

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

Item 25, 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.

25

**ZONING BY-LAW AMENDMENT FILE Z.13.048
DRAFT PLAN OF SUBDIVISION FILE 19T-13V011
LONGYARD PROPERTIES INC.
WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND BATHURST 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

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

1. THAT Zoning By-law Amendment File Z.13.048 (Longyard Properties Inc.) BE APPROVED, specifically to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachments #2 and #3, from RD4(H) Residential Detached Zone Four with the Holding Symbol "H" and subject to Exception 9(1385) to RD3 Residential Detached Zone Three and OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #4 together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-13V011 (Longyard Properties Inc.) to facilitate a residential Draft Plan of Subdivision for 13 lots for detached dwellings as shown on Attachment #4, BE APPROVED, subject to the Conditions of Approval set out in Attachment #1.
3. THAT Vaughan Council adopt the following resolution with respect to the allocation of sewage capacity from the York Sewage Servicing/Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated May 19, 2015:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-13V011 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 13 residential units (47 persons equivalent)."
4. THAT prior to enactment of the implementing Zoning By-law, the Owner shall withdraw their appeal to the Ontario Municipal Board (OMB) of Council's decision to refuse demolition of the George Munshaw House to the satisfaction of the City's Solicitor and Commissioner of Planning.

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: To create a City with sustainable built form

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

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

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Goal 4: To create a vibrant community where citizens and business thrive.

- Objective 4.1: To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.

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

- Clean water collector in the conveyance system (storm sewers)
- Thermal mitigation in the end of pipe facility (wet pond - Pond 8) consisting of a 3 m deep permanent pool and subsurface cooling trench combined with plantings to provide shade
- The Owner will be preserving and relocating the existing George Munshaw House within the broader overall Longyard subdivision as shown on Attachment #3.

Economic Impact

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

Communications Plan

On April 17, 2014, a Notice of Public Hearing was circulated to all property owners within the expanded polling area as shown on Attachment #3. 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 Procedure and Protocol. The recommendation of the Committee of the Whole to receive the Public Hearing report of May 14, 2014, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on May 27, 2014. To date, the following written submission has been received by the Vaughan Planning Department:

- i) K. Hanit, Queensbridge Drive, respecting the need to preserve the George Munshaw House.

The Owner is proposing to relocate the George Munshaw House to Fanning Mills Circle, in the vicinity of Via Romano Boulevard and Major MacKenzie Drive, to be restored/renovated and used as a private residence, as shown on Attachment #3. The Heritage Vaughan Committee decision regarding the relocation of the George Munshaw House is discussed in this report.

On June 9, 2015, the Vaughan Planning Department mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the subject applications.

Purpose

The purpose of this report is to seek approval from the Committee of the Whole for the following applications:

1. Zoning By-law Amendment File Z.13.048 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3 from RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)" and subject to Exception 9(1385) to RD3 Residential Detached Zone Three and OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report.

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2. Draft Plan of Subdivision File 19T-13V011 on the subject lands shown on Attachments #2 and #3, to facilitate a residential subdivision consisting of 13 lots for detached dwellings as shown on Attachment #4. The proposed Draft Plan of Subdivision statistics are as follows:

Lots 1 - 13 (single detached dwellings, minimum 14.8 m frontage)	0.747 ha
Blocks 14 and 15 (Buffer)	0.127 ha
Road (Street '22', 17.5 m)	<u>0.216 ha</u>
Total Area	1.090 ha

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands with 13 lots for detached dwellings lots and two open space buffer blocks as shown on Attachment #4. The Vaughan Planning Department supports the proposed development since it implements Vaughan Official Plan 2010 (VOP 2010) and is compatible with the surrounding existing and planned land uses.

Location

The vacant 1.09 ha subject lands shown on Attachments #2 and #3 are located on the west side of Foley Crescent, northwest of Major Mackenzie Drive and Via Romano Boulevard, being Block 800 on approved Draft Plan of Subdivision File 19T-03V13, in Part of Lot 21, Concession 2, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Official Plan

The subject lands are designated "Low Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), which permits detached dwelling units. The proposed residential Draft Plan of Subdivision conforms to VOP 2010. The lands located immediately west of the subject lands are designated "Oak Ridges Moraine Natural Core". The Toronto and Region Conservation Area (TRCA) is satisfied that all natural heritage features and natural hazards have been identified and appropriate buffers to the proposed development are provided.

Ontario Municipal Board (OMB) Appeal

At the March 24, 2015, meeting of Vaughan Council, an application to demolish the George Munshaw House was refused. As per the *Ontario Heritage Act* R.S.O 1990, c.O.18, the Owner appealed the decision to the Ontario Municipal Board. An appeal was submitted to the City Clerk's Office on April 30, 2015, and a three day OMB hearing is scheduled for late September 2015. City staff is currently working with the Owner to relocate the George Munshaw House as discussed later in this report. Should Vaughan Council approve the recommendations of this report, a condition of approval has been included requiring the Owner's OMB appeal to be withdrawn to the satisfaction of the City's Solicitor and Commissioner of Planning, prior to the enactment of the implementing Zoning By-law amendment.

