

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

Item 12, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 24, 2015.

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**ZONING BY-LAW AMENDMENT FILE Z.05.003
DRAFT PLAN OF SUBDIVISION FILE 19T-05V01
694917 ONTARIO LIMITED
WARD 2 - VICINITY OF LANGSTAFF ROAD AND REGIONAL ROAD 50**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated March 3, 2015, 2015:

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.05.003 (694917 Ontario Limited) BE APPROVED, specifically to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachments #2 and #3 from A Agricultural Zone to EM2(H) General Employment Area Zone with the Holding Symbol "(H)" and C7(H) Service Commercial Zone with the Holding Symbol "(H)" in the manner shown on Attachment #4.
2. THAT the Holding Symbol "(H)" shall not be removed from the lands zoned EM2(H) General Employment Area Zone and C7(H) Service Commercial Zone until public road access and site servicing are demonstrated to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department.
3. THAT Draft Plan of Subdivision File 19T-05V03 (694917 Ontario Limited) as shown on Attachment #4, BE APPROVED, as red-lined revised, to facilitate a proposed employment Draft Plan of Subdivision consisting of 4 blocks for General Employment use, one Service Commercial block, and a new block red-lined as Block 11 for a future public road right-of-way, subject to the Conditions of Draft Approval set out in Attachment #1 to this report.

Contribution to Sustainability

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

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

- Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit.

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive.

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century.

Economic Impact

This will be addressed when the technical report is completed.

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Communications Plan

On August 8, 2014, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands and to the West Woodbridge Homeowners' Association. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol. No written comments were received by the Vaughan Development Planning Department from the public with respect to these applications, prior to the Public Hearing held on September 2, 2014.

A representative from Condor Properties, on behalf of Ouray Developments, appeared at the Public Hearing on September 2, 2014, and questioned the appropriateness of zoning the portion of the subject lands that abuts Regional Road 50 as C7 Service Commercial Zone to facilitate additional retail uses on land located opposite existing commercial uses on the west side of the road in the City of Brampton. The proposed zoning of the subject lands, including the C7 Service Commercial Zone block, implements the in-effect Official Plan designations for the subject lands and the approved Block Plan designations, as discussed later in this report. The two landowners have since communicated with each other and there is no issue with having commercial uses on the subject lands. The two landowners have agreed to cost share in the installation of traffic signal lights at the future Highway 50 intersection, which is referenced as Condition #72 in Attachment #1.

The recommendation of the Committee of the Whole at the Public Hearing on September 2, 2014, to receive the Public Hearing report and forward a comprehensive technical report to a future Committee of the Whole meeting, was ratified by Vaughan Council on September 9, 2014.

Purpose

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

1. Zoning By-law Amendment File Z.05.003, to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to EM2(H) General Employment Area Zone with the Holding Symbol "(H)" and C7(H) Service Commercial Zone with the Holding Symbol "(H)", in the manner shown on Attachment #4.
2. Draft Plan of Subdivision File 19T-05V01 as shown on Attachment #4, to facilitate a proposed employment Draft Plan of Subdivision, consisting of the following:
 - a) Blocks 1-4 (General Employment) - 2.291 ha
 - b) Block 5 (Service Commercial) - 1.2 ha
 - c) Block 11 (Future Street "A") - 0.44 ha
 - d) Street Widening and Reserves (Block 6-10) - 0.053 ha

Background - Analysis and Options

Location

The subject lands are located south of Langstaff Road and north of Fogal Road, extending from Regional Road 50 to Huntington Road, as shown on Attachments #2 and #3.

Application History

The subject applications were filed with the City of Vaughan on January 21, 2005.

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On October 6, 2008, the Committee of the Whole (Public Hearing) originally considered the subject applications to facilitate the creation of one block that was proposed to be split-zoned C7 Service Commercial Zone (1.2 ha) and EM3 Retail Warehouse Employment Area Zone (2.29 ha), together with lands for a future public road, in the manner shown on Attachment #6.

On May 13, 2013, Vaughan Council approved a recommendation from the Commissioner of Planning to rezone the subject lands from A Agricultural Zone to C7 Service Commercial Zone and EM3 Retail Warehouse Employment Area Zone, to permit one service commercial block (1.2 ha), one retail warehouse employment block (2.29 ha) and lands for a future public road (0.6 ha - to be combined in the future with the lands to the south to create a full public road allowance).

At the time, the Owner had requested that the two proposed blocks be created through the Consent (severance) process and the public road allowance be dedicated to the City of Vaughan by way of a Reference Plan. A Development Agreement would be used to secure the road and infrastructure improvements, and therefore, the Draft Plan of Subdivision application was to be closed. The Owner subsequently chose not to initiate the Development Agreement and implementation of the Zoning By-law, and subsequently submitted the current Draft Plan of Subdivision shown on Attachment #4, which is the subject of this staff report.

City of Vaughan Official Plan

The subject lands are split-designated “Prestige Employment” (adjacent to Regional Road 50) and “General Employment” (adjacent to Huntington Road) by City of Vaughan Official Plan 2010 (VOP 2010), Volume 2, Section 12.13 Huntington Business Park. A Service Node (C7 Service Commercial Zone lands) is identified on the subject lands. Service Nodes provide for the day-to-day convenience and service needs of businesses, industries and their employees. The “Prestige Employment” and “General Employment” designations permit a wide range of employment uses and accessory and/or ancillary retail uses. The “General Employment” designation also permits outside storage. The proposed zoning and Draft Plan of Subdivision implement VOP 2010, and therefore, the applications conform to the Official Plan.

Block 57/58 Land Use Plan (Huntington Business Park)

The subject lands are located within the approved Block 57/58 Land Use Plan (Attachment #5), which designates the subject lands “Prestige Area” (lands abutting Regional Road 50) and “Employment Area General” (abutting Huntington Road).

The proposed C7 Service Commercial and EM2 General Employment Area Zones as shown on Attachment #4, will implement the land use designations in the approved Block Plan, and therefore, conform to the Block Plan.

The Block 57/58 Developers’ Group was responsible for front-end financing and providing among other matters, the infrastructure for services and roads. A condition of approval, as set out in Attachment #1, requires the Owner to secure and provide to the City of Vaughan a letter from the Trustee for the Block confirming that the Owner has fulfilled all cost sharing and other obligations of the Block 57/58 Developer’s Group Agreement.

Zoning

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is required to rezone the subject lands from A Agricultural Zone to C7(H) Service Commercial Zone with the Holding Symbol “(H)” and EM2(H) General Employment Area Zone with the Holding Symbol “(H)” in the manner shown on Attachment #4. The Holding Symbol

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“(H)” is required to ensure that each Block can demonstrate public road access and site servicing, to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department.

Blocks 1 and 5 have frontages on Huntington Road and Regional Road 50, respectively, and may be able to develop in advance of the construction of a future east/west public road in accordance with the approved Huntington Business Park Plan. Blocks 2, 3 and 4, may require the development of the abutting lands to the south, including the lands that form the south half of a future east/west public road.

The Owner is not requesting any site-specific zoning exceptions to the C7 or EM2 Zone requirements of Zoning By-law 1-88. The proposed C7 and EM2 Zones implement VOP 2010 and By-law 1-88, and will facilitate a development that is consistent and compatible with the surrounding area. Accordingly, the Vaughan Planning Department can support the proposed rezoning of the subject lands in the manner shown on Attachment #4.

Subdivision Design

The proposed Draft Plan of Subdivision shown on Attachment #4 includes the following site statistics:

- a) Blocks 1-4 (General Employment) - 2.291 ha
- b) Block 5 (Service Commercial) - 1.2 ha
- c) Block 11 (Future Street “A”) - 0.44 ha
- d) Street Widening and Reserves - 0.053 ha

The proposed Draft Plan of Subdivision will facilitate the creation of 4 General Employment Blocks and a Service Commercial Block and includes lands that form the north half of a future east/west public road in accordance with the approved Huntington Business Park Plan. Conditions will be included in the subdivision agreement to ensure that the lands required for the future east/west public road are conveyed to the City of Vaughan and that the road is constructed in accordance with City engineering standards, upon the future conveyance of the balance of the lands required to complete a full road allowance from the landowner to the south, should the applications be approved.

