

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

Item 22, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 23, 2015.

22

DRAFT PLAN OF SUBDIVISION FILE 19T-14V008

PINEROLO CONSTRUCTION INC.

WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND DUFFERIN STREET

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 June 16, 2015:

Recommendation

1. THAT Draft Plan of Subdivision File 19T-14V008 (Pinerolo Construction Inc.) as shown on Attachment #4, BE APPROVED, subject to the Conditions of Approval set out in Attachment #1.
2. THAT Vaughan Council adopt the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated May 5, 2015:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-14V008 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 66 residential units (236 persons equivalent).”

Contribution to Sustainability

The application implements the following Goal 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
- Objective 2.3: To create a City with sustainable built form

In accordance with the goal 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:

- low flow plumbing fixtures
- efficient Low-E Argon windows

Economic Impact

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

Communications Plan

On November 7, 2014, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, as shown on Attachment #3. The recommendation of the Committee of the Whole to receive the Public Hearing report of December 2, 2014, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan

CITY OF VAUGHAN

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Item 22, CW Report No. 26 – Page 2

Council on December 9, 2014, and included an amendment that a community meeting be organized by the Ward 4 Councillor with the Owner, the residents and appropriate City staff to address the issues, written submissions and deputations received on the application from the following:

- Mr. Murray Evans, Evans Planning Inc., Keele Street, on behalf of the applicant
- Ms. Mary Patrick, Luca Avenue, Maple
- Mr. Emil Carmak, Alex Black Street, Maple
- Mr. Simon Feldberg, Luca Avenue, Maple
- Mr. Justin Rangooni, Alex Black Street, Maple
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- Mr. Ash Agayby, Lady Karen Crescent, Maple
- Mrs. Margaret Lasky, Alex Black Street, Maple
- Mr. Bruce Au, Maple
- Mrs. Lizabeth Gallo, Maple

On January 28, 2015, the Ward 4 Councillor held a meeting at Vaughan City Hall with the residents and Owner to discuss the original proposal shown on Attachment #5. The following is a summary of the concerns noted at the Public Hearing (December 2, 2014) and the subsequent community meeting as perceived by the residents in the area:

- a) the proposal will result in increased traffic, on-street parking and congestion, noise and air pollution;
- b) the increase in the number of residents and traffic will hinder community safety;
- c) there are insufficient amenities in the area to cope with the increase in the number of families;
- d) the surrounding property values will decrease as a result of the development;
- e) lack of schools in area for children;
- f) the lack of signalized traffic lights at Eagles Landing Road and Dufferin Street is a safety issue to the immediate residents; and,
- g) the existing Eagles Landing Park is causing parking issues on internal streets.

These issues are discussed in the Subdivision Design section of this report.

Purpose

The purpose of this report is to seek approval from the Committee of the Whole for Draft Plan of Subdivision File 19T-14V008 on the subject lands shown on Attachments #2 and #3, to facilitate a residential subdivision consisting of 66 lots for single detached dwellings with lot frontages of 7.6 m to 17.42 m as shown on Attachment #4. The plan of subdivision statistics are as follows:

| | | |
|----|---|----------------|
| a) | Lots 1-66 (single detached dwellings, 7.6 m to 17.42 m frontages) | 2.08 ha |
| b) | 0.3 m reserves | 0.01 ha |
| c) | <u>Road (Street 'A', 17.5 m)</u> | <u>0.33 ha</u> |
| | Total Area | 2.42 ha |

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands with 66 residential lots for single detached dwellings as shown on Attachment #4. The Vaughan Planning Department supports the proposed development since it implements Vaughan Official Plan 2010 (VOP 2010), conforms to Zoning By-law 1-88, and is compatible with the surrounding land uses.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

Item 22, CW Report No. 26 – Page 3

Location

The vacant subject lands shown on Attachments #2 and #3 are located on the northeast corner of Eagles Landing Road and Alex Black Street, being Block 60 on Registered Plan 65M-3949, City of Vaughan. The subject lands have an area of 2.42 ha with 74 m of frontage along Eagles Landing Road, 124.2 m of frontage on Alex Black Street and 107.5 m of frontage on Sir Benson Drive.