Block 12 Plan

The Block 12 Plan was approved by Vaughan Council on September 22, 2003, and identifies the subject lands as Low-Rise Residential which permits detached dwellings. The proposed land use is consistent with the approved Block 12 Plan.

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Zoning

The subject lands are zoned RD4(H) Residential Detached Zone Four with the Holding Symbol “(H)”, subject to Exception 9(1385) by Zoning By-law 1-88, which permits one detached residential dwelling on Block 800. The Owner is proposing to rezone this block to RD3 Residential Detached Zone Three to facilitate the creation of 13 lots and to OS5 Open Space Environmental Protection Zone to create two buffer blocks (Blocks 14 and 15), as shown on Attachment #4. The following site-specific exceptions to the RD3 Zone are required to facilitate the proposed Draft Plan of Subdivision and the future detached dwellings:

Table 1:

	By-law Standard	Zoning By-law 1-88, RD3 Zone Requirements	Proposed Exceptions to the RD3 Zone Requirements
a.	Minimum Building Setback Abutting a Non-Residential Use (OS5 Zone)	3.5 m for Lots 1 and 8	3 m
b.	Maximum Driveway Width	6 m	7.5 m for Lots 2 and 3 (staff recommendation; staff cannot support applicant request for no maximum)

The Vaughan Planning Department can support the proposed site-specific zoning exceptions to the RD3 Zone for the following reasons:

a) Building Setback

The proposed reduction of the building setback abutting buffer Blocks 14 and 15 is minor and will facilitate an appropriate location for the detached dwellings and still contribute to an attractive streetscape.

b) Maximum Driveway Width

The Owner has requested that no maximum driveway width apply to Lots 2 and 3 as these lots are located on the curve of the proposed cul-de-sac road. The Vaughan Planning Department recommends that a maximum driveway width of 7.5m be permitted to allow a sufficient width to provide safe access to each driveway from the street given the angle that the driveway will intersect with the proposed road, and allow for the landscaped front yard as required by Zoning By-law 1-88.

Subdivision Design

The proposed Draft Plan of Subdivision shown on Attachment #4 includes 13 residential lots for detached dwellings with average frontages of 15.3 m served by a 17.5 m wide public cul-de-sac road (Street “22”), which extends west from Foley Crescent. The Plan also includes two buffer Blocks (Blocks 14 and 15).

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

The Vaughan Planning Department has no objection to the approval of the proposed Draft Plan of Subdivision as shown on Attachment #4, 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 provided the following comments:

a) Road Network

Site access is proposed via a public cul-de-sac (Street “22”), connecting to Foley Crescent. The Owner shall provide a 0.3 m reserve along the daylight triangle for Lot 7.

b) Servicing

The water supply, sanitary servicing and stormwater management plans for the subject development are consistent with City’s criteria and the approved Block 12 Master Environmental Servicing Plan. The site servicing and stormwater management schemes for the proposed development are as follows:

Units fronting Street “22” will be serviced by a new 200 mm watermain and 200 mm sanitary sewer along the proposed road, which will connect to the existing 200 mm diameter watermain and 500 mm sanitary sewer on Foley Crescent. Units fronting on Foley Crescent will receive service connections for each lot to the existing watermain and sanitary sewer.

The subject site is part of the Block 12 Stormwater Management (SWM) Pond 8 watershed, and is included in the stormwater management plan identified in the Block 12 MESP. The development also contributes to the Block 12 Clean Water Collector (CWC) System, which collects roof water and infiltrates into the native soils within the right of way. There is a 375 mm CWC pipe proposed to collect this runoff throughout the subject site.

Units fronting Street “22” will be serviced by a new 525 mm and 750 mm storm sewer along the proposed road. This sewer will connect to the 375 mm and 825 mm diameter storm sewer located on Foley Crescent.

c) Allocation

In accordance with the City’s annual servicing capacity allocation strategy report as adopted by Vaughan Council on May 19, 2015, formal allocation of servicing capacity is required by Vaughan Council in conjunction with Draft Plan approval. A servicing allocation resolution is included in the recommendation of this report

d) Environmental

The Environmental Site Assessment (ESA) documentation provided in support of the applications was reviewed by the Engineering Department. The Owner has addressed the ESA requirements and the Department has no additional requirements.

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e) Lot Grading

The proposed grading of the site and the lot grading of the individual lots shall meet the current City's lot grading criteria.

f) Noise

The Owner shall provide a noise report as a condition of Draft Plan of Subdivision approval.

g) Summary

The Engineering Department has no objection to the approval of this Draft Plan of Subdivision application, subject to the comments in this report and the conditions of approval set out in Attachment #1.

