

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 53, Report No. 30, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 24, 2014, as follows:

By approving the recommendation set out in Communication C12 from the Commissioner of Planning, dated June 19, 2014, as follows:

That Conditions #50 and #53 in Attachment #1 to the report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning dated June 17, 2014, be deleted.

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**ZONING BY-LAW AMENDMENT FILE Z.13.009
DRAFT PLAN OF SUBDIVISION FILE 19T-13V004
DRAFT PLAN OF SUBDIVISION FILE 19T-13V005
QUADRANT HOLDINGS INC.**

WARD 4 - VICINITY OF LBOVIC CAMPUS DRIVE AND THOMAS COOK AVENUE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014:

Recommendation

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

1. THAT Zoning By-law Amendment File Z.13.009 (Quadrant Holdings Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands from RA3(H) Apartment Residential Zone with the Holding Symbol "(H)", subject to Exception 9(1352) to RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)" (maximum 205 street townhouse units on public roads) and OS1 Open Space Conservation Zone (valleylands) in the manner shown on Attachments #4 and #5, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Holding Symbol "(H)" shall not be removed from the lands zoned RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)" as shown on Attachments #4 and #5, until Vaughan Council identifies and allocates water supply and sewage servicing capacity to the subject lands.
3. THAT Draft Plan of Subdivision File 19T-13V004 (Quadrant Holdings Inc.) BE APPROVED, to facilitate a plan of subdivision for 110 street townhouse dwelling units as shown on Attachment #4, subject to the conditions of approval set out in Attachment #1.
4. THAT Draft Plan of Subdivision File 19T-13V005 (Quadrant Holdings Inc.) BE APPROVED, to facilitate a plan of subdivision for 95 street townhouse dwelling units as shown on Attachment #5, subject to the conditions of approval set out in Attachment #1.
5. THAT the subdivision agreement for Draft Plan of Subdivision Files 19T-13V004 and 19T-13V005 (Quadrant Holdings Inc.) shall contain the following clause:

"The owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The owner

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shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031
- Objective 2.3: To create a City with sustainable built form

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

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation
- Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit

In accordance with the goals and objectives identified above, the owner has advised that the proposed townhouse dwellings will meet Energy Star guidelines. Additional sustainable design features will be identified through the future Site Development Application(s).

Economic Impact

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

Communications Plan

On May 17, 2013, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the Valleys of Thornhill Ratepayers Association. A copy of the Notice of Public Hearing was posted on the City's website at www.vaughan.ca and a Notice sign was installed on the property. One deputation was received at the Public Hearing on June 11, 2013, from Ms. Grad, Woodvalley Crescent, Maple expressing the following concerns:

- the proposed development will increase traffic and parking in the neighbourhood
- existing schools in the neighbourhood are at full capacity.

These concerns are addressed in the Vaughan Development/Transportation Engineering and School Boards sections of this report. The recommendation of the Committee of the Whole to receive the Public Hearing report of June 11, 2013, and to forward a comprehensive report to a future Committee the Whole meeting was ratified by Vaughan Council on June 25, 2013.

Purpose

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

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1. Zoning By-law Amendment File Z.13.009 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RA3(H) Apartment Residential Zone with the Holding Symbol “(H)”, subject to Exception 9(1352) to RT1(H) Residential Townhouse Zone with the Holding Symbol “(H)” (maximum 205 street townhouse units on public roads) and OS1 Open Space Conservation Zone (valleylands) in the manner shown on Attachments #4 and #5, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-13V004 (east side of Thomas Cook Avenue) consisting of the following as shown on Attachment #4:

Blocks 1-20 (110 street townhouse units)	2.180 ha
Block 21 (Open Space)	0.370 ha
Blocks 20-25 (0.3 m reserves)	0.001 ha
Municipal Road (“Street A”)	0.530 ha
Total Area	3.081 ha

3. Draft Plan of Subdivision File 19T-13V005 (west side of Thomas Cook Avenue) consisting of the following as shown on Attachment #5:

Blocks 1-17 (95 street townhouse units)	2.020 ha
Block 18 (Open Space)	0.530 ha
Block 19 (Landscape Buffer)	0.020 ha
Blocks 20-25 (0.3 m reserves)	0.001 ha
Municipal Road (“Street A”)	0.530 ha
Total Area	3.101 ha

Background - Analysis and Options

Location

The subject lands shown on Attachments #2 and #3 total 6.18 ha and are located on the east and west sides of Thomas Cook Avenue, south of Lebovic Campus Drive, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Previous Development Applications

The lands were the subject of previous Official Plan Amendment (File OP.07.003) and Zoning By-law Amendment (File Z.07.032) applications by the former owner of the subject lands (Joseph and Wolf Lebovic Community Campus), that were approved by Vaughan Council on September 7, 2010.

The proposal consisted of four apartment buildings ranging in height from 4 to 8-storeys with a total of 855 units, to be used as residential apartment buildings and seniors retirement residences. Site-specific Official Plan Amendment #717 redesignated the subject lands from “Low Density Residential” to “High Density Residential/Commercial” and “Valley Lands”. The implementing Zoning By-law 237-2010 rezoned the lands to RA3(H) Apartment Residential Zone with the Holding Symbol “(H)”. However, through the Vaughan Official Plan 2010 process, the subject lands were designated “Mid-Rise Residential”, which also identified townhouse dwellings as an appropriate form of development in this designation. Since that time, the current owner has submitted the subject applications to facilitate a street townhouse development.

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Official Plan

The subject lands are designated “Mid-Rise Residential” with a maximum height of 8-storeys and a maximum density of 2.5 FSI by Vaughan Official Plan 2010 (VOP 2010). The “Mid-Rise Residential” designation permits townhouses within 70 metres of lands designated “Low-rise Residential” in order to provide for an appropriate transition to a “Low Density Residential” area. The subject lands abut lands designated “Low-Rise Residential” to the north and south. Accordingly, the proposed 3-storey street townhouse units conform to VOP 2010.

Zoning

The subject lands are zoned RA3(H) Apartment Residential Zone with the Holding Symbol “(H)” by Zoning By-law 1-88, subject to Exception 9(1352). The RA3(H) Zone does not permit street townhouse dwelling units, therefore an amendment to Zoning By-law 1-88 is required. The Planning Department supports the proposal to rezone the subject lands to RT1(H) Residential Townhouse Zone with the Holding Symbol “(H)” and OS1 Open Space Conservation Zone as these zone categories would implement the Official Plan and implement the proposed draft plans of subdivision shown on Attachments #4 and #5. The following site-specific zoning provisions are required to facilitate the development:

Table #1:			
	By-law Standard	By-law 1-88 RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to RT1 Residential Townhouse Zone Requirements
a.	Minimum Lot Frontage	6 m / unit	5.5 m / unit
b.	Minimum Lot Area	162 m ² / unit	145 m ² / unit
c.	Minimum Exterior Side Yard Setback	4.5 m	3 m
d.	Maximum Building Height	11 m	12 m
e.	Minimum Lot Depth	27 m	26.5 m (Blocks 12, 13 and 14, Plan 19T-13V004; Block 7, Plan 19T-13V005) 26.3 m (Block 20, Plan 19T-13V004) 22.6 (Block 7, Plan 19T-13V004)

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e.	Maximum Number of Townhouse Units in a Row	6 units	7 units (Blocks 5 and 9, Plan 19T-13V004; Blocks 1 and 5, Plan 19T-13V005) 8 units (Block 17, Plan 19T-13V004)
f.	Toronto and Region Conservation Authority Landscape Buffer	Zoning By-law 1-88 does not include a Minimum Landscape Buffer Required for the TRCA	The implementing Zoning By-law shall require that no structures (including ancillary structures such as pools, sheds, gazebos and/or paving) and/or grading shall be permitted within 1 m of the rear property line on Blocks 5, 6, 7, 8, 9, 15, 19 and 20 on Draft Plan of Subdivision File 19T-13V004 and Blocks 4,5 ,6, 7, 8, 12, 13, 14, 15 and 16 on Draft Plan of Subdivision File 19T-13V005, to facilitate infiltration trenches

The Planning Department can support the proposed site-specific zoning exceptions to Zoning By-law 1-88 for the following reasons:

a) Minimum Lot Frontage and Lot Area

The Planning Department is satisfied with the proposed lot frontage and area as they will facilitate an appropriate medium intensity housing form while maintaining a suitable integration into the existing adjacent low-rise residential area, as stipulated by the Official Plan.

b) Minimum Exterior Side Yard Setback

A majority of the proposed townhouse units are located on internal blocks, with the exception of 7 townhouse lots on Draft Plan of Subdivision File 19T-13V004, and 6 townhouse lots on Draft Plan of Subdivision File 19T-13V005, that are corner lots abutting a road. Accordingly, the Planning Department has no objections to the proposed 3 m exterior side yard setback, as it will affect only 13 of the proposed 205 townhouse units, and will have minimal effect on the overall streetscape.

c) Maximum Building Height

The proposed townhouse units will utilize a flat roof as shown on Attachment #8, in order to create a contemporary character. Zoning By-law 1-88 requires that building height for a flat roof be measured to the highest point of the roof surface, whereas building height for a sloped (e.g. gambrel, hip or gambrel) roof is measured at the mean height between the eaves and the highest point of the roof. On this basis, the Planning Department has no objections to the proposed 12 m building height required to facilitate the proposed architectural design.