Site History

The subject lands were originally reserved for the development of a public elementary school site. The York Region District School Board has identified these lands as being surplus to their needs and no longer require the lands for an elementary school site. The York Region District School Board released the lands back to the original owner being the Block 12 Landowner's Group and the lands were subsequently purchased by Pinerolo Construction Inc.

Vaughan Official Plan 2010 (VOP 2010)

The subject lands are designated "Oak Ridges Moraine Settlement Area" and "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), which permits single detached residential dwelling units up to three storeys in height situated on a single lot.

The Official Plan outlines that in Community Areas with existing development, the scale, massing, setback and orientation of detached houses will respect and reinforce the scale, massing, setback, lotting pattern and orientation of other built and approved detached houses in the immediate area.

The proposed residential Draft Plan of Subdivision includes a lotting pattern that is consistent with the surrounding area and will facilitate residential development that is in keeping with the scale, massing, setback, and orientation of the existing surrounding residential development. The proposed lot frontages are also consistent with the frontages for the existing lots on the west side of Alex Black Street (7.62 m) and the east side of Sir Benson Drive (12.5 m). The proposed subdivision plan conforms with VOP 2010.

Zoning By-law 1-88

The subject lands are zoned RS1 Residential Semi-Detached Zone by Zoning By-law 1-88, subject to Exception 9(1198), which permits single detached dwelling units with a minimum lot frontage 7.5 m, a minimum lot area of 225 m², and a minimum lot depth of 30 m.

The proposed residential lots have a range in lot frontage from 7.62 m to 17.42 m, a minimum lot area of 240 m² and a minimum lot depth of 31.5 m and greater as shown on Attachment #4. The proposed Draft Plan of Subdivision complies with the lot standards in the RS1 Residential Semi-Detached Zone. The Owner has not requested any site-specific exceptions to the minimum development standards (e.g. yards, setbacks, and building height) of the RS1 Zone.

Subdivision Design

The 2.42 ha, 66 lot Draft Plan of Subdivision shown on Attachment #4 includes 16 lots with frontage on Alex Black Street, 4 lots with frontage on Eagles Landing Road, 9 lots with frontage on Sir Benson Drive and 37 lots with frontage on Street 'A'. This proposed 17.5 m public right-of-way (Street 'A') extends from Eagles Landing Road to Sir Benson Drive.

Originally, the Owner proposed 72 single detached residential lots on the subject lands as shown on Attachment #5. In consideration of the comments received from the public at the Public

CITY OF VAUGHAN

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Item 22, CW Report No. 26 – Page 4

Hearing and the Ward 4 Community meeting, the Owner reduced the number of lots fronting onto Sir Benson Drive from 15 lots with 7.6 m frontages to 9 lots with 12.5 m frontages, thereby reducing the overall number of lots to 66. Further, in response to resident concerns, the reduction in the proposed number of lots provides a transition between the existing large lots east of Sir Benson Drive to the smaller existing lots west of Alex Black Street. The reduction in the number of lots also has the effect of further reducing the future population and traffic in the subdivision, with even a less of an impact on community services. However, it should be made clear that the Vaughan Development Engineering and Infrastructure Planning Services Department has not identified any traffic issues related to the proposed development. The public and private school boards have also reviewed the application and have no objection to the proposed draft plan of subdivision.

A hydro switchgear is currently located at the northeast corner of the property on proposed Lot 40 (Attachment #4). The Owner must relocate the hydro switchgear with tree planting as screening at their cost to a suitable location in Eagles Landing Park to the satisfaction of the Vaughan Parks Development Department and Powerstream Inc. A condition to this effect is included in Attachment #1.

All development within the proposed Draft Plan of Subdivision must proceed in accordance with the approved Block 12 Architectural Design Guidelines as prepared by Watchorn Architect Inc. A condition to this effect is included in Attachment #1.