The Vaughan Planning Department and Vaughan Development Engineering and Infrastructure Planning Services Department are proposing that the subdivision plan be red-lined. The Plan submitted by the Owner identifies the southerly subject portion of the lands as Street “A”, as shown on Attachment #4, which forms the north half of a future east/west public road in accordance with the approved Huntington Business Park Plan. Staff are proposing a red-line revision to the plan to identify this land as Block 11 instead of Street “A”, as the lands do not provide for a full public road allowance. Red-lining the Plan in this manner may also allow for the development of Block 1 and Block 5 if satisfactory road access and site servicing can be demonstrated to the satisfaction of the City, in advance of the construction of the future east-west road, which will require the development of the abutting lands to the south, and the conveyance of the balance of those lands to complete a full public road allowance.

Vaughan Development Engineering and Infrastructure Planning Services Department

This Department has reviewed the applications and provides the following comments:

- a) Environmental Site Assessment/Environmental Documents

The Owner has provided a Phase I Environmental Site Assessment (ESA) Report, prepared by

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Cole Engineering entitled “Final Phase I Environmental Site Assessment” January 14, 2013, together with a Letter of Reliance dated February 11, 2013. The City of Vaughan is satisfied with the submitted documents and the associated responses to date. No further environmental site assessment related requirements are noted at this time.

b) Road Network

The development is bounded on the west side by Regional Road 50 and Huntington Road to the east. Street “A” is proposed to be constructed from Regional Road 50 to Huntington Road to service the site in accordance with the approved Block 57/58 Master Environmental Servicing Plan (MESP). Lands to the immediate south of the property must be acquired to complete the full proposed Street “A” road allowance. Street “A” in the Draft Plan of Subdivision is to be constructed as a 23 metre right-of-way in accordance with the current City of Vaughan road design standards.

c) Water Servicing

The Draft Plan of Subdivision is located within the service area of Pressure District #5 of the York Water Supply System. The Draft Plan can be provided with a looped water supply by extending the existing 400 mm diameter watermain on Regional Road 50 and existing 400 mm diameter watermain on Huntington Road and constructing the proposed 400 mm diameter watermain on Street “A” within the Plan.

d) Sanitary Servicing

The Draft Plan of Subdivision can be provided with a sanitary connection by extending a 250 mm diameter sanitary sewer on Huntington Road and constructing the proposed 250 mm diameter sanitary sewer on Street “A” within the Plan.

e) Sewage and Water Allocation

The development will not require water and wastewater servicing allocation from York Region.

f) Storm Drainage

The proposed storm drainage system from the Draft Plan of Subdivision area will be connected to the existing 1050 mm diameter storm sewer on Huntington Road. The drainage flow will be discharged to the existing storm water management pond built on the east side of New Enterprise Way and north of Zenway Boulevard in accordance with the Master Environmental Servicing Report.

As part of the engineering design and prior to the initiation of any grading within the Draft Plan of Subdivision, the Owner shall provide an engineering report for the review and approval of the City of Vaughan that describes the proposed storm drainage system to develop the subject lands, and include, but not be limited to, the following items:

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

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g) Street-lighting

The street-lighting shall meet the City of Vaughan criteria within the Draft Plan of Subdivision including the intersections of Street “A” at Regional Road 50 and Huntington Road.

Toronto and Region Conservation Authority (TRCA)

The TRCA supports the approval of the applications, subject to the Conditions of Approval in Attachment #1.

Vaughan Development Planning Department/Urban Design and Cultural Heritage Division

The Department and Division have no objection to the approval of the applications, subject to the conditions of approval in Attachment #1.

Vaughan Legal Services Department, Real Estate Division

The Vaughan Legal Services Department, Real Estate Division, has advised that for the commercial component (lands to be zoned C7 Service Commercial), the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with Section 42 of the Planning Act and City of Vaughan Policy.

For the industrial component (lands to be zoned EM2 General Employment Area Zone), if required, the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with Section 51 of the Planning Act and City of Vaughan Policy.

The cash-in-lieu payment in accordance with the Planning Act will not be required as long as the Council Policy waiving such payment remains in effect for industrial land. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for the approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Canada Post

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

Relationship to Vaughan Vision 2020/Strategic Plan

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

i) Plan and Manage Growth & Economic Vitality

The proposed development implements the City's Official Plan, and servicing for the proposed development has been identified.

Regional Implications

The applications were circulated to York Region and Peel Region as both share jurisdiction over Regional Road 50. Each municipality has indicated that they have no objections to the proposal, subject to their respective conditions of approval outlined in Attachment #1.

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Conclusion

The Vaughan Planning Department has reviewed Zoning By-law Amendment File Z.05.003 and Draft Plan of Subdivision File 19T-05V01 to facilitate the creation of one commercial block, 4 employment blocks, and a block for a part of a future public road in consideration of the applicable Official Plan policies, Zoning By-law 1-88 requirements, the comments received from City Departments and external public agencies, and the surrounding area context. The proposed Zoning By-law Amendment and Draft Plan of Subdivision applications implement and conform to the policies of the Official Plan, the approved Block 57/58 Huntington Business Park Plan, and the development standards for each zone in Zoning By-law 1-88. Accordingly, the Vaughan Planning Department recommends that the applications be approved, subject to the conditions of approval set out in the recommendation of this report.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Red-Lined (March 3, 2015) Draft Plan of Subdivision File 19T-05V01 and Proposed Zoning
5. Huntington Business Park Block 57/58 Plan
6. Proposed Zoning Considered at the October 6, 2008 Public Meeting

Report prepared by:

Clement Messere, Senior Planner, ext. 8409

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

COMMITTEE OF THE WHOLE MARCH 3, 2015

**ZONING BY-LAW AMENDMENT FILE Z.05.003
DRAFT PLAN OF SUBDIVISION FILE 19T-05V01
694917 ONTARIO LIMITED
WARD 2 - VICINITY OF LANGSTAFF ROAD AND REGIONAL ROAD 50**

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.05.003 (694917 Ontario Limited) BE APPROVED, specifically to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachments #2 and #3 from A Agricultural Zone to EM2(H) General Employment Area Zone with the Holding Symbol "(H)" and C7(H) Service Commercial Zone with the Holding Symbol "(H)" in the manner shown on Attachment #4.
2. THAT the Holding Symbol "(H)" shall not be removed from the lands zoned EM2(H) General Employment Area Zone and C7(H) Service Commercial Zone until public road access and site servicing are demonstrated to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department.
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Contribution to Sustainability

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

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

- Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit.

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Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

On August 8, 2014, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands and to the West Woodbridge Homeowners' Association. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.

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Background - Analysis and Options

Location

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Application History

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ha), one retail warehouse employment block (2.29 ha) and lands for a future public road (0.6 ha - to be combined in the future with the lands to the south to create a full public road allowance).

At the time, the Owner had requested that the two proposed blocks be created through the Consent (severance) process and the public road allowance be dedicated to the City of Vaughan by way of a Reference Plan. A Development Agreement would be used to secure the road and infrastructure improvements, and therefore, the Draft Plan of Subdivision application was to be closed. The Owner subsequently chose not to initiate the Development Agreement and implementation of the Zoning By-law, and subsequently submitted the current Draft Plan of Subdivision shown on Attachment #4, which is the subject of this staff report.