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d) Minimum Lot Depth

The Planning Department has no objection to the reduced lot depth. The reduction affects only 6 of the proposed blocks and 23 of the proposed 205 townhouse units, and will have minimal impact on the overall lot pattern.

e) Maximum Number of Townhouse Units in a Row

A maximum of 6 townhouse units in a row are permitted by Zoning By-law 1-88, whereas the owner is requesting a maximum of 7 units on Blocks 5 and 9 on Plan 19T-13V004 and Blocks 1 and 5 on Plan 19T-13V005. The owner is also requesting a maximum of 8 units for Block 17 on Plan 19T-13V005. The owner has submitted a Supplementary Urban Design Report dated May 2014, and prepared by RN Design justifying the increase in the number of units within a townhouse block. The report indicates that the larger blocks are a consequence of efficient site planning principles and established site constraints. The larger blocks are dispersed throughout the subject lands to contribute to the streetscape variety and character. The larger blocks are also generally located internal to the subdivisions in order to eliminate potential negative impact as a result of the increase in massing. The Planning Department has no objections to the limited number of blocks that exceed the maximum number of permitted townhouse units in a row.

f) Toronto and Region Conservation Authority (TRCA) Landscape Buffer

The Toronto and Region Conservation Authority (TRCA) requires that the implementing Zoning By-law include a provision to ensure that no structures (including ancillary structures such as pools, sheds, gazebos and/or paving) and/or grading be permitted within 1 metre of the rear property line on Blocks 5, 6, 7, 8, 9, 15, 19 and 20 on Draft Plan of Subdivision File 19T-13V004, (Attachment #4), and Blocks 4, 5, 6, 7, 8, 12, 13, 14, 15 and 16 on Draft Plan of Subdivision File 19T-13V005 (Attachment #5) to facilitate proposed infiltration trenches. The TRCA has confirmed that the submitted grading plan does not show a 1 metre infiltration trench on Block 10 for File 19T-13V004, and therefore, this requirement does not apply to Block 10. On this basis, the Planning Department has no objections to this requirement.

The proposed development demonstrates good urban design principles, is compatible with the surrounding existing and planned land use context, and is consistent with the Official Plan policies. The Planning Department has no objections to the proposed zoning and can support the approval of Zoning By-law Amendment File Z.13.009.

Holding Symbol “(H)”

Should Vaughan Council approve the subject applications, the implementing Zoning By-law will rezone the residential portion of the subject lands to RT1(H) Zone. The Holding Symbol “(H)” will not be removed until water and sewage servicing capacity has been identified and allocated to the subject lands by Vaughan Council. A condition to this affect is included in the recommendation of this report.

Subdivision Design

Draft Plan of Subdivision File 19T-13V004 as shown on Attachment #4, consists of 14 blocks with frontage on “Street A”, 2 blocks with frontage on Thomas Cook Avenue, and 4 blocks with frontage on Lebovic Campus Drive. The proposed “Street A” maintains a 17.5 m right-of-way and will be conveyed to the City of Vaughan as a public road. The open space/buffer (Block 21) will be dedicated to either the TRCA or the City of Vaughan. A condition to this effect is included in Attachment #1.

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Draft Plan of Subdivision File 19T-13V005 as shown on Attachment #5, consists of 15 blocks with frontage on “Street A” and 2 blocks with frontage on Thomas Cook Avenue. The proposed “Street A” maintains a 17.5 m right-of-way and will be conveyed to the City of Vaughan as a public road. The open space/buffer (Blocks 18 and 19) will be dedicated to either the TRCA or the City of Vaughan. A condition to this effect is included in Attachment #1.

Portions of Blocks 2, 3 and 4 on Draft Plan of Subdivision 19T-13V005 are owned by the City of Vaughan as part of the Mill Race Park that abuts the subject lands to the north, as shown on Attachments #3 and #5. The owner has proposed a land exchange with the City for the City to convey the portion of land abutting Blocks 2, 3, and 4, to the owner to form part of the lots within those blocks. The owner would convey a portion of land abutting Block 1 to the north, as shown on Attachment #5, that will form part of the future Mill Race Park.

To date, the owner has not initiated the process to execute the land exchange, which includes approval from Vaughan Council. Accordingly, these lands are not being considered for approval at this time. The owner will be required to initiate the land transfer process with the Vaughan Legal Department/Real Estate Division and Vaughan Council will need to consider the owner's request. Should Vaughan Council approve the land exchange, the Vaughan Planning Department will prepare a supplementary Zoning By-law for the consideration by Council to address the two parcels.

All development within the Draft Plans of Subdivision, as shown on Attachments #4 and #5, must proceed in accordance with the approved Block 11 “The Valleys of Thornhill” Architectural Design Guidelines, prepared by John G. Williams Ltd., and in accordance with the approved Block 11 Urban Design Guidelines and Landscape Masterplan, prepared by Paul Cosburn Associates Ltd. Conditions to this effect are included in Attachment #1.

The owner is required to erect permanent wood fence treatments for the Blocks that flank Thomas Cook Avenue (Blocks 4, 5, 14, 15, 17, 18 and 19), as shown on Attachments #4 and #5, to be coordinated with the environmental noise report. The owner is also required to erect a permanent 1.5 m high galvanized chain-link fence or approved equal along the limits of the residential blocks that abut open space. Conditions to this effect are provided in Attachment #1.

The subject lands are located within Block 11, which is subject to a Developer's Group Agreement. The owner is required to satisfy all obligations, financial or otherwise, of the Block 11 Developer's Group Agreement to the satisfaction of the Block 11 Trustee. A condition to this effect is included in Attachment #1.

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

Vaughan Development/Transportation Engineering Department

The Development/Transportation Engineering Department provides the following comments:

a) Road Network

Site access is proposed via two crescents, one on the east side of Thomas Cook Avenue to provide access to lots within Draft Plan of Subdivision File 19T-13V004, and one on the west side to provide access to lots within Draft Plan of Subdivision File 19T-13V005. Each crescent provides one full-move and one right-in/right-out access to serve the proposed development. The proposed roads on the Plan (identified as Street ‘A’ on Attachments #4 and #5) must be designed in accordance with the City's standards and criteria. In addition, a sidewalk on one side of the street for each proposed right-of-way is required by the City's Sidewalk Policy.

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b) Transportation Network/Traffic Impact Study

The proposed road network and configuration is satisfactory to the Development/Transportation Engineering Department with respect to sight lines and safe stopping distance. Respecting comments made by the deputant at the June 11, 2013 Public Hearing, the Development/Transportation Engineering Department concurs with the conclusions of the submitted Traffic Impact Study, which indicates that traffic volumes generated by the proposed development are a small component of total traffic passing through the intersection during peak hours. Therefore, the expected traffic generated by the development will have a modest impact on the adjacent roadway intersections.

Zoning By-law 1-88 does not require the provision of visitor's parking spaces for the proposed development. However, the owner has submitted an on-street parking plan that identifies 17 on-street parking spaces for Draft Plan of Subdivision File 19T-13V004 (east of Thomas Cook Avenue), and 14 on-street parking spaces for Draft Plan of Subdivision File 19T-13V005 (west of Thomas Cook Avenue), for a total of 31 visitor parking spaces available on City streets.

The implementation of Traffic Demand Management (TDM) measures such as a sustainable mobility program will be considered at the Site Plan stage, and will require a commitment from the owner to work with the City of Vaughan, in coordination with York Region, to implement and monitor TDM measures.

c) Stormwater Management

The existing storm sewers along Thomas Cook Avenue and Lebovic Campus Drive are proposed to service the site. Water quantity and quality control measures are proposed to be provided via the existing Stormwater Management Pond 4 in the south side of Block 11 within the Woodvalley Development to the south.

d) Sanitary Servicing

According to the Functional Servicing Report (FSR), sanitary flows generated from the subject development are to be conveyed to the existing sanitary sewers along Thomas Cook Avenue and Lebovic Campus Drive. Water connection for the site will be provided through the existing 400 mm diameter watermain along Thomas Cook Avenue. The twenty units that front onto Thomas Cook Avenue will be directly serviced from the existing watermain along Thomas Cook Avenue.

The municipal services for this development shall be in accordance with the approved Block 11 Master Environmental Servicing Plan (MESP) dated August 2001, Addendum attachments dated August 2002 and Supplementary Block Plan Approved Documents dated December 2002, January 2003, March 2003, and July 2003 all prepared by Alcorn and Associates. Subsequent plans or reports, which are approved and amended for Block 11 shall also constitute part of the approved MESP.

e) Servicing Capacity Allocation

In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Vaughan Council on October 29, 2013, servicing allocation capacity for the development applications has not been reserved nor assigned potential future capacity at this time. Therefore, servicing allocation capacity is currently not available to support the proposed development.

The City intends to undertake an annual review of the status of the available and unused servicing capacity and related Distribution Protocol. The availability of servicing allocation capacity for the subject applications may be revisited at this time based on the status of the subject development applications.