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

Vaughan Development Engineering and Infrastructure Planning Services Department

The Vaughan Development Engineering and Infrastructure Planning Services Department (Engineering Department) has reviewed the application and provides the following comments:

a) Road Network

Site access is proposed via Street "A", a crescent that connects Eagles Landing Road to Sir Benson Drive and aligns opposite Luca Avenue. As the subject lands were originally identified as a public school, lay-by parking is planned on Sir Benson Drive as identified in the approved Block 12 Community Plan. However, as a result of the proposed plan of subdivision, the lay-by parking located between Lots 40 to 61 on Sir Benson Drive are no longer required.

b) Sanitary Servicing

The Owner has submitted a revised Functional Servicing Report, dated April 23, 2015. The report demonstrates that the water supply, sanitary servicing and stormwater management plans for the subject development are consistent with City's criteria and can be accommodated by the spine services constructed for Block 12. The report provided the following site servicing schemes for the proposed development:

- Units fronting Street "A" will be serviced by a new 150 mm watermain along the proposed road, which will connect to the existing 300 mm diameter watermain at Eagles Landing Road and Sir Benson Drive.
- Units fronting Sir Benson Drive, Eagles Landing Road and Alex Black Street will receive connections for each lot from existing watermain.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

Item 22, CW Report No. 26 – Page 5

- Units fronting Street “A” will be serviced by a new 200 mm sanitary sewer along the proposed road connecting to the existing 200 mm sanitary sewer located on Eagles Landing Road.
- Units fronting Sir Benson Drive, Alex Black Street and Eagles Landing Road will receive service connections from the existing 200 mm sanitary sewers on each street.

c) Stormwater Management

The subject site is part of the Block 12 Storm Water Management Pond 9 watershed, and is included in the stormwater management plan identified in the Block 12 Master Environmental Servicing Plan (MESP). The subject site was originally proposed as a school block that discharged to the existing storm sewer on Eagles Landing Road at controlled flows.

Units fronting Street “A” will be serviced by a new 375 mm to 525 mm storm sewer along the proposed road. This sewer will connect to the existing 900 mm diameter storm sewer located on Eagles Landing Road.

Units fronting Sir Benson Drive, Alex Black Street and Eagles Landing Road will be provided with new service connections, which will be connected to the existing 900 mm storm sewer on the Sir Benson Drive, 450 mm storm sewer on the Alex Black Street and 1,050 mm storm sewer on Eagles Landing Road.

d) Servicing Capacity Allocation

On May 5, 2015, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed that servicing capacity is available to support continued urban growth throughout the City over the next three years. Accordingly, servicing capacity for the subject development is available and unrestricted.

e) Environmental Site Assessment

The Owner submitted the following documents in response to the City's request for a Phase 1 Environmental Site Assessment (ESA) due to the proposed public road conveyance (Street “A”):

- Site Screening Questionnaire;
- Soil Engineers Ltd. (SEL) report, dated August 26, 2014;
- Phase Two ESA Laboratory Chain of Custody form dated December 5, 2014; and,
- Soil Engineers Ltd. (SEL) reliance letter dated April 29, 2015.

The Engineering Department has reviewed the above-noted reports and is satisfied and requires no further environmental documents for the proposed Draft Plan of Subdivision.

f) Lot Grading

The proposed grading of the overall site and for the individual lots shall meet the current City of Vaughan lot grading criteria.

g) Noise Report

The Owner has submitted a noise report dated August 19, 2014, and an addendum letter dated April 7, 2015, both prepared by YCA Engineering Limited. The noise report recommends acoustical measures to be implemented within the subdivision agreement for specific lots.

CITY OF VAUGHAN

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Item 22, CW Report No. 26 – Page 6

Vaughan Development Planning Department, Urban Design and Cultural Services Division

The Vaughan Urban Design and Cultural Services Division has confirmed that there are no archaeological concerns for the subject lands.