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Zoning

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The Owner is not requesting any site-specific zoning exceptions to the C7 or EM2 Zone requirements of Zoning By-law 1-88. The proposed C7 and EM2 Zones implement VOP 2010 and By-law 1-88, and will facilitate a development that is consistent and compatible with the surrounding area. Accordingly, the Vaughan Planning Department can support the proposed rezoning of the subject lands in the manner shown on Attachment #4.

Subdivision Design

The proposed Draft Plan of Subdivision shown on Attachment #4 includes the following site statistics:

- a) Blocks 1-4 (General Employment) - 2.291 ha
- b) Block 5 (Service Commercial) - 1.2 ha
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Vaughan Development Engineering and Infrastructure Planning Services Department

This Department has reviewed the applications and provides the following comments:

a) Environmental Site Assessment/Environmental Documents

The Owner has provided a Phase I Environmental Site Assessment (ESA) Report, prepared by Cole Engineering entitled "Final Phase I Environmental Site Assessment" January 14, 2013, together with a Letter of Reliance dated February 11, 2013. The City of Vaughan is satisfied with the submitted documents and the associated responses to date. No further environmental site assessment related requirements are noted at this time.

b) Road Network

The development is bounded on the west side by Regional Road 50 and Huntington Road to the east. Street "A" is proposed to be constructed from Regional Road 50 to Huntington Road to service the site in accordance with the approved Block 57/58 Master Environmental Servicing Plan (MESP). Lands to the immediate south of the property must be acquired to complete the full proposed Street "A" road allowance. Street "A" in the Draft Plan of Subdivision is to be

constructed as a 23 metre right-of-way in accordance with the current City of Vaughan road design standards.

c) Water Servicing

The Draft Plan of Subdivision is located within the service area of Pressure District #5 of the York Water Supply System. The Draft Plan can be provided with a looped water supply by extending the existing 400 mm diameter watermain on Regional Road 50 and existing 400 mm diameter watermain on Huntington Road and constructing the proposed 400 mm diameter watermain on Street "A" within the Plan.

d) Sanitary Servicing

The Draft Plan of Subdivision can be provided with a sanitary connection by extending a 250 mm diameter sanitary sewer on Huntington Road and constructing the proposed 250 mm diameter sanitary sewer on Street "A" within the Plan.

e) Sewage and Water Allocation

The development will not require water and wastewater servicing allocation from York Region.

f) Storm Drainage

The proposed storm drainage system from the Draft Plan of Subdivision area will be connected to the existing 1050 mm diameter storm sewer on Huntington Road. The drainage flow will be discharged to the existing storm water management pond built on the east side of New Enterprise Way and north of Zenway Boulevard in accordance with the Master Environmental Servicing Report.

As part of the engineering design and prior to the initiation of any grading within the Draft Plan of Subdivision, the Owner shall provide an engineering report for the review and approval of the City of Vaughan that describes the proposed storm drainage system to develop the subject lands, and include, but not be limited to, the following items:

- i) plans illustrating the proposed system and its connection into the existing storm system;
- ii) storm water management techniques that may be required to control minor or major flows;
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g) Street-lighting

The street-lighting shall meet the City of Vaughan criteria within the Draft Plan of Subdivision including the intersections of Street "A" at Regional Road 50 and Huntington Road.

Toronto and Region Conservation Authority (TRCA)

The TRCA supports the approval of the applications, subject to the Conditions of Approval in Attachment #1.

Vaughan Development Planning Department/Urban Design and Cultural Heritage Division

The Department and Division have no objection to the approval of the applications, subject to the conditions of approval in Attachment #1.

Vaughan Legal Services Department, Real Estate Division

The Vaughan Legal Services Department, Real Estate Division, has advised that for the commercial component (lands to be zoned C7 Service Commercial), the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with Section 42 of the Planning Act and City of Vaughan Policy.

For the industrial component (lands to be zoned EM2 General Employment Area Zone), if required, the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with Section 51 of the Planning Act and City of Vaughan Policy.

The cash-in-lieu payment in accordance with the Planning Act will not be required as long as the Council Policy waiving such payment remains in effect for industrial land. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for the approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Canada Post

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

Relationship to Vaughan Vision 2020/Strategic Plan

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

i) Plan and Manage Growth & Economic Vitality

The proposed development implements the City's Official Plan, and servicing for the proposed development has been identified.

Regional Implications

The applications were circulated to York Region and Peel Region as both share jurisdiction over Regional Road 50. Each municipality has indicated that they have no objections to the proposal, subject to their respective conditions of approval outlined in Attachment #1.

Conclusion

The Vaughan Planning Department has reviewed Zoning By-law Amendment File Z.05.003 and Draft Plan of Subdivision File 19T-05V01 to facilitate the creation of one commercial block, 4 employment blocks, and a block for a part of a future public road in consideration of the applicable Official Plan policies, Zoning By-law 1-88 requirements, the comments received from City Departments and external public agencies, and the surrounding area context. The proposed Zoning By-law Amendment and Draft Plan of Subdivision applications implement and conform to the policies of the Official Plan, the approved Block 57/58 Huntington Business Park Plan, and the development standards for each zone in Zoning By-law 1-88. Accordingly, the Vaughan Planning Department recommends that the applications be approved, subject to the conditions of approval set out in the recommendation of this report.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Red-Lined (March 3, 2015) Draft Plan of Subdivision File 19T-05V01 and Proposed Zoning
5. Huntington Business Park Block 57/58 Plan
6. Proposed Zoning Considered at the October 6, 2008 Public Meeting

Report prepared by:

Clement Messere, Senior Planner, ext. 8409

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI
Manager of Development Planning

/LG

ATTACHMENT NO. 1

STANDARD CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF SUBDIVISION FILE 19T-05V01 694917 ONTARIO LIMITED (OWNER) PART OF LOT 8, CONCESSION 10, CITY OF VAUGHAN

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (CITY) THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-05V01, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Lew Associates Limited, Drawing # 113-1-10, revised October 7, 2014, and signed November 21, 2014.
2. The lands within this Plan shall be appropriately zoned by a zoning by-law which has come into effect in accordance with the provisions of The Planning Act.
3. The Owner shall pay any and all outstanding application fees to the Vaughan Planning Department, in accordance with the Tariff of Fees By-law in effect at the time of final approval.
4. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan, if required, to reflect any significant alterations caused from this Draft Plan of Subdivision approval.
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 the payment of development levies, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
6. 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.
7. Prior to application for Building Permit, Site Plan approval may be required for certain types of development under the City's Site Plan Control By-law, for Blocks 1 and 5.
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 Department. The proposed street name shall be submitted by the Owner for approval by Vaughan Council and shall be included on the first engineering drawings.
9. The road allowances included within this Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
10. Final engineering design(s) may result in minor variations to the Plan (e.g., in the configuration of road allowances and lotting, number of Blocks, etc.), which may be reflected in the final Plan to the satisfaction of the City.
11. The Owner shall agree that Blocks 1 and 5 shall only be developed upon appropriate site access being demonstrated to the satisfaction of the City; in the interim, the Blocks will be subject to a Holding Symbol "(H)" provision.

12. 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.
13. 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 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.
14. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and York Region.
15. 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.

16. Prior to the initiation of grading, and prior to the registration of this Plan 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 drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
- 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 on-site and in downstream areas during and after construction.

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.

17. The Owner shall agree in the subdivision agreement that no Building Permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
18. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of 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.
19. 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.
20. 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.