Vaughan Planning Department - Urban Design and Cultural Heritage Division

The subject property contains the George Munshaw House that is designated under Part IV of the Ontario Heritage Act, designation By-law 403-87 as amended by By-law 167-2014. All proposals involving Part IV designated properties require the approval of a Heritage Permit with Heritage Vaughan Committee approval, in addition to any other City approvals.

The George Munshaw House is proposed to be relocated to Lot 104 within Draft Plan of Subdivision File 19T-03V13, as shown on Attachment #3. The proposed lot is located on Fanning Mills Circle which will provide visibility of the George Munshaw House from Major MacKenzie Drive. The relocation of the George Munshaw House was considered by the Heritage Vaughan Committee on May 13, 2015, at which time the following recommendation was adopted:

“The Manager of Urban Design and Cultural Heritage recommends:

1. That the proposed relocation of the George Munshaw House, Designated Part IV under the Ontario Heritage Act through By-law 403-87 as amended by By-law 167-2014, to Lot 104 of Draft Plan of Subdivision File 19T-03V13, Phase 2, BE APPROVED subject to the following conditions:
 - i) The Applicant submit a Conservation Plan to the satisfaction of the Manager of Urban Design and Cultural Heritage;
 - ii) The Owner enter into a Heritage Easement Agreement with the City of Vaughan for the lands where the George Munshaw House is proposed to be relocated;
 - iii) The Applicant provide a Letter of Undertaking with financial securities calculated to cost of the replacement and relocation of the George Munshaw House; and,
 - iv) Any significant changes to the proposal by the Owner or Applicant, may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning.”

As a result of the relocation of the George Munshaw House, the Designation By-law 403-87 as amended by By-law 167-2014 must be amended to reflect the proposed new legal description for the property. In accordance with Section 30.1 of the Ontario Heritage Act, the Owner will be notified of the proposed legal description and will have an opportunity to submit an objection to

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the City Clerk as per the requirements of the Act. The Heritage Vaughan Committee will be consulted prior to the June 16, 2015, Committee of the Whole meeting of the amendment to the Designation By-law. The revision to the Designation By-law must be approved by Vaughan Council, however this will not occur until a Letter of Undertaking to secure the relocation of the George Munshaw House is executed and Phase 2 of Plan of Subdivision File 19T-03V13 is registered. Once the By-law is final and binding, the City Clerk will provide a copy of the By-law to the Owner and the Ontario Heritage Trust.

Urban Design and Cultural Heritage conditions to this effect are included in Attachment #1 to this report.

Through the review conducted to relocate the George Munshaw House it was determined, based on final site grading plans, that Block 409 of Registered Plan 65M-4425, as shown on Attachment #3, is no longer suitable as a walkway connection to the valley system. Walkway connections to the valley system have been provided elsewhere in the subdivision plan. Through discussions with the Urban Design and Cultural Heritage Division and the Owner it is intended that this Block revert back to the Owner for a single detached residential lot. The subdivision agreement for the original Plan of Subdivision includes a provision that should the City determine that the lands are no longer required then the City may reconvey the Block back to the Owner at no cost to the City. It is noted that Block 409 is zoned OS2 Open Space Park Zone, which does not permit a detached dwelling, and therefore, the Block must be rezoned by the landowner to the appropriate residential category. In addition, the Owner must obtain servicing allocation for this lot.

Vaughan Parks Development Department

The Parks Development Department has reviewed the proposed Draft Plan of Subdivision and advises that the subject application originally formed part of Draft Plan of Subdivision File 19T-03V13 (Helmhorst Investments Ltd.), therefore, the 1.09 subject lands were considered for parkland dedication through File 19T-03V13, and cash-in-lieu of parkland is not required for the subject application.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has no objection to approval of the applications, subject to their conditions included in Attachment #1.

School Boards

The York Region District School Board and York Catholic District School Board have no objection to the applications.

Canada Post

Canada Post has no objections to the proposed subdivision, subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post, in accordance with their conditions included in Attachment #1.

Utilities

The Owner will be required to confirm that sufficient wire-line communications /telecommunications infrastructure is available within the proposed development. The Owner will also be required to grant any easements that may be required for telecommunication services. A condition to this effect is included in Attachment #1.

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Enbridge Gas Distribution has no objections to the application. The Owner will be required to prepare a composite utility plan that allows for the safe installation of all utilities, including the required separation between utilities. Enbridge Gas Distribution has provided conditions in Attachment #1 to be included in the subdivision agreement.

Relationship to Vaughan Vision 2020/Strategic Plan

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

i) **Lead and Promote Environmental Sustainability**

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

ii) **Plan and Manage Growth & Economic 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.

iii) **Preserve Our Heritage and Support Diversity, Arts and Culture**

The Owner is proposing to relocate and preserve the George Munshaw House.