Vaughan Parks Development Department

The Vaughan Parks Development Department has reviewed the proposed Draft Plan of Subdivision and advises that the Owner must specify the location of the hydro switch gear to be relocated in Eagles Landing Park to the satisfaction of the Vaughan Parks Development Department. A condition to this effect is included in Attachment #1.

Vaughan Legal Services Department, Real Estate Division

The Vaughan Legal Services Department, Real Estate Division has confirmed that cash-in-lieu of parkland dedication in accordance with the Planning Act, has been paid, and that no additional payment is required through the approval of the subject application.

School Boards

The York Region District (Public) School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Central Sud have no objections to the proposed Draft Plan of Subdivision.

Canada Post

Canada Post has no objections to the proposed Draft Plan of Subdivision, subject to their conditions regarding the installation of mail facilities and equipment included in Attachment #1.

Bell Canada

Bell Canada has no objections to the proposed Draft Plan of Subdivision, subject to their conditions included in Attachment #1.

Relationship to Vaughan Vision 2020/Strategic Plan

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

i) Lead and Promote Environmental Sustainability

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

ii) Plan and Manage Growth & Economic Well Being

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

Servicing for the proposed development has been identified in accordance with the annual servicing/allocation report approved by Vaughan Council.

Regional Implications

The development is within the Bathurst Trunk Wastewater Service Area and will be serviced from Water Pressure District PD7. The development will be serviced by municipal water supply and

CITY OF VAUGHAN

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Item 22, CW Report No. 26 – Page 7

municipal wastewater collection. Prior to final approval, the City of Vaughan must grant servicing capacity allocation to the development within the limit of the Region's capacity assignment.

York Region has no objection to the approval of the proposed Draft Plan of Subdivision, subject to the conditions in Attachment #1.

Conclusion

The Vaughan Development Planning Department has reviewed Draft Plan of Subdivision File 19T-14V008, in accordance with the applicable policies of the City's Official Plan and Zoning By-law 1-88, comments from City Departments, external public agencies, and the area residents, and the area context. The application will facilitate future residential development that is consistent and compatible with the surrounding land uses and lotting pattern and lot frontages, and conforms to the land use and applicable policies of the Official Plan, and the requirements of Zoning By-law 1-88. The Vaughan Development Planning Department can support the approval of the proposed Draft Plan of Subdivision, subject to the recommendations in this report and the conditions of approval included in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-14V008
5. Original Draft Plan of Subdivision File 19T-14V008

Report prepared by:

Mary Caputo, Senior Planner, ext. 8215
Christina Napoli, Senior Planner, ext. 8483

(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 JUNE 16, 2015

DRAFT PLAN OF SUBDIVISION FILE 19T-14V008

PINEROLO CONSTRUCTION INC.

WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND DUFFERIN STREET

Recommendation

1. THAT Draft Plan of Subdivision File 19T-14V008 (Pinerolo Construction Inc.) as shown on Attachment #4, BE APPROVED, subject to the Conditions of Approval set out in Attachment #1.
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York Region has no objection to the approval of the proposed Draft Plan of Subdivision, subject to the conditions in Attachment #1.

Conclusion

The Vaughan Development Planning Department has reviewed Draft Plan of Subdivision File 19T-14V008, in accordance with the applicable policies of the City's Official Plan and Zoning By-law 1-88, comments from City Departments, external public agencies, and the area residents, and the area context. The application will facilitate future residential development that is consistent and compatible with the surrounding land uses and lotting pattern and lot frontages, and conforms to the land use and applicable policies of the Official Plan, and the requirements of Zoning By-law 1-88. The Vaughan Development Planning Department can support the approval of the proposed Draft Plan of Subdivision, subject to the recommendations in this report and the conditions of approval included in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-14V008
5. Original Draft Plan of Subdivision File 19T-14V008

Report prepared by:

Mary Caputo, Senior Planner, ext. 8215
Christina Napoli, Senior Planner, ext. 8483

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM

MAURO PEVERINI
Manager of Development Planning

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

DRAFT PLAN OF SUBDIVISION FILE 19T- 14V008 PINEROLO CONSTRUCTION INC. (OWNER) LOT 21, CONCESSION 2, CITY OF VAUGHAN (CITY)