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f) Environmental Site Assessment

The owner submitted the following documents in response to the City's request for a Phase 1 ESA due to the proposed public road conveyance (Street "A"):

- Site Screening Questionnaire; and,
- Soil Engineers Ltd. report entitled "A Report to Quadrant Holdings Inc., Phase One Environmental Site Assessment, Proposed Phase II of Lebovic Community Campus, Thomas Cook Avenue and Lebovic Campus Drive, City of Vaughan" dated July 30, 2013.

The Department has reviewed the above-noted report and is satisfied and requires no further environmental documents for the subject Draft Plans of Subdivision.

g) Lot Grading

The proposed grading of the site and lot grading shall meet the current City of Vaughan lot grading criteria.

h) Noise Report

The owner has submitted a noise report titled "Environment Noise Assessment, Block 11, Thomas Cook Avenue and Lebovic Campus Drive", Part of Lot 18, Concession 2, City of Vaughan", prepared by YCA Engineering Limited, dated March 2013. The noise report shall be revised at the subdivision agreement stage to show height consistency of all acoustic fences throughout the development and abutting developments along Thomas Cook Avenue.

Toronto and Region Conservation Authority (TRCA)

The TRCA has no objections to Zoning By-law Amendment File Z.13.009, subject to the implementing Zoning By-law incorporating the 1 m rear yard lot line restriction outlined earlier in this report, to facilitate the infiltration trenches as discussed earlier.

The TRCA has no objection to Draft Plan of Subdivision Files 19T-13V004 and 19T-13V005, subject to the conditions of approval in Attachment #1.

Vaughan Planning Department - Cultural Heritage Division

The Cultural Heritage Division of the Planning Department has no objections to the approval of the subject applications and advises that the lands have been cleared of concern for archaeological resources.

Parkland Dedication

The Owner will be required to pay cash-in-lieu of parkland dedication in accordance with the recommendation in this report.

Vaughan Parks Development Department

The Vaughan Parks Development Department has indicated that trail connections within the Draft Plans of Subdivision are not required. The proposed development abuts the Mill Race Park to the north, and thereby satisfies the minimum distance to a playground (500 m) without pedestrian impediments such as major arterial roads, waterways, valleylands, and/or rail corridors, as per the recommendations of the "Active Together Master Plan 2013 Review and Update". The Parks Development Department has advised that trail connections are more suitable to connect communities to recreation facilities, parks and open space systems.

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The Parks Development Department has no objections to the proposed development applications.

School Boards

The York Region District School Board, York Catholic District School Board, and Conseil Scolaire de District Catholique Centre-Sud, have no objections to the subject development applications, and require no conditions. Respecting comments made by the deputant at the June 11, 2013, Public Hearing, the York Region District School Board has also indicated that the subject development applications will not require a new public elementary school site within the proposed development.

Canada Post

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

Utilities

Bell Canada has no objection to the proposed Draft Plans of Subdivision.

Enbridge Gas Distribution has no objection to the proposed Draft Plans of Subdivision, subject to their conditions in Attachment #1.

PowerStream Inc. has advised that it is the responsibility of the owner to contact PowerStream Inc. to determine the type of available service in the area to supply this project and assess PowerStream Inc.'s charges.

Relationship to 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 proposed development includes City waste pick-up, including organic waste and recycling, which will contribute to increasing the waste diversion targets as part of the Greening Vaughan strategy.
- ii. **Plan and Manage Growth & Economic Vitality**
The proposed development implements the City's Growth Management Strategy as set in Vaughan Official Plan 2010.

Regional Implications

York Region requires that the proposed Draft Plan of Subdivision receive water and wastewater servicing allocation from the City of Vaughan, which is subject to the completion of the Southeast Collector. If the City of Vaughan does not grant the proposed Draft Plan of Subdivision the required allocation from the Region's existing capacity assignments to date, then the development may require additional infrastructure based on conditions of future capacity assignment.

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

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

Conclusion

The Vaughan Planning Department has reviewed Zoning By-law Amendment File Z.13.009 and Draft Plan of Subdivision Files 19T-13V004 and 19T-13V005, in accordance with the applicable City Official Plan policies, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The applications will facilitate a residential street townhouse development that is consistent and compatible with the surrounding land uses, and conforms to the Official Plan. Accordingly, the Planning Department can support the approval of Zoning By-law Amendment File Z.13.009 and Draft Plan of Subdivision Files 19T-13V004 and 19T-13V005, subject to the recommendations in this report and the conditions of approval set out in Attachment #1.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-13V004 & Proposed Zoning
5. Draft Plan of Subdivision File 19T-13V005 & Proposed Zoning
6. Conceptual Site Plan
7. Landscape Plan
8. Conceptual Rendering

Report prepared by:

Mark Antoine, Planner, ext. 8212
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.)

memorandum

DATE: JUNE 19, 2014
TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL
FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING
RE: COMMUNICATION
COUNCIL MEETING – JUNE 24, 2014

C	<u>12</u>
Item #	<u>53</u>
Report No.	<u>30 (cw)</u>
<u>Council - June 24/14</u>	

ITEM #53 - COMMITTEE OF THE WHOLE – JUNE 17, 2014

**ZONING BY-LAW AMENDMENT FILE Z.13.009
DRAFT PLAN OF SUBDIVISION FILE 19T-13V004
DRAFT PLAN OF SUBDIVISION FILE 19T-13V005
QUADRANT HOLDINGS INC.
WARD 4 - VICINITY OF LEBOVIC CAMPUS DRIVE AND THOMAS COOK AVENUE**

Recommendation

The Commissioner of Planning recommends:

1. THAT Conditions #50 and #53 in Attachment #1 to Item #53 (Quadrant Holdings Inc.) of the Committee of the Whole agenda dated June 17, 2014, be deleted.

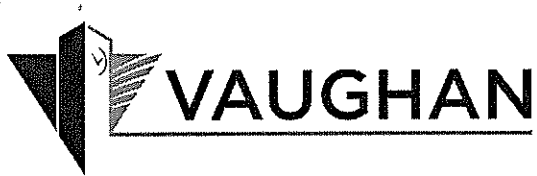
Background

Conditions #50 and #53 in Attachment #1 to Item #53 of the Committee of the Whole indicate the following:

- "50. The owner shall agree in the subdivision agreement to provide a minimum 10m buffer block abutting the Open Space Block 21 along residential blocks on Draft Plan of Subdivision File 19T-13V004; and,
53. The owner shall agree in the subdivision agreement to provide a minimum 10m buffer block abutting the Open Space Block 18 along residential blocks on Draft Plan of Subdivision File 19T-13V005."

The lands were subject to previous Official Plan Amendment (File OP.07.003) and Zoning By-law Amendment (File Z.07.032) applications by the former owner of the subject lands (Joseph and Wolf Lebovic Community Campus), that were approved by Vaughan Council on September 7, 2010. An appropriate buffer area was established through the implementing zoning by-law of the original applications. The new owner is providing additional open space buffers for the subject development to ensure that the development limits are beyond the Regional Storm Flood Plain.

The Toronto and Region Conservation Authority has reviewed the proposed buffer areas for the proposal and has indicated that the proposed development limits and buffer areas are appropriate for the development proposal, as indicated in their comments of March 31, 2014. Accordingly, a further additional 10 m open space buffer abutting the proposed open space blocks is not required, and



memorandum

Conditions #50 and #53 can be deleted, as they were inadvertently included in the Draft Conditions of Subdivision Approval.

Should Council concur, the recommendation in this Communication can be adopted.

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

MA/CM

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

COMMITTEE OF THE WHOLE JUNE 17, 2014

ZONING BY-LAW AMENDMENT FILE Z.13.009 DRAFT PLAN OF SUBDIVISION FILE 19T-13V004 DRAFT PLAN OF SUBDIVISION FILE 19T-13V005 QUADRANT HOLDINGS INC. WARD 4 - VICINITY OF LEBOVIC CAMPUS DRIVE AND THOMAS COOK AVENUE

Recommendation

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

1. THAT Zoning By-law Amendment File Z.13.009 (Quadrant Holdings Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands from RA3(H) Apartment Residential Zone with the Holding Symbol "(H)", subject to Exception 9(1352) to RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)" (maximum 205 street townhouse units on public roads) and OS1 Open Space Conservation Zone (valleylands) in the manner shown on Attachments #4 and #5, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Holding Symbol "(H)" shall not be removed from the lands zoned RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)" as shown on Attachments #4 and #5, until Vaughan Council identifies and allocates water supply and sewage servicing capacity to the subject lands.
3. THAT Draft Plan of Subdivision File 19T-13V004 (Quadrant Holdings Inc.) BE APPROVED, to facilitate a plan of subdivision for 110 street townhouse dwelling units as shown on Attachment #4, subject to the conditions of approval set out in Attachment #1.
4. THAT Draft Plan of Subdivision File 19T-13V005 (Quadrant Holdings Inc.) BE APPROVED, to facilitate a plan of subdivision for 95 street townhouse dwelling units as shown on Attachment #5, subject to the conditions of approval set out in Attachment #1.
5. THAT the subdivision agreement for Draft Plan of Subdivision Files 19T-13V004 and 19T-13V005 (Quadrant Holdings Inc.) shall contain the following clause:

"The owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment."