Regional Implications

This development is located within the Bathurst Trunk wastewater area and will be serviced from Water Pressure District No. 6. This development will receive water and wastewater servicing allocation from the City of Vaughan in the short term.

York Region has no objection to Draft Plan of Subdivision File 19T-13V011, subject to their Pre-conditions and Conditions of approval in Attachment #1.

Conclusion

The Vaughan Planning Department has reviewed Zoning By-law Amendment File Z.13.048 and Draft Plan of Subdivision File 19T-13V011, in accordance with the applicable policies of the City's Official Plan, Zoning By-law 1-88, comments from City Departments and external public agencies, and the surrounding existing and planned land uses. The applications will facilitate the development of a residential development with a built form and character that will be consistent and compatible with the community.

The Vaughan Planning Department can support the approval of the Zoning By-law Amendment and Draft Plan of Subdivision applications, subject to the recommendations in this report, and the Conditions of Approval set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-13V011 and Proposed Zoning

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Report prepared by:

Carol Birch, Planner, ext. 8485

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.)

**ZONING BY-LAW AMENDMENT FILE Z.13.048
DRAFT PLAN OF SUBDIVISION FILE 19T-13V011
LONGYARD PROPERTIES INC.
WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND BATHURST STREET**

Recommendation

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Block 12 Plan

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Zoning

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Attachment #4. The following site-specific exceptions to the RD3 Zone are required to facilitate the proposed Draft Plan of Subdivision and the future detached dwellings:

Table 1:

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The Vaughan Planning Department can support the proposed site-specific zoning exceptions to the RD3 Zone for the following reasons:

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

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

a) Road Network

Site access is proposed via a public cul-de-sac (Street "22"), connecting to Foley Crescent. The Owner shall provide a 0.3 m reserve along the daylight triangle for Lot 7.

b) Servicing

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Units fronting Street "22" will be serviced by a new 200 mm watermain and 200 mm sanitary sewer along the proposed road, which will connect to the existing 200 mm diameter watermain and 500 mm sanitary sewer on Foley Crescent. Units fronting on Foley Crescent will receive service connections for each lot to the existing watermain and sanitary sewer.

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c) Allocation

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d) Environmental

The Environmental Site Assessment (ESA) documentation provided in support of the applications was reviewed by the Engineering Department. The Owner has addressed the ESA requirements and the Department has no additional requirements.

e) Lot Grading

The proposed grading of the site and the lot grading of the individual lots shall meet the current City's lot grading criteria.

f) Noise

The Owner shall provide a noise report as a condition of Draft Plan of Subdivision approval.

g) Summary

The Engineering Department has no objection to the approval of this Draft Plan of Subdivision application, subject to the comments in this report and the conditions of approval set out in Attachment #1.

Vaughan Planning Department - Urban Design and Cultural Heritage Division

The subject property contains the George Munshaw House that is designated under Part IV of the Ontario Heritage Act, designation By-law 403-87 as amended by By-law 167-2014. All proposals involving Part IV designated properties require the approval of a Heritage Permit with Heritage Vaughan Committee approval, in addition to any other City approvals.

The George Munshaw House is proposed to be relocated to Lot 104 within Draft Plan of Subdivision File 19T-03V13, as shown on Attachment #3. The proposed lot is located on Fanning Mills Circle which will provide visibility of the George Munshaw House from Major MacKenzie Drive. The relocation of the George Munshaw House was considered by the Heritage Vaughan Committee on May 13, 2015, at which time the following recommendation was adopted:

"The Manager of Urban Design and Cultural Heritage recommends:

1. That the proposed relocation of the George Munshaw House, Designated Part IV under the Ontario Heritage Act through By-law 403-87 as amended by By-law 167-2014, to Lot 104 of Draft Plan of Subdivision File 19T-03V13, Phase 2, BE APPROVED subject to the following conditions:
 - i) The Applicant submit a Conservation Plan to the satisfaction of the Manager of Urban Design and Cultural Heritage;
 - ii) The Owner enter into a Heritage Easement Agreement with the City of Vaughan for the lands where the George Munshaw House is proposed to be relocated;
 - ii) The Applicant provide a Letter of Undertaking with financial securities calculated to cost of the replacement and relocation of the George Munshaw House; and,
 - iv) Any significant changes to the proposal by the Owner or Applicant, may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning."

As a result of the relocation of the George Munshaw House, the Designation By-law 403-87 as amended by By-law 167-2014 must be amended to reflect the proposed new legal description for the property. In accordance with Section 30.1 of the Ontario Heritage Act, the Owner will be notified of the proposed legal description and will have an opportunity to submit an objection to the City Clerk as per the requirements of the Act. The Heritage Vaughan Committee will be consulted prior to the June 16, 2015, Committee of the Whole meeting of the amendment to the Designation By-law. The revision to the Designation By-law must be approved by Vaughan Council, however this will not occur until a Letter of Undertaking to secure the relocation of the George Munshaw House is executed and Phase 2 of Plan of Subdivision File 19T-03V13 is registered. Once the By-law is final and binding, the City Clerk will provide a copy of the By-law to the Owner and the Ontario Heritage Trust.