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- 14V008 (THE PLAN), ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Evans Planning, dated March 18, 2015.
2. 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.
3. 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 approval.
4. 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.
5. 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 the transfer of land.
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. The road allowance 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.
8. The road allowance within the Plan shall be designed in accordance with the City's engineering standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves, and shall be dedicated to the City free of all charge and encumbrances. The streets, lots and blocks, shall be designed to coincide with the development pattern on adjacent properties.
9. Any dead end or open side of a road allowance within the Plan shall be terminated in a 0.3 m reserve, to be conveyed to the City free of all charge and encumbrances, until required for a future road allowance or development of adjacent lands.
10. Final engineering design(s) may result in minor variations to the Plan (e.g., in the configuration of the road allowance and lotting, number of lots etc.), which may be reflected in the final plan to the satisfaction of the City.

11. The Owner shall agree that the location and design of the construction access shall be approved by the City and/or the appropriate authority.
12. 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.
13. 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.
14. 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.
15. 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.
16. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermain within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis as 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.
17. The Owner shall agree that no Building Permits will be applied for until the City is satisfied that adequate access, municipal water, sanitary and storm services are available.
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.
19. 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 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? 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.

20. Prior to final approval, the Owner shall pay the 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 Plan.
21.
 - 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. The Plan shall be provided with decorative streetlighting to the satisfaction of the City.
22. 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.
23. 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, as identified in Schedule "I", in accordance with the Special Area Woodlot Development Charge By-law.
24. Prior to final approval, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the City, and a development agreement, if necessary.
25. The Owner shall agree 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.
26. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the entire Plan:
 - a) "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.”

- b) “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) for the 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.”

- c) “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.”

- d) “Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-law 1-88, as amended, as follows:

- i) 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.

- ii) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

| Lot Frontage | Maximum Width of Driveway |
|-------------------------------|---------------------------|
| 6 - 6.99 m ¹ | 3.5 m |
| 7 - 8.99 m ¹ | 3.75 m |
| 9 - 11.99 m ¹ | 6 m |
| 12 m and greater ² | 9 m |

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 12 m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2.”

- e) “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per 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.”

- f) "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 building occupants."
- g) "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."
- h) "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."
- i) "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 features 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 Regional Road rights-of-way 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."

- j) "Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the Owner'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."
- k) "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."

Any additional warning clause as noted in the subdivision agreement shall be included in all Offers of Purchase and Sale or Lease for all Lots and/or Blocks within the Plan to the satisfaction of the City.

27. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No Building Permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:

- the Block Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines, etc.
- the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval
- the location of parks, open space, stormwater management facilities and trails
- the location of institutional uses, including schools, places of worship, community facilities
- the location and type of commercial sites
- colour-coded residential for singles, semis, multiples, and apartment units
- the following notes in BOLD CAPITAL TYPE on the map:

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

28. 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.
29. 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.
30. The Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed 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.

31. Prior to final approval, the Owner shall agree in the subdivision agreement to the following:
- All development shall proceed in accordance with the Council approved Block 12 Community Architectural Design Guidelines prepared by Watchorn Architect Inc.;
 - 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.
32. Prior to final approval, the Owner shall agree in the subdivision agreement to the following:
- All development shall proceed in accordance with the approved Block 12 Community Landscape Masterplan prepared by Paul Cosburn Associates Limited Landscape Architects.
33. Prior to final approval, the Owner shall provide a tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation. The Owner shall not remove trees without written approval by the City.
34. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots that abut parkland.
35. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks, to be co-ordinated with the environmental noise report and architectural design guidelines.
36. The Owner shall relocate the existing switchgear from Lot 40 of the Plan to an appropriate location to the satisfaction of the City, at no cost to the City, as follows:
- a) The relocation of the switchgear into the existing park will require tree plant screening as per the landscape plans prepared by the consulting Landscape Architect. The Owner shall complete all tree planting and grading works to the satisfaction of the Parks Development and Parks Operations and Forestry Department. An AutoCad as-built file will be required.
 - b) All areas disturbed due to these works are to be repaired to existing condition or better.
 - c) A Letter of Credit for the landscape works to relocate the switchgear will be required including but not limited to tree planting and grading works.
37. 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.