21. 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.
22. Prior to final approval of the Plan, the Owner shall convey to the City and/or York Region such lands to complete the right-of-way requirements for Street "A", the intersection of Street "A" and Regional Road 50, free of all costs and encumbrances. The Owner shall convey a daylighting triangle having dimension of 15 m by 15 m at the northeast corner of Street "A" and Regional Road 50 and associated 0.3 m road reserve, to the satisfaction of the City and the Region of York.
23. The Owner shall agree in the subdivision agreement to design and construct the municipal services in the plan in accordance with the recommendations and conclusions of the Master Environmental Servicing Plan (MESP) prepared by Urban Ecosystem, to the satisfaction of the City.
24. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City. It shall include a comprehensive water network analysis of the water distribution system, preferably based on the WaterCAD modeling software, and shall demonstrate that adequate water supply is available to service the proposed development, and identify the need and timing for system improvements.
25. Prior to final approval of the Plan, the Owner shall retain the services of a qualified Transportation Consultant to re-evaluate, oversee and finalize the intersections design/roadway network. The Owner acknowledges that the engineering design(s) for alternative road network/design, traffic calming measures and designated transit route(s) as per the recommendations of the Traffic Management Plan/updated Traffic Study may result in variation to the road and lotting pattern to the satisfaction of the City.
26. Prior to final approval of the Plan, the Owner shall carry out or cause to be carried out the design and construction of the Traffic Calming/Management (TMP) measures that are identified on the preliminary Traffic Management Plan/updated TMP. In the event that these traffic calming measures are found to be insufficient and/or ineffective by the City prior to the assumption of the municipal services on the Plan, then the Owner shall design and construct additional traffic calming measures to the satisfaction of the City.
27. Prior to final approval of the Plan, 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 to the satisfaction of the City.
28. The Owner shall agree in the subdivision agreement to inspect, evaluate and monitor all wells within the zone of influence prior to, during and after construction has been completed. Progress reports should be submitted to the City as follows:
 - i) A base line well condition and monitoring report shall be submitted to the City prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - a) Bacteriological Analysis - total coliform and E-coli counts
 - b) Chemical Analysis - Nitrate Test
 - c) Water level measurement below existing grade
 - ii) In the event that the test results are not within the Ontario Drinking Water Standards, the Owner shall notify in writing, the Purchaser, the Regional Health Department and the City within twenty-four (24) hours of the test results.
 - iii) Well monitoring shall continue during construction and an interim report shall be submitted to the City for records purposes.

- iv) Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the City prior to Completion Approval.
 - v) If the private well systems in the zone of influence deteriorate due to the servicing of the Plan, the Owner will provide temporary water supply to the affected residents upon notice by the City. If the quantity and quality of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Owner will engage the services of a recognized hydro geologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the municipal watermain system.
29. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermains within the Plan, from the time the watermains are connected to the municipal system until such time as the City issues Completion Approval. In order to maintain adequate chlorine residuals, the Owner will be required to either install automatic flushing devices or retain City Staff or a qualified consultant to carry out manual flushing. City staff will conduct the monitoring and testing for chlorine residual. The Owner shall be responsible for the costs associated with the monitoring and flushing of the watermain system.
30. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 57/58 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 57/58. This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands. The Owner acknowledges that parkland shall be dedicated and/or cash-in-lieu paid in accordance with the Planning Act and conform to the City's "Cash-In-Lieu of Parkland Policy". If required, non-participating Owners shall be required to pay additional cash-in-lieu to the City.
31. Prior to final approval of the Plan, the Trustee for Block 57/58 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 57/58 Landowners Cost Sharing Agreement.
32. a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assign regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a development agreement with PowerStream Inc. which addresses the foregoing requirements.
- b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of PowerStream Distribution Inc. and the City.
33. 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 the overall Master Landscape Plan for the Block.
34. 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.

35. Prior to final approval, the Owner shall submit: an Urban Design Guidelines Brief which shall identify all the objectives of the approved Urban Design Guidelines for the Block Plan to the satisfaction of the City's Urban Design and Cultural Heritage Division.
36. 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.
37.
 - a) Prior to final approval and prior to commencement of any work on the site, the proponent shall carry out an archaeological assessment of the subject property to the satisfaction of the City and the Ministry of Culture; and the proponent 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 prior to the approval authority and the Ministry of Culture 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 proponent shall deliver to the City (Urban Design and Cultural Heritage Division) two copies of the Archaeological Assessment.
 - c) Prior to the commencement of any archaeological fieldwork, a copy of the contract information sheet which was submitted to the Ministry of Culture, 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.
38. 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.
39. 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 units within the Plan as and when each unit is constructed.
40. Prior to final approval of the Plan, the necessary arrangements shall be in place to provide for the acquisition by the City of the necessary lands to complete the Street "A" road allowance to the satisfaction of the City.

York Region Conditions

41. 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.
42. Prior to final approval, the engineering drawings showing the layout of the watermains and sewers shall be submitted to the Infrastructure Asset Management Branch for review and record.
43. The Owner shall agree to provide a basic 45 metre right-of-way for the section of Regional Road 50 abutting the Plan. As such, all municipal setbacks shall be referenced from a point 22.5 metres from the centreline of construction from Regional Road 50. Any additional lands required for turn lanes at the intersections will also be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor.

44. The Owner shall agree to provide direct pedestrian and cycling connections to the boundary roadway and adjacent developments, as well as facilities on the site, such as convenient and secure bike racks close to entrances, to promote the usage of non-auto modes of travel. The Owner shall also provide drawings showing the pedestrian and cycling connections and the location of bicycle racks and storage facilities.
45. The adjacent lands to the south are not part of this Plan and have no application status at this time. Furthermore the adjacent lands will form half of the public right-of-way for Street "A", which creates the fourth leg of the intersection with Regional Road 50. Therefore, without the southern land owner's cooperation there is restricted ability to obtain property requirements to construct a full intersection complete with daylight triangles. The Owner of the subject lands can only proceed with clearance and registration of their Plan in conjunction and simultaneously with the development of the adjacent lands to the south.
46. Prior to final approval, the Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required Regional road improvements for this Plan. The report/plan, submitted to the York Region Transportation and Community Planning Department for review and approval, shall explain all transportation issues and shall recommend measures to mitigate these issues.
47. The Owner shall agree in the subdivision agreement, in wording satisfactory to the York Region Transportation and Community Planning Department to implement the recommendations of the functional transportation report/plan as approved by the York Region Transportation and Community Planning Department.
48. Prior to final approval, the Owner shall submit detailed engineering drawings, to the York Region Transportation and Community Planning Department for review and approval, that incorporate the recommendations of the functional transportation report/plan as approved by the York Region Transportation and Community Planning Department. Additionally, the engineering drawings shall include the subdivision storm drainage system, erosion and siltation control plans, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility and underground servicing location plans, pavement markings, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.
49. Prior to final approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the City of Vaughan Engineering and Infrastructure Planning Services Department. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and Ministry of the Environment and Climate Change (MOECC) forms together with any supporting information shall be submitted to the York Region Transportation and Community Planning Department, Attention: Mrs. Eva Pulnicki, P.Eng.
50. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of the York Region Transportation and Community Planning Department and illustrated on the Engineering Drawings. Construction access shall be via Huntington Road.
51. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the York Region Transportation and Community Planning Department, that all existing driveway(s) along the Regional road frontage of this Plan will be removed as part of the Plan work, at no cost to York Region.
52. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the York Region Transportation and Community Planning Department that elevations along the Highway 50 streetline shall be 0.3 metres above the centreline elevations of the York Region roadway, unless otherwise specified by the Regional Transportation and Community Planning Department.