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031
- Objective 2.3: To create a City with sustainable built form

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

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation
- Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit

In accordance with the goals and objectives identified above, the owner has advised that the proposed townhouse dwellings will meet Energy Star guidelines. Additional sustainable design features will be identified through the future Site Development Application(s).

Economic Impact

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

Communications Plan

On May 17, 2013, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the Valleys of Thornhill Ratepayers Association. A copy of the Notice of Public Hearing was posted on the City's website at www.vaughan.ca and a Notice sign was installed on the property. One deputation was received at the Public Hearing on June 11, 2013, from Ms. Grad, Woodvalley Crescent, Maple expressing the following concerns:

- the proposed development will increase traffic and parking in the neighbourhood
- existing schools in the neighbourhood are at full capacity.

These concerns are addressed in the Vaughan Development/Transportation Engineering and School Boards sections of this report. The recommendation of the Committee of the Whole to receive the Public Hearing report of June 11, 2013, and to forward a comprehensive report to a future Committee the Whole meeting was ratified by Vaughan Council on June 25, 2013.

Purpose

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

1. Zoning By-law Amendment File Z.13.009 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RA3(H) Apartment Residential Zone with the Holding Symbol "(H)", subject to Exception 9(1352) to RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)" (maximum 205 street townhouse units on public roads) and OS1 Open Space Conservation Zone (valleylands) in the manner shown on Attachments #4 and #5, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-13V004 (east side of Thomas Cook Avenue) consisting of the following as shown on Attachment #4:

Blocks 1-20 (110 street townhouse units)	2.180 ha
Block 21 (Open Space)	0.370 ha
Blocks 20-25 (0.3 m reserves)	0.001 ha
Municipal Road ("Street A")	0.530 ha
Total Area	3.081 ha

3. Draft Plan of Subdivision File 19T-13V005 (west side of Thomas Cook Avenue) consisting of the following as shown on Attachment #5:

Blocks 1-17 (95 street townhouse units)	2.020 ha
Block 18 (Open Space)	0.530 ha
Block 19 (Landscape Buffer)	0.020 ha
Blocks 20-25 (0.3 m reserves)	0.001 ha
Municipal Road ("Street A")	0.530 ha
Total Area	3.101 ha

Background - Analysis and Options

Location

The subject lands shown on Attachments #2 and #3 total 6.18 ha and are located on the east and west sides of Thomas Cook Avenue, south of Lebovic Campus Drive, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Previous Development Applications

The lands were the subject of previous Official Plan Amendment (File OP.07.003) and Zoning By-law Amendment (File Z.07.032) applications by the former owner of the subject lands (Joseph and Wolf Lebovic Community Campus), that were approved by Vaughan Council on September 7, 2010.

The proposal consisted of four apartment buildings ranging in height from 4 to 8-storeys with a total of 855 units, to be used as residential apartment buildings and seniors retirement residences. Site-specific Official Plan Amendment #717 redesignated the subject lands from "Low Density Residential" to "High Density Residential/Commercial" and "Valley Lands". The implementing Zoning By-law 237-2010 rezoned the lands to RA3(H) Apartment Residential Zone with the Holding Symbol "(H)". However, through the Vaughan Official Plan 2010 process, the subject lands were designated "Mid-Rise Residential", which also identified townhouse dwellings as an appropriate form of development in this designation. Since that time, the current owner has submitted the subject applications to facilitate a street townhouse development.

Official Plan

The subject lands are designated "Mid-Rise Residential" with a maximum height of 8-storeys and a maximum density of 2.5 FSI by Vaughan Official Plan 2010 (VOP 2010). The "Mid-Rise Residential" designation permits townhouses within 70 metres of lands designated "Low-rise Residential" in order to provide for an appropriate transition to a "Low Density Residential" area. The subject lands abut lands designated "Low-Rise Residential" to the north and south. Accordingly, the proposed 3-storey street townhouse units conform to VOP 2010.

Zoning

The subject lands are zoned RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" by Zoning By-law 1-88, subject to Exception 9(1352). The RA3(H) Zone does not permit street townhouse dwelling units, therefore an amendment to Zoning By-law 1-88 is required. The Planning Department supports the proposal to rezone the subject lands to RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)" and OS1 Open Space Conservation Zone as these zone categories would implement the Official Plan and implement the proposed draft plans of subdivision shown on Attachments #4 and #5. The following site-specific zoning provisions are required to facilitate the development:

Table #1:

	By-law Standard	By-law 1-88 RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to RT1 Residential Townhouse Zone Requirements
a.	Minimum Lot Frontage	6 m / unit	5.5 m / unit
b.	Minimum Lot Area	162 m ² / unit	145 m ² / unit
c.	Minimum Exterior Side Yard Setback	4.5 m	3 m
d.	Maximum Building Height	11 m	12 m
e.	Minimum Lot Depth	27 m	26.5 m (Blocks 12, 13 and 14, Plan 19T-13V004; Block 7, Plan 19T-13V005) 26.3 m (Block 20, Plan 19T-13V004) 22.6 (Block 7, Plan 19T-13V004)
e.	Maximum Number of Townhouse Units in a Row	6 units	7 units (Blocks 5 and 9, Plan 19T-13V004; Blocks 1 and 5, Plan 19T-13V005) 8 units (Block 17, Plan 19T-13V004)
f.	Toronto and Region Conservation Authority Landscape Buffer	Zoning By-law 1-88 does not include a Minimum Landscape Buffer Required for the TRCA	The implementing Zoning By-law shall require that no structures (including ancillary structures such as pools, sheds, gazebos and/or paving) and/or grading shall be permitted within 1 m of the rear property line on Blocks 5, 6, 7, 8, 9, 15, 19 and 20 on Draft Plan of Subdivision File

Table #1:			
	By-law Standard	By-law 1-88 RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to RT1 Residential Townhouse Zone Requirements
			19T-13V004 and Blocks 4,5 ,6, 7, 8, 12, 13, 14, 15 and 16 on Draft Plan of Subdivision File 19T-13V005, to facilitate infiltration trenches

The Planning Department can support the proposed site-specific zoning exceptions to Zoning By-law 1-88 for the following reasons:

a) Minimum Lot Frontage and Lot Area

The Planning Department is satisfied with the proposed lot frontage and area as they will facilitate an appropriate medium intensity housing form while maintaining a suitable integration into the existing adjacent low-rise residential area, as stipulated by the Official Plan.

b) Minimum Exterior Side Yard Setback

A majority of the proposed townhouse units are located on internal blocks, with the exception of 7 townhouse lots on Draft Plan of Subdivision File 19T-13V004, and 6 townhouse lots on Draft Plan of Subdivision File 19T-13V005, that are corner lots abutting a road. Accordingly, the Planning Department has no objections to the proposed 3 m exterior side yard setback, as it will affect only 13 of the proposed 205 townhouse units, and will have minimal effect on the overall streetscape.

c) Maximum Building Height

The proposed townhouse units will utilize a flat roof as shown on Attachment #8, in order to create a contemporary character. Zoning By-law 1-88 requires that building height for a flat roof be measured to the highest point of the roof surface, whereas building height for a sloped (e.g. gambrel, hip or gambrel) roof is measured at the mean height between the eaves and the highest point of the roof. On this basis, the Planning Department has no objections to the proposed 12 m building height required to facilitate the proposed architectural design.

d) Minimum Lot Depth

The Planning Department has no objection to the reduced lot depth. The reduction affects only 6 of the proposed blocks and 23 of the proposed 205 townhouse units, and will have minimal impact on the overall lot pattern.

e) Maximum Number of Townhouse Units in a Row

A maximum of 6 townhouse units in a row are permitted by Zoning By-law 1-88, whereas the owner is requesting a maximum of 7 units on Blocks 5 and 9 on Plan 19T-13V004 and Blocks 1 and 5 on Plan 19T-13V005. The owner is also requesting a maximum of 8 units for Block 17 on Plan 19T-13V005. The owner has submitted a Supplementary Urban Design Report dated May 2014, and prepared by RN Design justifying the increase in the number of units within a townhouse block. The report indicates that the larger blocks are a consequence of efficient site planning principles and established site constraints. The larger blocks are dispersed throughout the subject lands to contribute to the streetscape variety and character. The larger blocks are

also generally located internal to the subdivisions in order to eliminate potential negative impact as a result of the increase in massing. The Planning Department has no objections to the limited number of blocks that exceed the maximum number of permitted townhouse units in a row.

f) Toronto and Region Conservation Authority (TRCA) Landscape Buffer

The Toronto and Region Conservation Authority (TRCA) requires that the implementing Zoning By-law include a provision to ensure that no structures (including ancillary structures such as pools, sheds, gazebos and/or paving) and/or grading be permitted within 1 metre of the rear property line on Blocks 5, 6, 7, 8, 9, 15, 19 and 20 on Draft Plan of Subdivision File 19T-13V004, (Attachment #4), and Blocks 4, 5, 6, 7, 8, 12, 13, 14, 15 and 16 on Draft Plan of Subdivision File 19T-13V005 (Attachment #5) to facilitate proposed infiltration trenches. The TRCA has confirmed that the submitted grading plan does not show a 1 metre infiltration trench on Block 10 for File 19T-13V044, and therefore, this requirement does not apply to Block 10. On this basis, the Planning Department has no objections to this requirement.