38. Prior to final approval of the Plan, and/or any conveyance of land, and/or any initiation of grading or construction, the Owner shall submit the Environmental Site Assessment (ESA) Phase 1 Report and if required, Phase 2 Report and the Remedial Action Plan for the lands within the Plan, in accordance with the Ontario Regulation 153/04, "Soil, Ground Water and Sediment Standards" for Use Under Part XV.1 of the Environmental Protection Act. In addition, for park blocks and open space blocks, a Phase II Environmental Site Assessment (ESA) report is to be carried in accordance with the "Guideline Phase II Environmental Assessment, Proposed Parkland, City of Vaughan" and submitted to the City for review and approval.
39. The Owner shall agree in the subdivision agreement to include the following warning statements, in wording satisfactory to the City, in all agreements of Purchase and Sale/or Lease, advising purchasers and/or tenants within the Plan:
- a) abutting or in proximity of any parkland or walkway:
 - "Purchasers and/or tenants are advised that the lot abuts a "Neighbourhood Park" of which noise and lighting may be of concern due to the nature of the park for active recreation."
 - b) 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."
 - c) gate or access point:
 - "Purchasers and/or tenants are advised that the installation of any gate or access point from the lot/block to the park is prohibited."
 - d) 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."
40. 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 Services Department.
41. Prior to final approval of the Plan, the Owner shall submit an environmental noise and/or vibration report prepared by a qualified consultant to the City and York Region for review and approval. The preparation of the noise/vibration report shall include the ultimate traffic volumes associated with the surrounding road network and railway according to the Ministry of Environment Guidelines. The Owner shall convey any required buffer block(s) for acoustic barrier purposes, free of all costs and encumbrances, to the satisfaction of the City. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the approved noise/vibration report to the satisfaction of the City.
42. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 12 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, roads and municipal services within Block 12. This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.

43. Prior to final approval of the Plan, the Trustee for Block 12 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 12 Developers' Group Agreement.
44. 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 the proposed development.
45. 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.

York Region Conditions

46. 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 users 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.
47. 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 File 19T-14V008 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.

48. The road allowances included within the Plan shall be named to the satisfaction of the City of Vaughan and York Region.
49. 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 Plan or any phase thereof. Registration of the Plan shall occur in phases based on the availability of water supply and sewage servicing allocation.
50. 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.
51. 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.
52. For all lands, the Holding Symbol "(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 Symbol "(H)" is removed in accordance with the provisions of the Ontario Planning Act, if applicable. The Zoning Bylaw shall specify the terms under which Vaughan Council may consider the removal of the Holding Symbol "(H)". Said terms shall include a minimum of the following:
 - 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.
53. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Corporate Services Department, outlining all requirements of the Corporate Services Department.
54. 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.