53. Prior to final approval, the Owner shall provide a copy of the subdivision agreement to the York Region Transportation and Community Planning Department, outlining all requirements of the York Region Transportation and Community Planning Department.
54. The Owner is advised that Regional Road 50 is under the jurisdiction of York Region and Peel Region; therefore, all proposed site works within the Regional Road 50 right-of-way must also receive approval from Peel Region. As Regional Road 50 is a boundary road, York Region and Peel Region have an interest in the approval and provide comments.
55. Prior to final approval, the Owner shall submit drawings depicting the following to the satisfaction of York Region:
1. All existing woody vegetation within the York Region road right-of-way,
 2. Tree protection measures to be implemented on and off the York Region road right-of-way to protect right of way vegetation to be preserved,
 3. Any woody vegetation within the York Region road right-of-way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region's road rights-of-way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.
 4. A planting plan for all new and relocated vegetation to be planted within the York Region's road right-of-way, based on the following general guideline:

Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the Regional Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are required, as a condition of approval set out by the City of Vaughan, it is York Region's explicit understanding that the City of Vaughan will assume responsibility for the maintenance for the enhanced landscaping.
56. Prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region:
- a) a 15 metre by 15 metre daylight triangle at the northeast corner of Regional Road 50 and Street "A" together with lands in the intersection throat, and
 - b) a 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Regional Road 50 and adjacent to the above noted widening(s).
57. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to the York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
58. Prior to final approval, York Region requires the Owner to submit to it, in accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition Part XV.1 of the Act (as amended), a Phase I environmental site assessment prepared and signed by a qualified professional, of the Owner's lands and more specifically of the lands to be conveyed to York Region (the "Assessment"). Based on the findings and results of the Assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands to be conveyed must to be addressed to York Region, contain wording to the effect that York Region shall be entitled to rely on such reports or

documentation in their entirety, and such reports or documentation shall be satisfactory to York Region.

59. Prior to final approval, the Owner shall certify, in wording satisfactory to the York Region Transportation and Community Planning Department, that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous good, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under all lands to be conveyed to York Region (including soils, substrata, surface water and groundwater, as applicable): (i) at a level or concentration that exceeds the *Environmental Protection Act* O. Reg. 153/04 full depth generic site condition standards applicable to the intended use that such lands will be put by York Region at the time of conveyance or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or emanating from such lands in such a way, that would result in liability under applicable environmental laws. The Assessment, any subsequent environmental reports or other documentation and the Owner's certification shall be done at no cost to York Region.
60. The Owner shall agree in the subdivision agreement, in wording satisfactory to the York Region Transportation and Community Planning Department, to be responsible to decommission any existing wells on the Owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the City of Vaughan.
61. The Owner shall agree, prior to the development approval of Block 5, that access to Block 5 shall be provided from the throat of Street "A", at a minimum of 60 metres from the easterly street line of Highway 50. No direct secondary access shall be permitted to Regional Road 50. The Owner shall further agree that upon the successful construction of the full right-of-way of Street "A", the permanent access to Block 5 shall be located from Street "A", 60 metres from the easterly street line of Regional Road 50.
62. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the York Region Transportation and Community Planning Department, that Street "A" shall be designed to intersect Regional Road 50 on a common tangent, and shall be located directly opposite the commercial access on the west side of Regional Road 50.
63. The Owner shall agree in the subdivision agreement, in wording satisfactory to the York Region Transportation and Community Planning Department, that the intersection of Highway 50 and Street "A" together with any temporary access constructed at this location shall not be signalized until such time as the intersection design meets the requirements of York Region.
64. Prior to final approval, the Owner shall demonstrate, to the satisfaction of York Region Transportation and Community Planning Department, that the throat width of the future fully constructed Street "A", between the subject property and the property to the south, shall be designed to accommodate one 5 metre inbound lane, a 2 metre centre median (30 metre in length), and two 3.5 metre outbound lanes for a distance of 60 metres from the easterly street line of Regional Road 50.
65. Prior to final approval, the intersection of Regional Road 50 and Street "A" shall be designed to the satisfaction of the York Region Transportation and Community Planning Department with any interim or permanent intersection works including turning lanes, profile adjustments, pedestrian access, illumination and/or signalization as deemed necessary by the York Region Transportation and Community Planning Department.
66. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the York Region Transportation and Community Planning Department, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's

right-of-way, then the Owner shall provide a satisfactory buffer or easement to the City, at no cost to York Region.

67. The Owner shall agree in the subdivision agreement, in wording satisfactory to the York Region Transportation and Community Planning Department that the Owner will be responsible for determining the location of all utility plants within York Region's right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
68. Prior to final approval, the Owner shall satisfy the York Region Transportation and Community Planning Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks which meet the local municipality's standards along the subject lands' frontage onto roadways that will have transit services.
69. With respect to the provision of concrete pedestrian access connections, bus stops and concrete shelter pads, due to the lack of details with respect to the location of planned buildings and resulting transit needs, the Owner acknowledges that the identification of specific locations of bus stops and concrete shelter pads will be determined once additional specific site details are provided through a future development application (e.g. site plan stage), as per the standards of York Region Transit.
70. Prior to final approval, the Owner shall satisfy the York Region Transportation and Community Planning Department that the services to be installed within or in conjunction with the Plan will include illumination in accordance with the City's design standards along all street(s) which have or will have transit services, sidewalks, pedestrian access and bus stop location(s).
71. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Regional Transportation and Community Planning Department, outlining all requirements of the Regional Transportation and Community Planning Department.

Region of Peel Conditions

72. Provision shall be made in the Subdivision Agreement that the Region of Peel will permit in principle, the location of the proposed Street "A" at 300 metres south of Ebenezer Road on Regional Road 50 directly aligned with the private access from a proposed commercial development (Ouray) on the west side of Regional Road 50.
73. Provision shall be made in the Subdivision Agreement that the Owner will share fifty percent cost for the future traffic control signals at Street "A" on Regional Road 50 with the Owner on the west side of Regional Road 50. A Letter of Credit will be required in the amount of \$65,000.00 for the future installation of traffic control signals. Traffic control signals will only be installed when warranted or otherwise directed by the Peel Regional Council.
74. Provision shall be made in the subdivision agreement that the following intersection geometrics are required:
 - Southbound left turn lane with 45 metre storage and 75 metre taper
 - Northbound right turn lane with 30 metre storage and 75 metre taper
 - Westbound left turn lane with minimum 30 metre storage and taper based on the procedures suggested by Transportation Association of Canada and Ministry of Transportation, Ontario
 - Westbound shared through/right turn lane

75. Provision shall be made in the subdivision agreement that the Owner is advised that the road and access works for Street "A" connection to Regional Road 50 has been completed in conjunction with the Region's Regional Road 50 widening project.
76. Provision shall be made in the subdivision agreement that the Owner is advised that all costs associated with the intersection of Regional Road 50 at Street "A" within the Region of Peel's right-of-way including the design and construction of auxiliary lanes, traffic control signals shall be borne 100% by the Owner.
77. Provision shall be made in the subdivision agreement that the Owner is advised that all existing accesses to Regional Road 50 shall be removed and the boulevard reinstated.
78. Provision shall be made in the subdivision agreement that Peel Region will require the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 50, which has a right-of-way of 45 metres, 22.5 metres from the centreline of the road allowance. Additional property over and above the Official Plan requirement will be required to account for required turning lanes, bus stops, multi-use trails, etc. resulting in a right-of-way of 55.5 metres along Regional Road 50 within 245 metres of an intersection (27.75 metres from the centreline of the road allowance).
79. Provision shall be made in the subdivision agreement that the Region will require the gratuitous dedication of a 15 x 15 metres daylight triangle at the intersection of Regional Road 50 with Street "A".
80. Provision shall be made in the subdivision agreement that the Region will require the gratuitous dedication of a 0.3 metres reserve along the frontage of Regional Road 50 behind the property line and behind the daylight triangles.
81. Provision shall be made in the subdivision agreement that the Owner is required to gratuitously dedicate land to the Region, free and clear of all encumbrances. The Owner must provide the Region with the necessary transfer documents and deposit reference plan(s) to confirm the Region's ownership. All costs associated with preparation of plans and the transfer of the lands will be solely at the expense of the Owner.
82. Provision shall be made in the subdivision agreement that the Owner is advised that the property to the north has been granted a right-in right-out access with a northbound right turn lane. Reciprocal easements shall be established to provide access through this property to provide access to Regional Road 50.
83. Provision shall be made in the subdivision agreement that the Owner is advised that no additional accesses to Regional Road 50 will be permitted.
84. Provision shall be made in the subdivision agreement that the Owner is advised that landscaping, signs, fences, gateway features or any other encroachments will not be permitted within the Region's easements and or right-of-way limits unless appropriate landscaping drawings have been submitted to Peel Region for review and approval. Upon consideration, if approved, an encroachment agreement and Peel Regional Council approval will be required. In addition, all cost and fees associated therewith shall be the responsibility of the Owner.