The proposed development demonstrates good urban design principles, is compatible with the surrounding existing and planned land use context, and is consistent with the Official Plan policies. The Planning Department has no objections to the proposed zoning and can support the approval of Zoning By-law Amendment File Z.13.009.

Holding Symbol “(H)”

Should Vaughan Council approve the subject applications, the implementing Zoning By-law will rezone the residential portion of the subject lands to RT1(H) Zone. The Holding Symbol “(H)” will not be removed until water and sewage servicing capacity has been identified and allocated to the subject lands by Vaughan Council. A condition to this effect is included in the recommendation of this report.

Subdivision Design

Draft Plan of Subdivision File 19T-13V004 as shown on Attachment #4, consists of 14 blocks with frontage on “Street A”, 2 blocks with frontage on Thomas Cook Avenue, and 4 blocks with frontage on Lebovic Campus Drive. The proposed “Street A” maintains a 17.5 m right-of-way and will be conveyed to the City of Vaughan as a public road. The open space/buffer (Block 21) will be dedicated to either the TRCA or the City of Vaughan. A condition to this effect is included in Attachment #1.

Draft Plan of Subdivision File 19T-13V005 as shown on Attachment #5, consists of 15 blocks with frontage on “Street A” and 2 blocks with frontage on Thomas Cook Avenue. The proposed “Street A” maintains a 17.5 m right-of-way and will be conveyed to the City of Vaughan as a public road. The open space/buffer (Blocks 18 and 19) will be dedicated to either the TRCA or the City of Vaughan. A condition to this effect is included in Attachment #1.

Portions of Blocks 2, 3 and 4 on Draft Plan of Subdivision 19T-13V005 are owned by the City of Vaughan as part of the Mill Race Park that abuts the subject lands to the north, as shown on Attachments #3 and #5. The owner has proposed a land exchange with the City for the City to convey the portion of land abutting Blocks 2, 3, and 4, to the owner to form part of the lots within those blocks. The owner would convey a portion of land abutting Block 1 to the north, as shown on Attachment #5, that will form part of the future Mill Race Park.

To date, the owner has not initiated the process to execute the land exchange, which includes approval from Vaughan Council. Accordingly, these lands are not being considered for approval at this time. The owner will be required to initiate the land transfer process with the Vaughan Legal Department/Real Estate Division and Vaughan Council will need to consider the owner's request. Should Vaughan Council approve the land exchange, the Vaughan Planning Department

will prepare a supplementary Zoning By-law for the consideration by Council to address the two parcels.

All development within the Draft Plans of Subdivision, as shown on Attachments #4 and #5, must proceed in accordance with the approved Block 11 "The Valleys of Thornhill" Architectural Design Guidelines, prepared by John G. Williams Ltd., and in accordance with the approved Block 11 Urban Design Guidelines and Landscape Masterplan, prepared by Paul Cosburn Associates Ltd. Conditions to this effect are included in Attachment #1.

The owner is required to erect permanent wood fence treatments for the Blocks that flank Thomas Cook Avenue (Blocks 4, 5, 14, 15, 17, 18 and 19), as shown on Attachments #4 and #5, to be coordinated with the environmental noise report. The owner is also required to erect a permanent 1.5 m high galvanized chain-link fence or approved equal along the limits of the residential blocks that abut open space. Conditions to this effect are provided in Attachment #1.

The subject lands are located within Block 11, which is subject to a Developer's Group Agreement. The owner is required to satisfy all obligations, financial or otherwise, of the Block 11 Developer's Group Agreement to the satisfaction of the Block 11 Trustee. A condition to this effect is included in Attachment #1.

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

Vaughan Development/Transportation Engineering Department

The Development/Transportation Engineering Department provides the following comments:

a) Road Network

Site access is proposed via two crescents, one on the east side of Thomas Cook Avenue to provide access to lots within Draft Plan of Subdivision File 19T-13V004, and one on the west side to provide access to lots within Draft Plan of Subdivision File 19T-13V005. Each crescent provides one full-move and one right-in/right-out access to serve the proposed development. The proposed roads on the Plan (identified as Street 'A' on Attachments #4 and #5) must be designed in accordance with the City's standards and criteria. In addition, a sidewalk on one side of the street for each proposed right-of-way is required by the City's Sidewalk Policy.

b) Transportation Network/Traffic Impact Study

The proposed road network and configuration is satisfactory to the Development/Transportation Engineering Department with respect to sight lines and safe stopping distance. Respecting comments made by the deputant at the June 11, 2013 Public Hearing, the Development/Transportation Engineering Department concurs with the conclusions of the submitted Traffic Impact Study, which indicates that traffic volumes generated by the proposed development are a small component of total traffic passing through the intersection during peak hours. Therefore, the expected traffic generated by the development will have a modest impact on the adjacent roadway intersections.

Zoning By-law 1-88 does not require the provision of visitor's parking spaces for the proposed development. However, the owner has submitted an on-street parking plan that identifies 17 on-street parking spaces for Draft Plan of Subdivision File 19T-13V004 (east of Thomas Cook Avenue), and 14 on-street parking spaces for Draft Plan of Subdivision File 19T-13V005 (west of Thomas Cook Avenue), for a total of 31 visitor parking spaces available on City streets.

The implementation of Traffic Demand Management (TDM) measures such as a sustainable mobility program will be considered at the Site Plan stage, and will require a commitment from the owner to work with the City of Vaughan, in coordination with York Region, to implement and monitor TDM measures.

c) Stormwater Management

The existing storm sewers along Thomas Cook Avenue and Lebovic Campus Drive are proposed to service the site. Water quantity and quality control measures are proposed to be provided via the existing Stormwater Management Pond 4 in the south side of Block 11 within the Woodvalley Development to the south.

d) Sanitary Servicing

According to the Functional Servicing Report (FSR), sanitary flows generated from the subject development are to be conveyed to the existing sanitary sewers along Thomas Cook Avenue and Lebovic Campus Drive. Water connection for the site will be provided through the existing 400 mm diameter watermain along Thomas Cook Avenue. The twenty units that front onto Thomas Cook Avenue will be directly serviced from the existing watermain along Thomas Cook Avenue.

The municipal services for this development shall be in accordance with the approved Block 11 Master Environmental Servicing Plan (MESP) dated August 2001, Addendum attachments dated August 2002 and Supplementary Block Plan Approved Documents dated December 2002, January 2003, March 2003, and July 2003 all prepared by Alcorn and Associates. Subsequent plans or reports, which are approved and amended for Block 11 shall also constitute part of the approved MESP.

e) Servicing Capacity Allocation

In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Vaughan Council on October 29, 2013, servicing allocation capacity for the development applications has not been reserved nor assigned potential future capacity at this time. Therefore, servicing allocation capacity is currently not available to support the proposed development.

The City intends to undertake an annual review of the status of the available and unused servicing capacity and related Distribution Protocol. The availability of servicing allocation capacity for the subject applications may be revisited at this time based on the status of the subject development applications.

f) Environmental Site Assessment

The owner submitted the following documents in response to the City's request for a Phase 1 ESA due to the proposed public road conveyance (Street "A"):

- Site Screening Questionnaire; and,
- Soil Engineers Ltd. report entitled "A Report to Quadrant Holdings Inc., Phase One Environmental Site Assessment, Proposed Phase II of Lebovic Community Campus, Thomas Cook Avenue and Lebovic Campus Drive, City of Vaughan" dated July 30, 2013.

The Department has reviewed the above-noted report and is satisfied and requires no further environmental documents for the subject Draft Plans of Subdivision.

g) Lot Grading

The proposed grading of the site and lot grading shall meet the current City of Vaughan lot grading criteria.

h) Noise Report

The owner has submitted a noise report titled "Environment Noise Assessment, Block 11, Thomas Cook Avenue and Lebovic Campus Drive", Part of Lot 18, Concession 2, City of Vaughan", prepared by YCA Engineering Limited, dated March 2013. The noise report shall be revised at the subdivision agreement stage to show height consistency of all acoustic fences throughout the development and abutting developments along Thomas Cook Avenue.

Toronto and Region Conservation Authority (TRCA)

The TRCA has no objections to Zoning By-law Amendment File Z.13.009, subject to the implementing Zoning By-law incorporating the 1 m rear yard lot line restriction outlined earlier in this report, to facilitate the infiltration trenches as discussed earlier.

The TRCA has no objection to Draft Plan of Subdivision Files 19T-13V004 and 19T-13V005, subject to the conditions of approval in Attachment #1.

Vaughan Planning Department - Cultural Heritage Division

The Cultural Heritage Division of the Planning Department has no objections to the approval of the subject applications and advises that the lands have been cleared of concern for archaeological resources.

Parkland Dedication

The Owner will be required to pay cash-in-lieu of parkland dedication in accordance with the recommendation in this report.