Urban Design and Cultural Heritage conditions to this effect are included in Attachment #1 to this report.

Through the review conducted to relocate the George Munshaw House it was determined, based on final site grading plans, that Block 409 of Registered Plan 65M-4425, as shown on Attachment #3, is no longer suitable as a walkway connection to the valley system. Walkway connections to the valley system have been provided elsewhere in the subdivision plan. Through discussions with the Urban Design and Cultural Heritage Division and the Owner it is intended that this Block revert back to the Owner for a single detached residential lot. The subdivision agreement for the original Plan of Subdivision includes a provision that should the City determine that the lands are no longer required then the City may reconvey the Block back to the Owner at no cost to the City. It is noted that Block 409 is zoned OS2 Open Space Park Zone, which does not permit a detached dwelling, and therefore, the Block must be rezoned by the landowner to the appropriate residential category. In addition, the Owner must obtain servicing allocation for this lot.

Vaughan Parks Development Department

The Parks Development Department has reviewed the proposed Draft Plan of Subdivision and advises that the subject application originally formed part of Draft Plan of Subdivision File 19T-03V13 (Helmhorst Investments Ltd.), therefore, the 1.09 subject lands were considered for parkland dedication through File 19T-03V13, and cash-in-lieu of parkland is not required for the subject application.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has no objection to approval of the applications, subject to their conditions included in Attachment #1.

School Boards

The York Region District School Board and York Catholic District School Board have no objection to the applications.

Canada Post

Canada Post has no objections to the proposed subdivision, subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post, in accordance with their conditions included in Attachment #1.

Utilities

The Owner will be required to confirm that sufficient wire-line communications /telecommunications infrastructure is available within the proposed development. The Owner will also be required to grant any easements that may be required for telecommunication services. A condition to this effect is included in Attachment #1.

Enbridge Gas Distribution has no objections to the application. The Owner will be required to prepare a composite utility plan that allows for the safe installation of all utilities, including the required separation between utilities. Enbridge Gas Distribution has provided conditions in Attachment #1 to be included in the subdivision agreement.

Relationship to Vaughan Vision 2020/Strategic Plan

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

i) Lead and Promote Environmental Sustainability

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

ii) Plan and Manage Growth & Economic 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.

iii) Preserve Our Heritage and Support Diversity, Arts and Culture

The Owner is proposing to relocate and preserve the George Munshaw House.

Regional Implications

This development is located within the Bathurst Trunk wastewater area and will be serviced from Water Pressure District No. 6. This development will receive water and wastewater servicing allocation from the City of Vaughan in the short term.

York Region has no objection to Draft Plan of Subdivision File 19T-13V011, subject to their Pre-conditions and Conditions of approval in Attachment #1.

Conclusion

The Vaughan Planning Department has reviewed Zoning By-law Amendment File Z.13.048 and Draft Plan of Subdivision File 19T-13V011, in accordance with the applicable policies of the City's Official Plan, Zoning By-law 1-88, comments from City Departments and external public agencies, and the surrounding existing and planned land uses. The applications will facilitate the development of a residential development with a built form and character that will be consistent and compatible with the community.

The Vaughan Planning Department can support the approval of the Zoning By-law Amendment and Draft Plan of Subdivision applications, subject to the recommendations in this report, and the Conditions of Approval set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-13V011 and Proposed Zoning

Report prepared by:

Carol Birch, Planner, ext. 8485
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- 13V011
LONGYARD PROPERTIES INC. (THE OWNER)
PART OF LOT 21, CONCESSION 2, 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- 13V011 (THE PLAN), ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, Drawing No. 15-15, prepared by KLM Planning Partners Inc., dated February 18, 2015.
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. Prior to final approval of the Plan, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the lots and block areas, frontages and depths in accordance with the approved Zoning By-law for all the lots and blocks within the Plan.
4. The Owner shall pay any and all outstanding application fees to the Vaughan Planning Department in accordance with the in-effect Tariff of Fees By-law.
5. The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
6. The road allowances, road widenings, and daylight corners included within this Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances to the satisfaction of the City.
7. The road allowances included within this Plan shall be named to the satisfaction of the City and the Regional Planning Department.
8. 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.
9. 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.
10. 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.

11. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes, which shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
12. 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.
13. 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) the proposed methods of controlling or minimizing erosion and siltation onsite 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.
14. 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.
15. 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.
16. 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.
17. The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.
18. 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.
19. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis 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.

