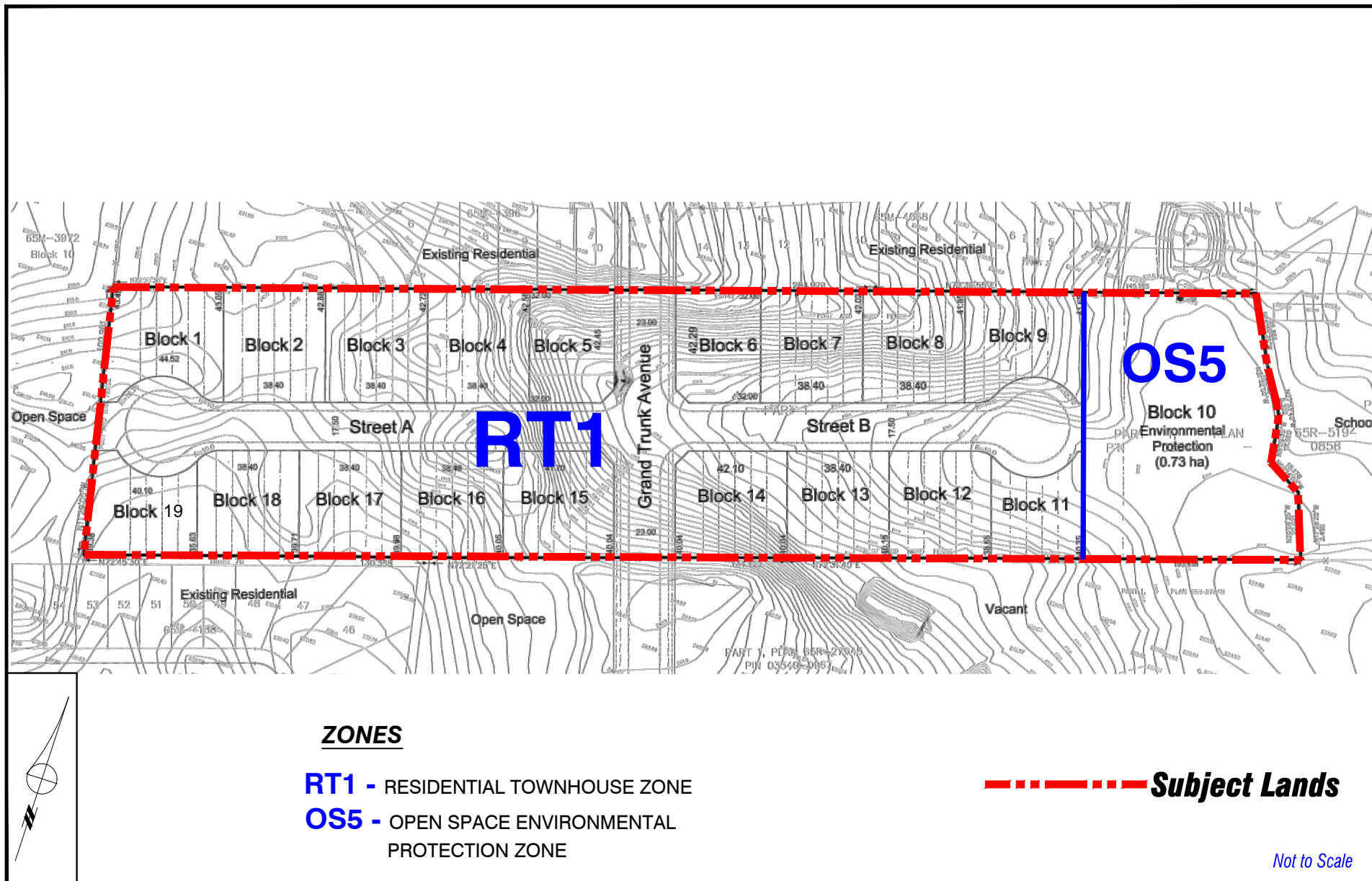


Attachment

FILE(S): Z.16.016 &
19T-16V001

DATE:
February 7, 2017

5



Original Proposal & Zoning for Draft Plan of Subdivision File 19T-16V001

LOCATION:
Part of Lot 17, Concession 3

APPLICANT:
Dufferin Vistas Ltd.



Attachment

FILES: Z.16.016 &
19T-16V001

DATE:
February 7, 2017

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