Toronto and Region Conservation Authority (TRCA) Conditions

85. That prior to the initiation of grading and prior to the registration of this Plan or any phase thereof, the Owner shall submit a detailed engineering report for the review and approval of the TRCA that describes the storm drainage system (quantity and quality), in accordance with the Master Environmental Servicing Plan (MESP) for this area (Blocks 57/58). This report shall include:

- plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., is it part of an overall drainage scheme? How will external flows be accommodated? What is the design capacity of the receiving system?;
 - stormwater management techniques which may be required to control minor or major flows;
 - appropriate stormwater management practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;
 - proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
 - location and description of all outlets and other facilities which may require a permit pursuant to Ontario regulation 166/06, the Authority's Fill, Construction and Alteration to Waterways Regulation;
 - overall grading plans for the subject lands.
86. That this Plan be subject to red-line revision in order to meet the requirements of Condition 84, if necessary.
87. That the Owner agree in the subdivision agreement, in wording acceptable to the TRCA:
- to carry out, or cause to be carried out, to the satisfaction of the TRCA the recommendations of the technical report referenced in Condition 84.
 - to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
 - to obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA.
88. That a copy of the executed subdivision agreement be provided to the TRCA, in order to expedite clearance of conditions of draft approval.

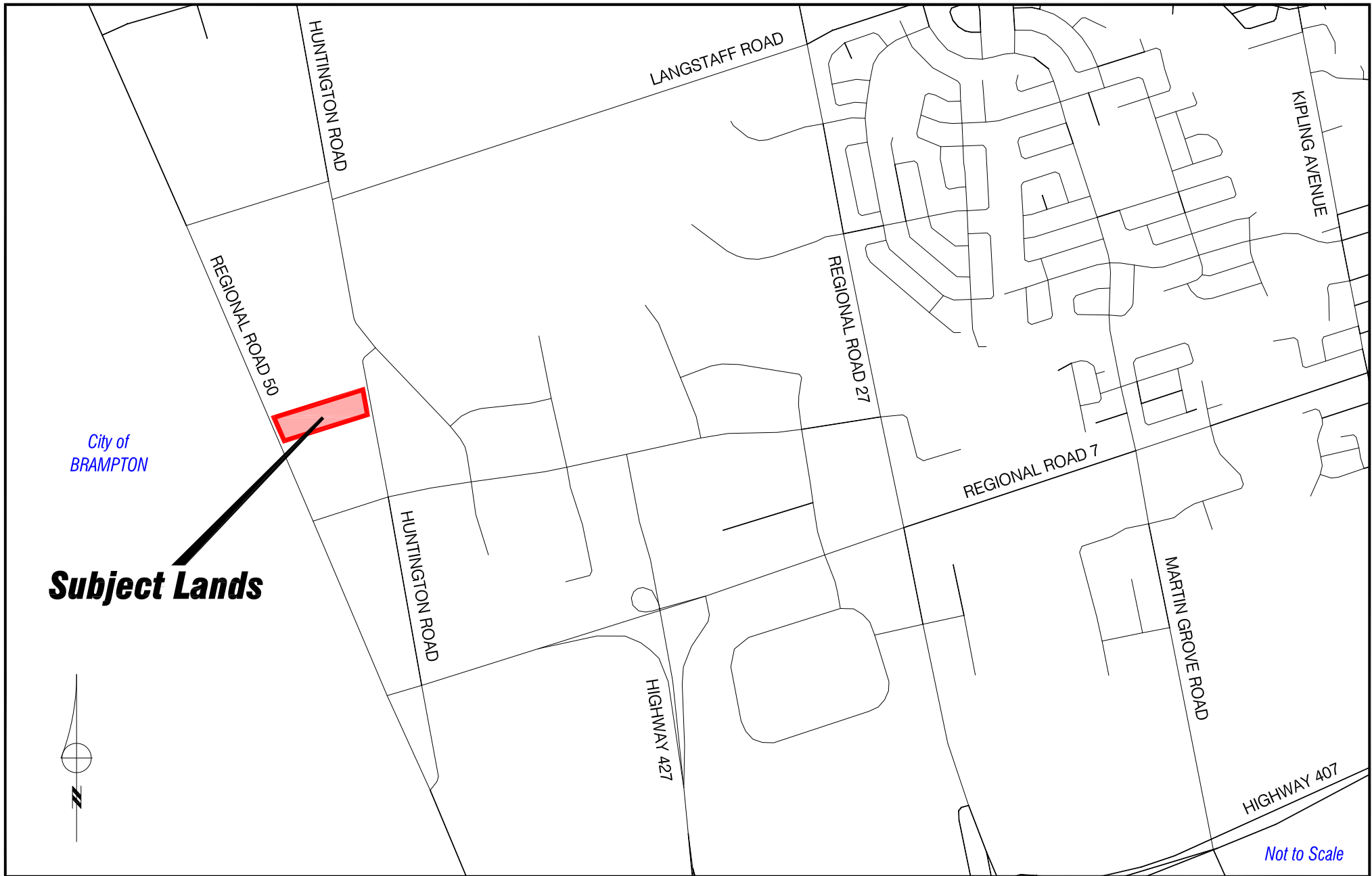
Canada Post Conditions

89. The Owner agrees to include on all offers of lease, a statement which advises the prospective lessee that mail delivery will be from a designated Community Mailbox.
90. The Owner will be responsible for notifying the lessee of the exact Community Mailbox locations prior to the closing of any lease.
91. The Owner will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on the appropriate servicing plan.
92. The Owner will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
- i) An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on.
 - ii) Any required walkway across the boulevard, as per municipal standards.

- iii) Any required curb depressions for wheelchair access.
93. The Owner further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new lessees as soon as the buildings are occupied.

Clearances

94. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
- a) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and
 - b) all government agencies agree to registration by phases and provide clearances, as required in Conditions 1 to 93 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
95. The City shall advise that Conditions 1 to 40 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
96. York Region shall advise that Conditions 41 to 71 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
97. The Region of Peel shall advise that Conditions 72 to 84 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
98. The Toronto and Region Conservation Authority shall advise that Conditions 85 to 88 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
99. Canada Post shall advise that Conditions 89 to 93 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