Bell Canada

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

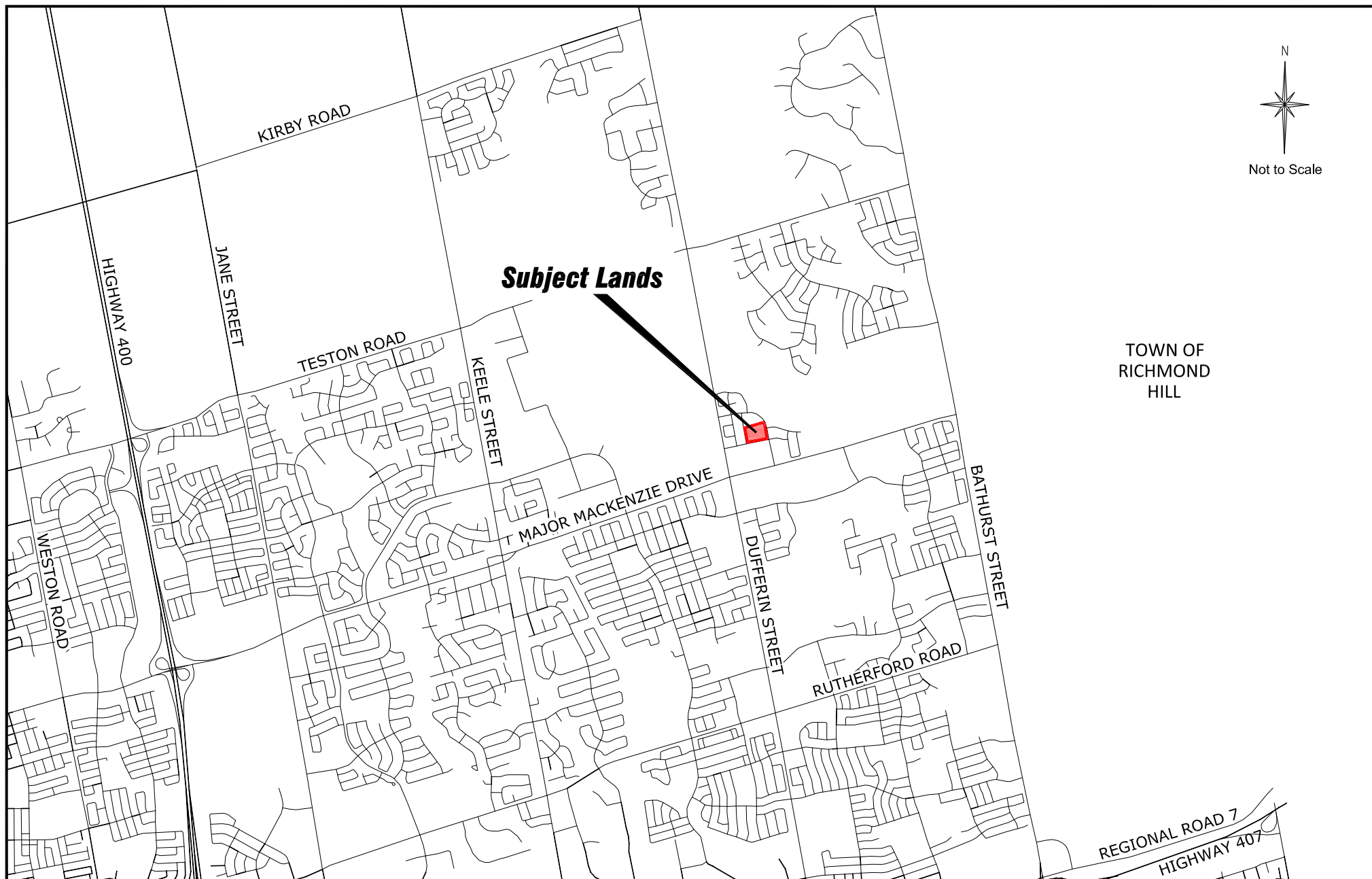
56. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

Canada Post

57. The Owner shall consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
58. The Owner shall agree 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 Vaughan.
59. The Owner shall agree 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 numbers) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
60. The Owner shall 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 Offer Purchase and Sale, on which the homeowners do a sign off.
61. The Owner shall agree 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

Other Conditions

62. 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 61 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
63. The City shall advise that Conditions 1 to 45 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
64. York Region shall advise that Conditions 46 to 54 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
65. Bell Canada shall advise that Conditions 55 and 56, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
66. Canada Post shall advise that Conditions 57 to 61 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 21, Concession 2

APPLICANT:
Pinerolo Construction Inc.