Vaughan Parks Development Department

The Vaughan Parks Development Department has indicated that trail connections within the Draft Plans of Subdivision are not required. The proposed development abuts the Mill Race Park to the north, and thereby satisfies the minimum distance to a playground (500 m) without pedestrian impediments such as major arterial roads, waterways, valleylands, and/or rail corridors, as per the recommendations of the "Active Together Master Plan 2013 Review and Update". The Parks Development Department has advised that trail connections are more suitable to connect communities to recreation facilities, parks and open space systems.

The Parks Development Department has no objections to the proposed development applications.

School Boards

The York Region District School Board, York Catholic District School Board, and Conseil Scolaire de District Catholique Centre-Sud, have no objections to the subject development applications, and require no conditions. Respecting comments made by the deputant at the June 11, 2013, Public Hearing, the York Region District School Board has also indicated that the subject development applications will not require a new public elementary school site within the proposed development.

Canada Post

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

Utilities

Bell Canada has no objection to the proposed Draft Plans of Subdivision.

Enbridge Gas Distribution has no objection to the proposed Draft Plans of Subdivision, subject to their conditions in Attachment #1.

PowerStream Inc. has advised that it is the responsibility of the owner to contact PowerStream Inc. to determine the type of available service in the area to supply this project and assess PowerStream Inc.'s charges.

Relationship to 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 proposed development includes City waste pick-up, including organic waste and recycling, which will contribute to increasing the waste diversion targets as part of the Greening Vaughan strategy.

ii. Plan and Manage Growth & Economic Vitality

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

Regional Implications

York Region requires that the proposed Draft Plan of Subdivision receive water and wastewater servicing allocation from the City of Vaughan, which is subject to the completion of the Southeast Collector. If the City of Vaughan does not grant the proposed Draft Plan of Subdivision the required allocation from the Region's existing capacity assignments to date, then the development may require additional infrastructure based on conditions of future capacity assignment.

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

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

Conclusion

The Vaughan Planning Department has reviewed Zoning By-law Amendment File Z.13.009 and Draft Plan of Subdivision Files 19T-13V004 and 19T-13V005, in accordance with the applicable City Official Plan policies, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The applications will facilitate a residential street townhouse development that is consistent and compatible with the surrounding land uses, and

conforms to the Official Plan. Accordingly, the Planning Department can support the approval of Zoning By-law Amendment File Z.13.009 and Draft Plan of Subdivision Files 19T-13V004 and 19T-13V005, subject to the recommendations in this report and the conditions of approval set out in Attachment #1.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-13V004 & Proposed Zoning
5. Draft Plan of Subdivision File 19T-13V005 & Proposed Zoning
6. Conceptual Site Plan
7. Landscape Plan
8. Conceptual Rendering

Report prepared by:

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Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Interim Director of Planning, and
Director of Development Planning

MAURO PEVERINI
Manager of Development Planning

/LG

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-13V004
DRAFT PLAN OF SUBDIVISION FILE 19T-13V005
QUADRANT HOLDINGS INC.
PART OF LOTS 17 AND 18, 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 PLANS OF SUBDIVISION FILE 19T-13V004 AND FILE 19T-13V005, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the draft plans of subdivision, prepared by Evans Planning, drawing #1, dated January 7, 2014 and drawing #2, dated January 7, 2014.
2. The lands within the Plans shall be appropriately zoned by a zoning by-law which has come into effect in accordance with the provisions of The Planning Act.
3. The owner shall pay any and all outstanding application fees to the Planning Department, in accordance with the applicable and in-effect Tariff of Fees By-law.
4. Prior to final approval of any part of the Plans, the owner shall submit a revised Block 11 Plan, and reports for Block 11, if required, to reflect any significant alterations caused from the draft plan approvals.
5. The owner shall enter into a subdivision agreement(s) 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(s) shall be registered against the lands to which it applies.
6. The owner shall agree to create easements for maintenance purposes for all lots providing less than 1.2 m side yards, or having roof encroachments, prior to transfer of land.
7. Prior to final approval, easements required for utility, drainage and construction purposes shall be created and granted to the appropriate authority(ies), free of all charge and encumbrances.
8. Prior to application for Building Permit, site plan approval is required for street townhouse development under the City's Site Plan Control By-law, for draft approved Blocks 1 to 20 inclusive on Plan 19T-13V004, and Blocks 1 to 17 inclusive on Plan 19T-13V005.
9. The road allowances within this Plan shall be named to the satisfaction of the City, in consultation with the York Region Transportation and Community Planning Department; proposed street names shall be submitted by the owner for approval by Vaughan Council and shall be included on the first engineering drawings.

10. The road allowances within the Plans shall be designed in accordance with the City's engineering standards 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.
11. Any dead end or open side of a road allowance within the Plans shall be terminated in a 0.3m 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.
12. Final engineering design(s) may result in minor variations to the Plans (e.g. in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final Plans to the satisfaction of the City.
13. The owner shall agree that the location and design of the construction access shall be approved by the City and/or the appropriate authority.
14. Prior to final approval, the owner shall submit a soils report, and the owner shall agree to implement the recommendations of such report, as approved by the City.
15. The owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the plan; any modification to off-site driveways required to accommodate the Plans shall be co-ordinated and completed at the cost of the owner.
16. The owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
17. The owner shall agree 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 Interim Director of Planning/Director of Development Planning, prior to issuance of a Building Permit.
19. Prior to final approval of the plans, the Owner shall covenant and certify to the City that they are not aware of any soil, groundwater or sediment contamination on or within lands to be conveyed to the municipality which could interfere with its intended use.
20. Prior to final approval of the Plans, and/or conveyance of land, and/or any initiation of grading or construction, the owner shall implement the following to the satisfaction of the City:
 - (a) Submit a Phase One Environmental Site Assessment (ESA) report(s) and, if required and as applicable, a Phase Two ESA(s), Remedial Action Plans (RAP), Phase Three ESA(s) report in accordance with Ontario Regulation (O.Reg.) 153/04 (as amended) for the lands within the Plans. The sampling and analysis plan prepared as part of the Phase Two ESA(s), Phase Three ESA(s), and

RAP(s) shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.

- (b) For park/open space Block(s) that are being conveyed to the City, submit a Phase Two ESA report(s) in accordance with O.Reg. 153/04 (as amended) assessing all park/open space block(s) in the Plan(s) for contaminants of concern to the satisfaction of the City. On-site sampling of the park/open space block(s) shall be conducted only after the City has certified the rough grading of the park/open space block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA(s) shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
 - (c) Should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan(s) be required to meet the applicable Standards set out in the MOE document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MOE, covering all the lands within the Plans.
 - (d) Submit a certificate letter prepared by the owner's qualified person stating that the owner covenants and agrees that all lands within the Plans and any lands and easements external to the Plans to be dedicated to the City and the Region were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP(s) (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MOE document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).
 - (e) Reimburse the City for the cost of the peer review of the ESA report(s) and RAP(s), as may be applicable.
21. Prior to final approval of the Plans or commencement of construction within the Plans, whichever comes first, the owner shall submit a detailed hydrogeological impact study that identifies 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 subdivisions. The owner shall agree in the subdivision agreement(s) to reinstate a suitable potable water supply to any resident whose well is adversely impacted by development, to the satisfaction of the City as well as connect any existing residences which remain in place after development to the municipal system.
22. a) Prior to final approval of the Plans, the owner shall enter into a Developers' Group Agreement(s) with the other participating landowners within Block 11 to the satisfaction of the City. The agreement(s) 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 11. This agreement(s) shall include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.

The owner shall acknowledge that parkland shall be dedicated and/or cash-in-lieu paid in accordance with Section 51 of the Planning Act and conform to the City's "Cash-In-Lieu of Parkland Policy".

- b) Prior to final approval of the Plans, the Trustee for Block 11 shall provide the City with a letter indicating that the owner has fulfilled all cost sharing and other obligations of the Block 11 Developers' Group Agreement.
- 23. Prior to final approval the owner's Consultant shall certify that the internal roads within the Plans have been designed to comply with the internal roads of the approved Block 11 Plan and that the pattern of the street and the layout of the Blocks within the Plans have been designed to coincide and correspond with the pattern and layout of the existing and proposed adjacent plans of subdivision.
 - 24. Prior to final approval of the Plans the owner shall provide a revised Water Supply Analysis for review and approval by the Vaughan Development/Transportation Engineering Department.
 - 25. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plans, 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 and Toronto and Region Conservation Authority (TRCA). 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(s) to the satisfaction of the City and TRCA.
 - 26. Prior to final approval of the plan the owner shall ensure that the following matters are resolved to the satisfaction of the Vaughan Development/Transportation Engineering Department and the TRCA:
 - (a) Buffer and edge management zones for all environmental features shall be addressed prior to defining the limits of development. When defining the edge of environmental features, the defined edge shall generally be regarded as one (1) metre outside the established dripline; and
 - (b) That in consideration of the above, and in conjunction with the proposed cut/fill, the provision of buffer areas (where deemed suitable and necessary), and where future detailed geotechnical investigations demonstrate the need, the limits of development as illustrated on the Block Plan be subject to revision, as required and demonstrated by the review and approval of detailed technical submissions for individual development applications to the satisfaction of the TRCA and the City.
 - 27. Prior to final approval of the Plan 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.
 - 28. The following warning clauses shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on the Plans.