20. 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 subdivision agreement. A drawing depicting the conceptual location for boulevard trees is included as a schedule in this subdivision agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

The City has not imposed an amount of a "Tree Fee" or any other fee, which may be charged as a condition of purchase for the planting of trees. Any "Tree Fee" paid by 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
6.0 - 6.99 m ¹	3.5 m
7.0 - 8.99 m ¹	3.75 m
9.0 - 11.99 m ¹	6.0 m
12.0 m and greater ²	9.0 m

¹The Lot Frontage for Lots between 6.0 - 11.99 m 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 12.0m 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 in accordance with the requirements of 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 (Subdivision Developer) 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 maintenance of the noise attenuation features 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 features 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 the 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 homeowner’s responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice.”
- 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 clauses 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.

21. 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.
22. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final Plan to the satisfaction of the City.
23. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available for the Plan.
24. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study for the review and approval of the City that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.
25. 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.
26. Prior to the initiation of the grading or stripping of topsoil and final approval, the Owner shall submit a top soil storage Plan detailing the location, size, slopes stabilization methods and time period, for the review and approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the either park or school blocks.
27. The Owner shall agree in the subdivision agreement to construct a 1.5 metre high black vinyl chain link fence along the limits of the residential lots where they abut the open space, valley/woodlot, storm water management, and/or park blocks to the satisfaction of the City.
28. The Owner shall agree in the subdivision agreement to include following warning statements, in wording satisfactory to the City, in all Offers of Purchase and Sale/or Lease within the Plan:
 - a) abutting or in proximity of any parkland, valley lands 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 valley lands and SWM are 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.”
- e) Lots 1, 2, 3 and 4 back onto a SWM pond.
- f) Lot 8 is adjacent to valley lands.
29. Prior to final approval of the Plan, the Owner shall provide drawings for the location and design of proposed bicycle parking at transit stops, school campuses, commercial sites, and other destinations within the Plan such as retail/entertainment, to the satisfaction of the Development Engineering and Infrastructure Planning Services Department.
30. 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.
31. Prior to final approval of the Plan, the Owner shall submit an environmental noise and/or vibration report to the City for review and approval. The preparation of the noise/vibration report shall include the ultimate traffic volumes associated with the surrounding road network and railway to according to the Ministry of Environment 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.
32. 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, cash-in-lieu of parkland, roads and municipal services within Block 12. The Owner acknowledges that parkland shall be dedicated and/or cash-in-lieu paid in accordance the Planning Act and conform to the City’s “Cash-in-lieu of Parkland Policy”. This agreement shall also include a provision for additional developers to participate with the Developers’ Group Agreement when they wish to develop their lands.
33. 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.
34. 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.
35. 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 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.

36. The Owner shall agree in the subdivision agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction the City.
37. The Owner shall agree in the Subdivision Agreement to construct, at no cost to the City, any required sidewalk and/or walkway shown on the approved construction drawings to the satisfaction of the City.
38. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City.
39. The Owner agrees to include in the Offers of Purchase and Sale/Lease for all lots adjacent to the open space areas associated with the creek, a statement which advises of the public land setback from the top of bank of the creek and that public walkways may be located in this setback area.
40. Prior to final approval, the Owner shall agree in the subdivision agreement to the following:
 - All development shall proceed in accordance with the Vaughan 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.
41. 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 and Urban Design Guidelines prepared by Paul Cosburn Associates Limited.
 - Co-ordination of the urban design/streetscape elements including fencing treatments and street tree planting; and
 - Edge restoration along the valley lands.
42. Prior to final approval, the Owner shall provide a buffer block abutting the valley lands in accordance with Toronto and Region Conservation Authority (TRCA) policies for residential lots.
43. 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.
44. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the valley lands. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the valley edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management

and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City, as follows:

- The Owner shall provide a report for a 20 metre zone within all staked valley edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
45. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential lots, to be co-ordinated with the environmental noise report and architectural control design guidelines.
 46. The Owner shall convey buffer Blocks 14 and 15 to the Toronto and Region Conservation Authority (TRCA) or the City free of all cost and encumbrances.
 47. The Owner shall submit a Conservation Plan to the satisfaction of the Manager of Urban Design and Cultural Heritage.
 48. The Owner shall enter into a Heritage Easement Agreement with the City of Vaughan for the lands where the George Munshaw House is proposed to be relocated.
 49. The Owner shall provide a Letter of Undertaking with financial securities calculated for cost of the replacement and relocation of the George Munshaw House.
 50. The legal description of the George Munshaw House, Designation By-law 403-87 as amended by 167-2014 shall be revised to include Lot 104 within Draft Plan of Subdivision File 19T-03V13. This revision By-law can only be approved by Vaughan Council after the receipt of the Letter of Undertaking.
 51. The Owner shall submit a complete Stage 3 and Stage 4 archaeological assessment for the remaining areas that have not been cleared of archaeological potential.
 52. The Owner shall submit a letter from the Ministry of Tourism, Culture and Sport indicating that acceptance of the report(s) into the register of archaeological reports without issues pending.
 53. The subdivision agreement shall require that in areas that have been cleared of concern for archaeological resources, the following standard clauses shall apply:
 - a) Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department shall be notified immediately.
 - b) In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The Owner shall contact the City of Vaughan Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

York Region Conditions

- i) Pre-Conditions
54. Prior to or concurrent with draft plan approval for any residential lots, 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.