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VAUGHAN

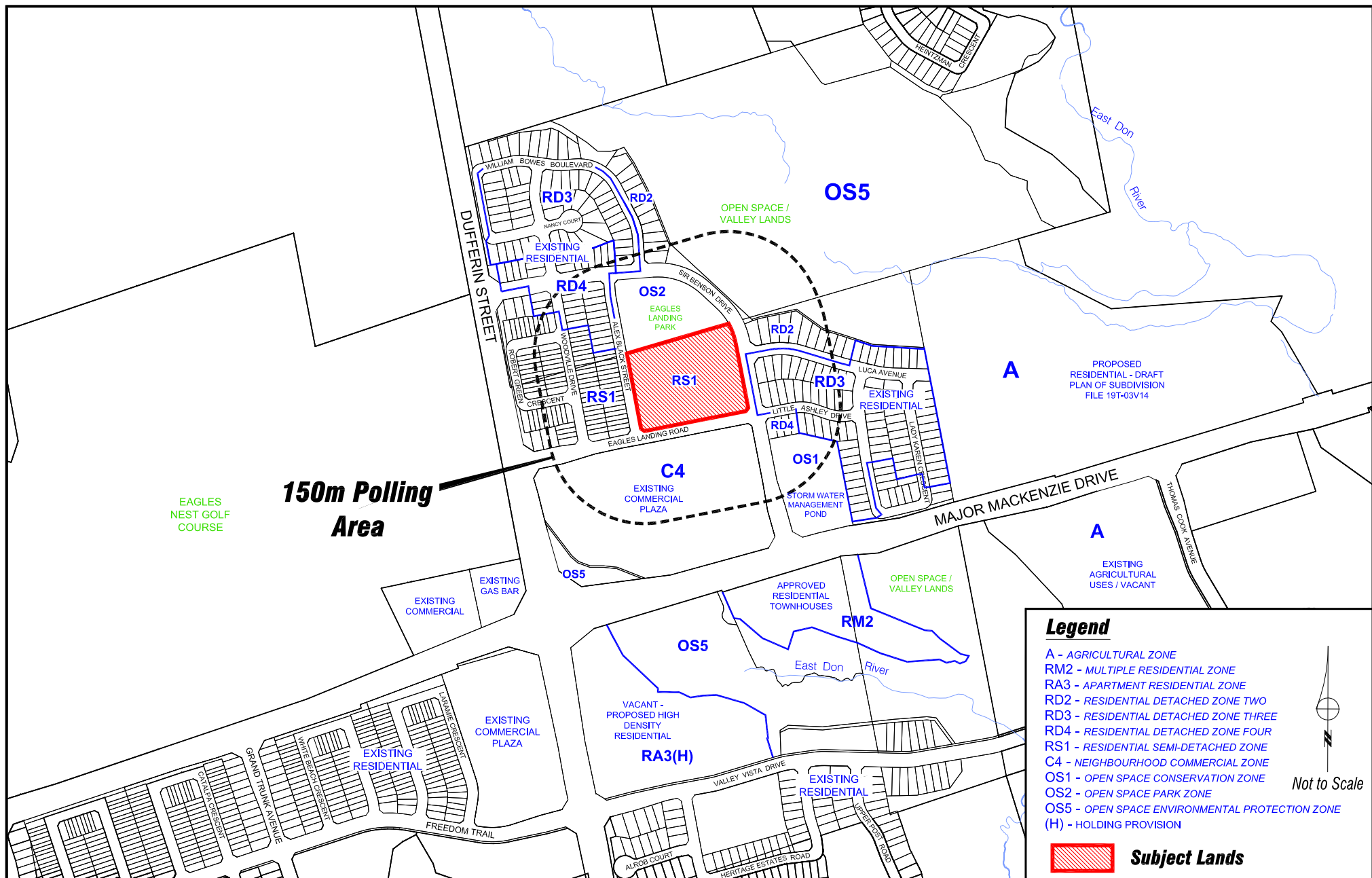
Development Planning
Department

Attachment

FILE:
19T-14V008

DATE:
June 16, 2015

2



Location Map

LOCATION:
Part of Lot 21, Concession 2

APPLICANT:
Pinerolo Construction Inc.

N:\DFT\1 ATTACHMENTS\19\19t-14v008.dwg



Attachment

FILE:
19T-14V008

DATE:
June 16, 2015

3