- a) "Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan, however, Thomas Cook Avenue and Lebovic Campus Drive as well as Bathurst Street and Rutherford Road may be subject to public transit bus traffic."
 - b) "Purchasers and/or tenants are advised that despite the inclusion of noise abatement features within the development area and within the building units, noise levels from increasing traffic on Thomas Cook Avenue and Lebovic Campus Drive may be of concern, occasionally interfering with some activities of the dwelling occupants."
 - c) "Purchasers and/or tenants are advised that the City of Toronto owned and operated a landfill within 4 kilometres of the property and that the facility is now closed and will be redeveloped into a park."
 - d) "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."
29. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Blocks 4 to 9 within File 19T-13V005 in proximity of a stormwater management facility or open space block.
- "Purchasers and/or tenants are advised that the adjacent open space or storm water management facility is designed for renaturalization and therefore shall receive minimal maintenance."
30. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Blocks 1 to 4 inclusive within File 19T-13V005 in proximity of a park.
- "Purchasers and/or tenants are advised that the lot abuts a Neighbourhood Park of which noise and lighting may be of a concern due to the nature of the park for active recreation."
31. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all lots and/or blocks within the plan in proximity of the nature reserve.
- "Purchasers and/or tenants are advised that the lot abuts a Nature Reserve under a 999 year lease with the Nature Conservancy of Canada. The permitted uses within the nature reserve are not known at this time. Therefore, it is possible that noise, lighting and/or renaturalization of the area may occasionally interfere with some activities of the dwelling occupants."
32. The following warning clauses shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on the Plans.

- a) "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."
- b) "Purchasers and/or tenants are advised that fencing along the side and/or rear lot lines of Lots and Blocks abutting public lands is a requirement of this subdivision agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings."

The City has taken a Letter of Credit from the owner 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."

- 33. The owner shall agree that all disturbed lands within the subject draft plans left vacant six (6) months following completion of overall grading shall be topsoiled to a minimum depth of 100mm, seeded, maintained and signed to prohibit dumping and trespassing, to the satisfaction of the City.
- 34.
 - a) Prior to final approval and prior to any works commencing on the site, the owner shall submit for approval by the City and the Toronto and Region Conservation Authority (TRCA), a detailed engineering report(s) that describes the storm drainage system for the proposed development, which shall include:
 - i) plans illustrating how this drainage system will be tied into the surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, the design capacity of the receiving system and how external flows will be accommodated;
 - ii) the location and description of all outlets and other facilities;
 - iii) stormwater management techniques which may be required to control minor and major flows;
 - iv) proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction;
 - v) overall grading plans for the subject lands; and
 - vi) stormwater management practices to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat.
 - b) The owner shall agree to implement the recommendations set out in the aforementioned report(s) to the satisfaction of the City and TRCA.

35. The owner shall agree:
- a) to obtain all necessary permits pursuant to Ontario Regulation 158 and the Lakes and Rivers Improvement Act from the Toronto and Region Conservation Authority;
 - b) to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period; and
 - c) to provide a copy of the executed subdivision agreement to the Toronto and Region Conservation Authority.
36. 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 subject Plans.
37. 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.
38. Prior to final approval, the owner shall submit a noise and/or vibration study, prepared by a qualified consultant for approval by both the City and York Region. The preparation of the noise report shall include the ultimate traffic volumes associated with the surrounding road network. The owner shall agree in the subdivision agreement to implement the approved abatement measures.
39. The owner shall convey the following lands to the City or the TRCA, free of all charge and encumbrances:
- a) Block 21 on Plan 19T-13V004 and Blocks 18 and 19 on Plan 19T-13V005 for open space purposes.
40. The owner shall agree to design, purchase materials and install a street lighting system, compatible with the existing and/or proposed systems in surrounding plans, all in accordance with City standards and specifications.
41. 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 Urban Design and Architectural Design Guidelines.

42. The owner shall agree to pay the City at the time of registration of the Plan(s), payment at the rate of \$1,000.00 per residential unit, plus \$500.00 per future unit on each part lot, as per Schedule "I", in accordance with the Special Area Woodlot Development Charge By-law.
43. The owner shall agree in the subdivision agreement(s) to 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 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.
45. The owner shall agree in the subdivision agreement(s) to the following:
- All development shall proceed in accordance with the approved Block 11 "The Valleys of Thornhill" Architectural Design Guidelines prepared by John G. Williams Ltd., Architect;
 - 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.
46. The owner shall agree in the subdivision agreement(s) to the following:
- All development shall proceed in accordance with the approved Block 11 "The Valleys of Thornhill" Urban Design Guidelines prepared by Paul Cosburn Associates Ltd., Landscape Architects and John G. Williams Ltd, Architect.
47. The owner shall agree in the subdivision agreement(s) to the following:
- All development shall proceed in accordance with the approved Block 11 "The Valleys of Thornhill" Landscape Masterplan prepared by Paul Cosburn Associates Ltd., Landscape Architects.

48. Prior to final approval, the owner shall prepare a detailed edge management plan study for the perimeter of the open space lands. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the woodlot/open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The owner shall not remove any vegetation without written approval by the City.
- The owner shall provide a report for a 20 metre zone within all staked woodlot and open space 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 subdivisions.
49. The owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high galvanized chain-link fence or approved equal along the limits of the residential blocks that abut open space lands.
50. The owner shall agree in the subdivision agreement to provide a minimum 10m buffer block abutting the Open Space Block 21 along residential blocks on Draft Plan of Subdivision File 19T-13V004.
51. The owner shall agree in the subdivision agreement(s) to erect permanent wood fence treatments for flanking residential Blocks 4, 5, 14, 15, 17, 18, and 19 on Draft Plan of Subdivision File 19T-13V004; to be co-ordinated with the environmental noise report.
52. The owner shall convey the Open Space Block 21 and associated buffer block(s) on Draft Plan of Subdivision File 19T-13V004 to the TRCA or the City free of all cost and encumbrances.
53. The owner shall agree in the subdivision agreement to provide a minimum 10m buffer block abutting the Open Space Block 18 along residential blocks on Draft Plan of Subdivision File 19T-13V005.
54. The owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential blocks 1, 9, 12, 14, and 17 on Draft Plan of Subdivision File 19T-13V005; to be co-ordinated with the environmental noise report.
55. The owner shall convey the Open Space Block 18 and associated buffer block(s) on Draft Plan of Subdivision File 19T-13V005 to the TRCA or the City free of all cost and encumbrances.
56. 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's 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 proponent shall contact the City of Vaughan's Planning Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

57. 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,
 - iii) 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.

58. 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:

- a) within the entire subdivision plan:
 - "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the dwelling occupants."
 - "Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet City of Vaughan lot grading criteria in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions."
 - "Purchasers and/or tenants are advised that traffic-calming measures may have been incorporated into the road allowances."
 - "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."

- Purchasers and/or tenants are advised that the City has not imposed a "tree fee", or any other fee, which may be charged as a condition of purchase, for the planting of trees. Any "tree fee" paid by a purchaser for boulevard trees does not guarantee that a tree will be planted on the boulevard adjacent to their residential dwelling."
- "Purchasers and/or tenants are advised that where Canadian National or Canadian Pacific railway company(s), or its assigns or successors in interest, has a right-of-way within 300 metres from the subject lands, and there may be future alterations or expansions to the rail facilities or operations which may affect the living environment of the residents in the vicinity, notwithstanding any noise and vibration attenuating measures included in the development and individual dwelling(s); CNR/CPR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."
- "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings."
- "Purchasers and/or tenants are advised that any roads ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands, without further notice."

59. 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, 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.]

60. Where the owner proposes to proceed with the construction of a model home(s) prior to registration of the Plans, 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.
61. 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.
62. The owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plans of Subdivision prior to release of the plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.
63. Should Vaughan Council approve the land exchange, the owner agrees to:
 - a) provide a complete inventory and analysis report of existing vegetation to be completed by a Certified Arborist for all existing trees within and around the lands to be conveyed to the owner. The report is to include an analysis on the impact of proposed works on lands adjacent to the park block. Drawings must indicate plant ID and the location of all existing trees, including limit of drip line. No grading work is permitted within the drip line of all City trees.
 - b) prepare an overall site drainage and grading plan, satisfactory to the City for lands adjacent to the park block, prior to any grading on site.
 - c) submit a storm water management report and plan to the satisfaction of the City which shows how storm water will be controlled and conveyed into the existing storm water system based for the proposed development area. Over land storm water flows shall not be permitted to trespass onto City property.

York Region Conditions

64. 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(s) 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;
 - 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.
65. Prior to draft plan approval for any residential units, the owner shall enter into an indemnity agreement(s) with York Region, which agreement(s) 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-13V004 and Plan of Subdivision File 19T-13V005, 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.