55. Prior to draft plan approval for any residential lots, the Owner shall enter into an indemnity agreement with York Region, which agreement shall be registered on title, agreeing to save harmless York Region from any claim or action as a result of York Region releasing conditions and pre-conditions of draft approval as part of the draft approval of Plan of Subdivision File 19T-13V11, or any phase thereof, including, but not limited to claims or actions resulting from, water or sanitary sewer service not being available when anticipated. The agreement shall include a provision that requires all subsequent purchasers of the subject lands, to enter into a separate agreement with York Region as a condition of the Agreement of Purchase and Sale, agreeing to indemnify York Region on the same terms and conditions as the Owner.

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

ii) Conditions

56. Prior to final approval, York Region shall confirm that adequate water supply and sewage servicing 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.
57. 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.
58. Prior to final approval, the engineering drawing showing the layout of the watermains and sewers shall be submitted to the Capital Planning and Delivery Branch for review.

59. The Owner shall agree in the Subdivision Agreement that any direct connection to a York Region water or wastewater system requires York Region approval prior to construction, and engineering drawings showing details of the connection shall be submitted to Capital Planning and Delivery for approval.
60. 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 Transportation and Community Planning Department.
61. 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.

Enbridge Gas Distribution

62. The Owner shall contact Enbridge Gas Distribution's Customer Connections Department by emailing SalesArea30@enbridge.com for service and meter installation detail and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to tree planting, silva cells, and/or soil trenches) and/or asphalt paving.
63. If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the Owner.
64. In the event that easements(s) are required to service this development, the Owner will provide the easements(s) to Enbridge Gas Distribution at no cost.
65. The Owner shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea30@enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.
66. The Owner shall grade all allowances to as final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping. Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Canada Post

67. The Owner shall agree to include in all Offers of Purchase and Sale or Lease, 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. The Owner will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Offer of Purchase and Sale, on which the homeowners do a sign off.
68. The Owner shall agree that 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.
69. The Owner shall consult with Canada Post Corporation to determine suitable locations for the placement of the Community Mailbox and to indicate these locations on the appropriate servicing plan.
70. The Owner shall agree to provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:

- a) a Community Mailbox concrete base pad per Canada Post specifications;
 - b) any required walkway across the boulevard, as per municipal standards; and,
 - c) any required curb depressions for wheelchair access.
71. The Owner shall agree to determine and provide and fit up a suitable temporary Community Mailbox location(s) which may be utilized by Canada Post until the permanent mailbox pads, curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations (a gravel area with a single row of patio stones – spec to be provided). This will enable Canada Post to provide mail service to new residences as soon as homes are occupied. The developer further agrees to fit up the temporary area 30 to 60 days prior to the first occupancy and notify Canada Post of the first occupancies at this time. The Owner should provide evidence of how they intend to co-ordinate this activity in a timely manner to a safe and clean usable area.
72. Canada Post advises that enhanced Community Mailbox sites with roof structures shall require documentation in accordance with Canada Post Policy.
73. Canada Post advises that there shall be one mail delivery point to each unique address assigned by the Municipality
74. Canada Post requests that the Owner shall notify all new homebuyers of the process to initiate Mail Delivery. Once the homeowner has closed their home sale, the new homeowner can go to the local Post Office and show their warranty documentation and license for identification to begin the process of requesting mail delivery. Of note, any mail which has been sent to this homeowner in the interim to the new address will also be available for pickup at this local Post Office where the mail will be held until mail delivery begins. The location of the local Post Office is 51-B Caldari Road Concord, ON, phone number 905-738-7059.

Toronto and Region Conservation Authority (TRCA)

75. Prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report and plans to the satisfaction of TRCA in accordance with the approved Block 12 Master Environmental Servicing Plan and the preliminary grading plans (Drawing No. GR-BL 800 and SEC-BL 800, prepared by Schaeffers Consulting Engineers, Revision No. 3 dated December 22, 2014), as may be amended to the satisfaction of TRCA and the City of Vaughan. This submission shall include:
- a) Grading plans for the subject lands;
 - b) Cross-sections and details where grading is proposed in or adjacent to the Open Space (Buffer Blocks 14 and 15 inclusive), including but not limited to existing and proposed grades, limits of the natural features and hazards, buffers, transition to the adjacent tableland areas, interim stabilization of the slopes/disturbed areas, mitigation, tree protection, sediment and erosion controls, and supporting geotechnical/soils analyses; and,
 - c) An erosion and sediment control report and plans for the Plan that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction.
76. Prior to the registration of this Plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) to the satisfaction of TRCA in accordance with the approved Block 12 Master Environmental Servicing Plan and updated Servicing Brief (Longyard Subdivision – Block 800 on File 19T-03V13 Servicing Brief, prepared by Schaeffers Consulting Engineers,

dated February 28, 2014), as may be amended to the satisfaction of TRCA and the City. This report shall include:

- a) A description of the storm drainage system (quantity and quality) for the proposed development;
 - b) Plans illustrating how this drainage system will tie into surrounding drainage systems? (i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated?); and, the design capacity of the receiving system;
 - c) Appropriate stormwater management techniques which may be required to control minor and major flows;
 - d) Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural system, both aquatic and terrestrial;
 - e) Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
 - f) Proposed measures to promote infiltration and maintain water balance for the plan area;
 - g) Proposed measures to maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development;
 - h) An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation and any permitting requirements;
 - i) The location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended.
77. Prior to site alteration and prior to the registration of this Plan or any phase thereof, the Owner shall prepare a tree protection and preservation plan for the site that reviews opportunities for the retention of larger trees, means of protecting retained trees/forest edges from development activities, and opportunities for the salvage and re-use of trees throughout the site as buffer plantings to the satisfaction of TRCA.
78. Prior to the registration of this Plan or any phase thereof, the Owner shall prepare comprehensive edge management plans/restoration planting plans to the satisfaction of the TRCA for the Open Space (Buffer Blocks 14 and 15 inclusive).
79. Prior to the registration of this Plan or any phase thereof, the Owner shall prepare a plan that addresses the removal and restoration of historical, man-made intrusions in the Open Space (Buffer Blocks 14 and 15 inclusive) to the satisfaction of TRCA, which must include but is not limited to the removal of paths, culverts, structures, fences, debris, etc. and the restoration of these areas to a natural state.
80. Prior to the registration of this Plan or any phase thereof, the Owner shall prepare trail plans and details to the satisfaction of the TRCA for areas within and adjacent to the Open Space (Buffer Blocks 14 and 15 inclusive).
81. Prior to the registration of this Plan or any phase thereof, the Owner shall obtain all necessary permits from the TRCA pursuant to the *Development, Interference with Wetlands and Alterations*

to *Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of the TRCA.

82. The Open Space (Buffer Blocks 14 and 15 inclusive) shall be dedicated to the TRCA or the City, free of all charges and encumbrances, to the satisfaction of the TRCA.
83. The implementing zoning by-law shall recognize the Open Space (Buffer Blocks 14 and 15 inclusive) in an open space, or other suitable environmental zoning category, which has the effect of prohibiting development, to the satisfaction of the TRCA.
84. The Owner shall provide a copy of the approved implementing zoning by-law to the TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
85. The Owner shall agree in the subdivision agreement, in wording acceptable to the TRCA:
 - a) To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the reports/strategies and details of the plans referenced in the TRCA's conditions of draft plan approval (Conditions 1 through 7 inclusive in TRCA's letter dated May 22, 2015);
 - b) To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
 - c) To obtain all necessary permits from the TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of the TRCA;
 - d) To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of the TRCA;
 - e) To erect a permanent fence along all residential lots that abut the Open Space (Buffer Blocks 14 and 15 inclusive) to the satisfaction of the TRCA;
 - f) To prohibit grading works within the Open Space (Buffer Blocks 14 and 15 inclusive) unless approved by the TRCA; and,
 - g) To prohibit retaining walls in or adjacent to the Open Space (Buffer Blocks 14 and 15 inclusive) unless approved by the TRCA.
86. The Plan shall be subject to red-line revision(s) in order to meet the requirements of the TRCA's conditions of draft plan approval (Conditions 1 through 12 inclusive in the TRCA's letter dated May 22, 2015), if necessary, to the satisfaction of the TRCA.
87. The Owner shall provide a copy of the fully executed subdivision agreement to the TRCA, when available, in order to expedite the clearance of conditions of draft plan approval.

Other Conditions

88. 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 87 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
- 89. The City shall advise that Conditions 1 to 53 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
- 90. The York Region Transportation and Community Planning Department shall advise that Conditions 54 to 61 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
- 91. Enbridge Gas Distribution Inc. shall advise that Conditions 62 to 66 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
- 92. Canada Post shall advise that Conditions 67 to 74 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
- 93. The TRCA shall advise that Conditions 75 to 87 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:
Longyard Properties Inc.

N:\DFT\1 ATTACHMENTS\19\19T-13V011.dwg



Attachment
FILES:
Z.13.048 & 19T-13V011
DATE:
June 16, 2015

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