Context Location Map

LOCATION:
Part of Lot 8, Concession 10

APPLICANT:
694917 Ontario Limited

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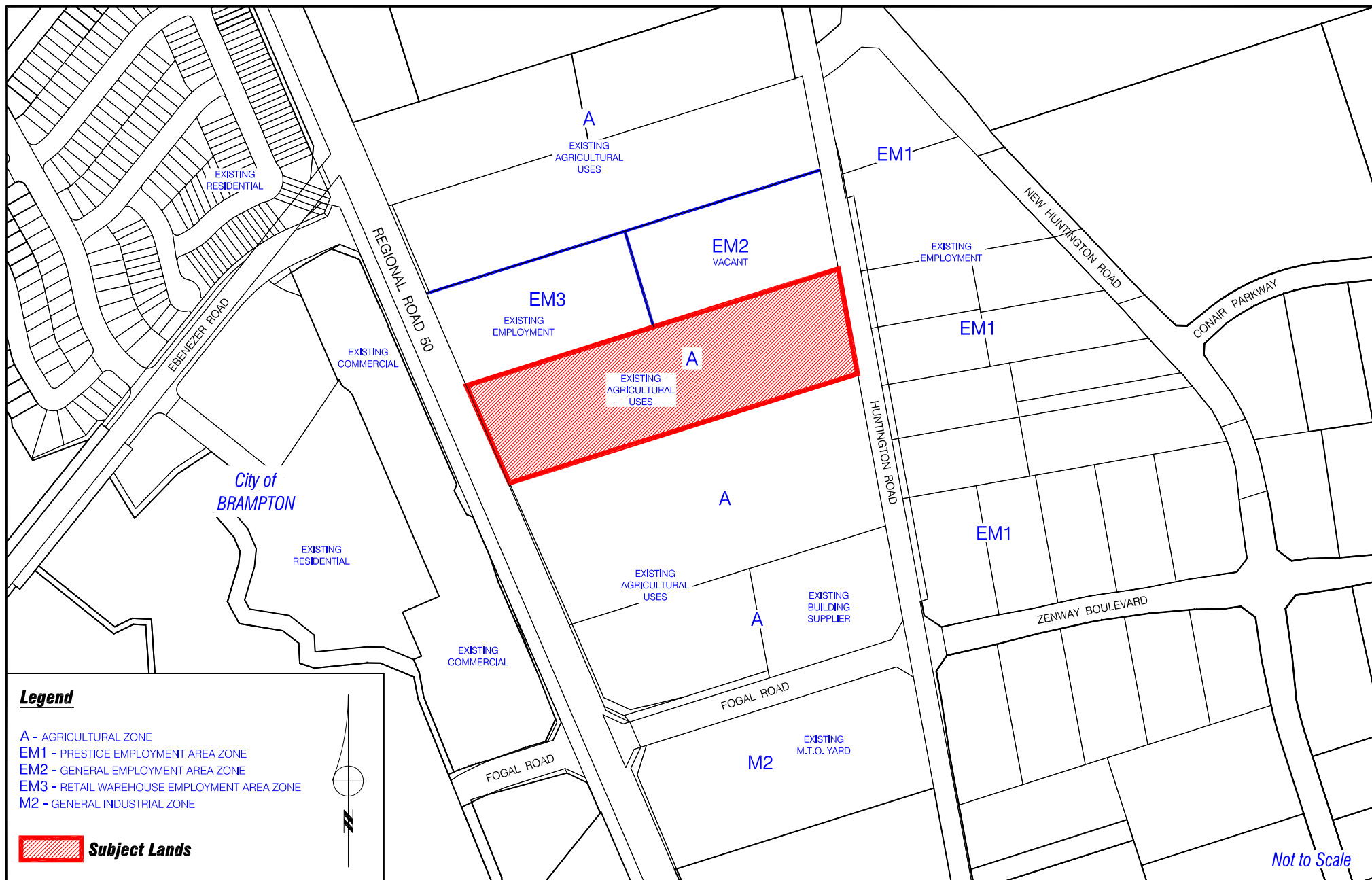


Attachment

FILES:
Z.05.003 & 19T-05V01

DATE:
February 3, 2015

2



Location Map

LOCATION:
Part of Lot 8, Concession 10

APPLICANT:
694917 Ontario Limited

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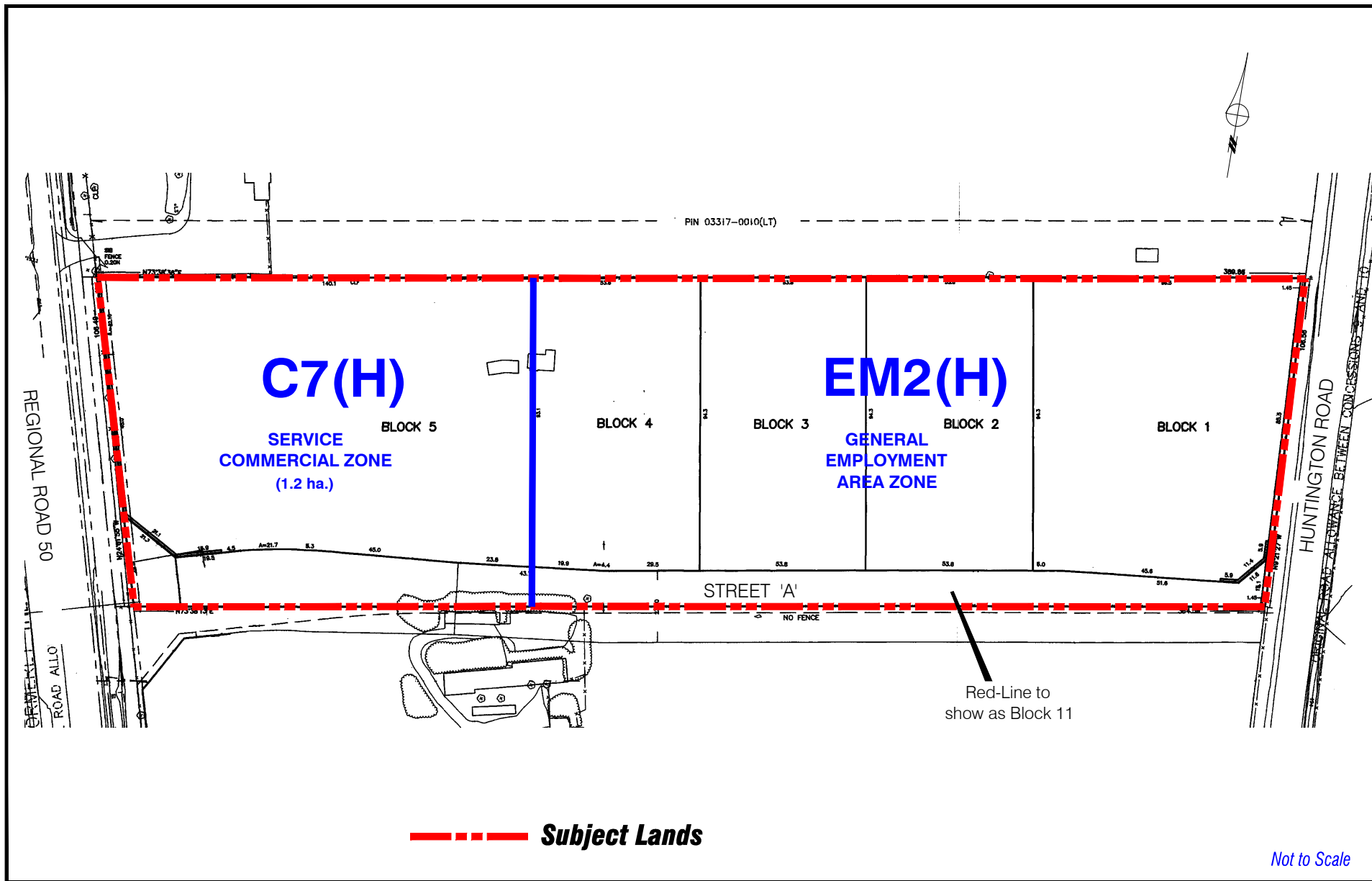


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FILES:
Z.05.003 & 19T-05V01

DATE:
February 3, 2015

3



Red-Lined (March 3, 2015) Draft
Plan of Subdivision File 19T-05V01 &
Proposed Zoning

APPLICANT: 694917 Ontario Limited
LOCATION: Part of Lot 8, Concession 10

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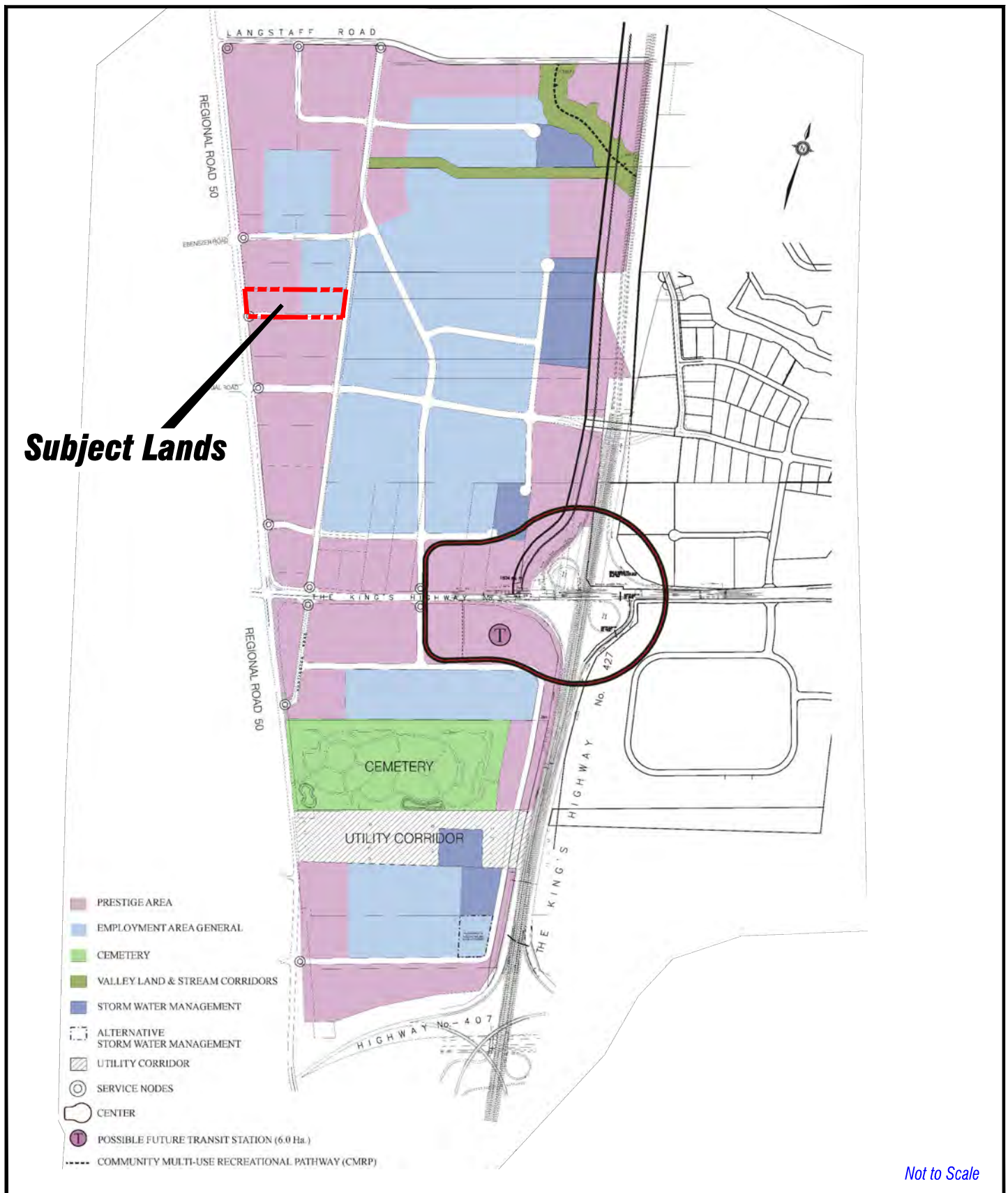


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DATE:
February 5, 2015

4



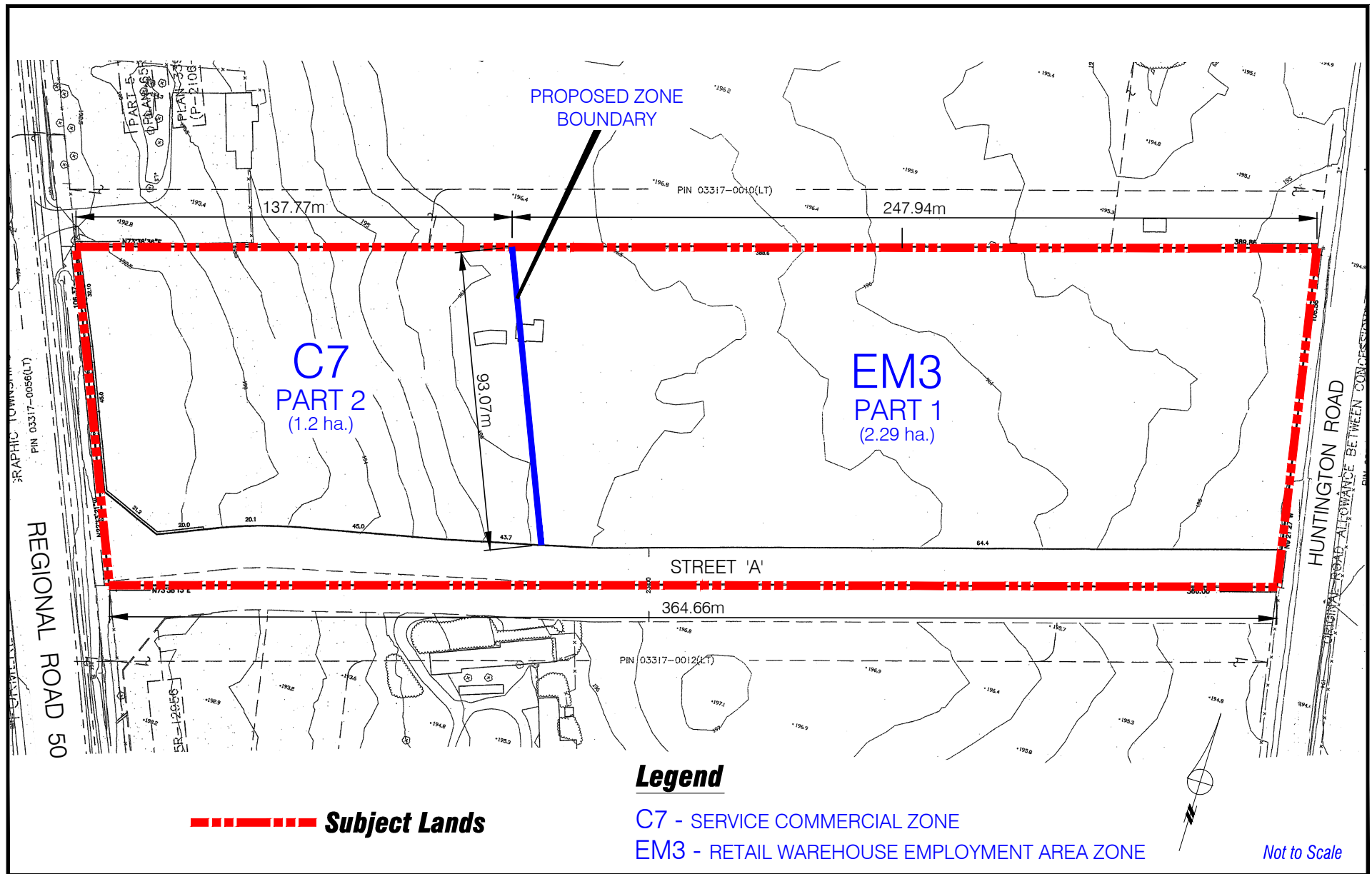
Huntington Business Park Block 57/58 Plan

LOCATION:
Part of Lot 8, Concession 10

APPLICANT:
694917 Ontario Limited



Attachment
FILES:
Z.05.003 & 19T-05V01
DATE:
February 3, 2015
5



Zoning Considered on October 6, 2008 Public Hearing

APPLICANT:
694917 Ontario Limited

LOCATION:
Part of Lot 8, Concession 10



Attachment

FILE:
Z.05.003

DATE:
February 3, 2015

6