66. The road allowances included within the draft plans of subdivision shall be named to the satisfaction of the area municipality and York Region.
67. 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 the draft plans of subdivision or any phase thereof. Registration of the plans of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
68. 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.
69. 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.
70. 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 “(H)” symbol is removed in accordance with the provisions of the *Ontario Planning Act*. The Zoning Bylaw shall specify the terms under which Vaughan Council may consider the removal of the Holding “(H)” symbol. Said terms shall include a minimum of the following:
 - The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
 - York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 6 to 36 months depending on the complexity of the development) to permit the plans 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.
71. The owner shall satisfy the Regional Municipality of York Transportation and Community Planning Department that the services to be installed within or in conjunction with Draft Plan of Subdivision File 19T-13V004 will provide a shelter pad identified below and shall be installed to the satisfaction of the local municipality and York Region Transit. The Region confirms that the shelter pad shall be owned and maintained by the Region and that the local municipality shall have no responsibility for it, notwithstanding that they may be included in the subdivision agreement.

Subject to approval by YRT, a shelter pad shall be provided at the following location:

ON Street	AT Street	Location	Standard	Traffic Signal Request
Thomas Cook Avenue	Lebovic Campus Drive	Existing Stop 5902	YRT-1.01	No

The shelter pad shall be provided at no cost to York Region and shall be provided concurrently with construction of necessary sidewalks. The owner may apply for a development charge credit, in accordance with the York Region - Road Works development charge credit guideline for passenger standing areas and shelter pads.

Landscaping should not interfere with the bus stop shelter or corner sightlines.

Prior to construction of the shelter pad, the owner/consultant shall confirm with YRT the final location/requirements. The owner/consultant is to contact YRT Facilities Supervisor (tel. 905-762-2111) to confirm final details.

72. The owner shall satisfy the Regional Municipality of York Transportation and Community Planning Department that the services to be installed within or in conjunction with Plan of Subdivision File 19T-13V005 will provide a shelter pad identified below and shall be installed to the satisfaction of the local municipality and York Region Transit. The Region confirms that the shelter pad shall be owned and maintained by the Region and that the local municipality shall have no responsibility for it, notwithstanding that they may be included in the subdivision agreement.

Subject to approval by YRT, a shelter pad shall be provided at the following location:

ON Street	AT Street	Location	Standard	Traffic Signal Request
Thomas Cook Avenue	North of Woodvalley Crescent	West side of Thomas Cook Avenue; southeast corner of 'Block 9'	YRT-1.01	No

The shelter pad shall be provided at no cost to York Region and shall be provided concurrently with construction of necessary sidewalks. The owner may apply for a development charge credit, in accordance with the York Region - Road Works development charge credit guideline for passenger standing areas and shelter pads.

Landscaping should not interfere with the bus stop shelter or corner sightlines.

Prior to construction of the shelter pad, the owner/consultant shall confirm with YRT the final location/requirements. The owner/consultant is to contact YRT Facilities Supervisor (tel. 905-762-2111) to confirm final details.

73. Prior to final approval, the owner shall submit drawings showing, as applicable, the sidewalk locations, concrete pedestrian access and shelter pad to the satisfaction of York Region.
74. The owner shall agree in the Subdivision Agreement(s) to advise all potential purchasers of the existing transit services in this development. This includes current transit routes and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT route maps, Future Plan maps & providing YRT website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT route maps and the Future Plan maps are available from YRT upon request.
75. The owner shall satisfy the Regional Municipality of York Transportation and Community Planning Department that the services to be installed within or in conjunction with the Plan will include illumination in accordance with the local municipality's design standards along all streets which have transit services, sidewalks, pedestrian access and bus stop locations
76. Prior to final approval, the owner shall provide a copy of the Subdivision Agreement(s) to the Transportation and Community Planning Department, outlining all requirements of the Transportation and Community Planning Department.
77. The owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law # 2012-36.

Toronto and Region Conservation Authority

Draft Plan of Subdivision File 19T-13V004:

78. That prior to the initiation of grading and prior to the registration of this plan or any phase thereof, the owner shall submit a detailed engineering report for the review and approval of the TRCA that describes the storm drainage system (quantity and quality), in accordance with the Functional Servicing for Vogue Development Group (Quadrant C and D), prepared by Schaeffers Consulting Engineers, dated March 2013. This report shall include:
 - plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., is it part of an overall drainage scheme? How will external flows be accommodated? What is the design capacity of the receiving system?;
 - stormwater management techniques which may be required to control minor or major flows;
 - appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;

- proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
 - location and description of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 166/06, the TRCA's (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) Regulation;
 - overall grading plans for the subject lands; and,
 - supplementary measures including additional source and conveyance measures to enhance infiltration and reduce runoff volumes.
79. That the draft plan of subdivision be red-line revised in order to meet the requirements of Condition 78, if necessary.
 80. That the owner successfully obtain permits under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) from the TRCA for site grading and development on the subject property.
 81. That the owner submit detailed grading plans which comply with the Regional Storm Flood Plain Brief, prepared by Schaeffers Consulting Engineers, dated August 2, 2013, as amended.
 82. That the applicant submit a detailed and comprehensive Erosion and Sediment Control Plan, which complies with the TRCA's Erosion and Sediment Control Guidelines for Urban Construction (www.sustainabletechnologies.ca).
 83. That the implementing zoning by-law recognize Open Space/Buffer Block 21 (and Part 7 - Valley) in an open space, or other suitable zoning category, which has the effect of prohibiting development, to the satisfaction of the TRCA.
 84. That a copy of the adopted implementing zoning by-law be provided to the TRCA, when available, to facilitate the clearance of conditions of draft approval.
 85. That Open Space/Buffer Block 21 (and Part 7 - Valley) be set aside for acquisition or dedication to either the TRCA or the City of Vaughan, free of all charges or encumbrances.
 86. That the owner submit Edge Management/Restoration Planting Plans for Open Space/Buffer Block 21, which consist of native, non-invasive species and complies with the TRCA's Planting Guidelines.
 87. That a restrictive covenant; restricting grading and/or erection of any structures (i.e., pools, decks, sheds) including hard surfacing over areas where the 1.0 metre wide infiltration trench is located on the draft plan (see Grading Plan, Drawing No. GR-1, prepared by Schaeffers Consulting Engineers, dated March 2013 for exact locations).
 88. That the owner 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 technical report referenced in Condition No. 78;
 - b. to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
 - c. to obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA;
 - d. to erect a permanent fence to the satisfaction of the TRCA for any Blocks abutting Open Space/Buffer Block 21 (Block 1, 7, 8, 9 and 10);
 - e. that no grading works will take place within Open Space/Buffer Block 21;
 - f. that no retaining wall structures or systems be erected on Open Space/Buffer Block 21 and/or on the boundary between any townhome blocks and Open Space/Buffer Block 21.
 - g. that the owner place an appropriate warning clause in the respective agreement of purchase and sale for each townhome unit where an infiltration trench is located; that grading and/or erection of any structures (sheds, decks, pools, gazebos, patio paving) is prohibited due to infrastructure required to meet Low Impact Development (LID) objectives and sustainable community design.
89. That a copy of the executed subdivision agreement be provided to the TRCA when available, in order to expedite the clearance of conditions of draft approval.
90. That the owner submit a detailed assessment of how each TRCA condition of draft plan approval has been satisfied, in order to expedite the clearance of conditions of draft plan approval.

Draft Plan of Subdivision File 19T-13V005:

91. That prior to the initiation of grading and prior to the registration of this plan or any phase thereof, the owner shall submit a detailed engineering report for the review and approval of the TRCA that describes the storm drainage system (quantity and quality), in accordance with the Functional Servicing for Vogue Development Group (Quadrant C and D), prepared by Schaeffers Consulting Engineers, dated March 2013. This report shall include:
- plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., is it part of an overall drainage scheme? How will external flows be accommodated? What is the design capacity of the receiving system?;
 - stormwater management techniques which may be required to control minor or major flows;

- appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;
 - proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
 - location and description of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 166/06, the TRCA's (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) Regulation;
 - overall grading plans for the subject lands; and
 - supplementary measures including additional source and conveyance measures to enhance infiltration and reduce runoff volumes.
92. That the draft plan of subdivision be red-line revised in order to meet the requirements of Condition 91, if necessary.
 93. That the owner successfully obtain permits under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) from the TRCA for site grading and development on the subject property.
 94. That the owner submit detailed grading plans which comply with the Regional Storm Flood Plain Brief, prepared by Schaeffers Consulting Engineers, dated August 2, 2013, as amended.
 95. That the owner submit a detailed and comprehensive Erosion and Sediment Control Plan, which complies with the TRCA's Erosion and Sediment Control Guidelines for Urban Construction (www.sustainabletechnologies.ca).
 96. That the implementing zoning by-law recognize Open Space Block 18 and Buffer Block 19 in an open space, or other suitable zoning category, which has the effect of prohibiting development, to the satisfaction of the TRCA.
 97. That a copy of the adopted implementing zoning by-law be provided to the TRCA, when available, to facilitate the clearance of conditions of draft approval.
 98. That Open Space Block 18 and Buffer Block 19 be set aside for acquisition or dedication to either the TRCA or the City of Vaughan, free of all charges or encumbrances.
 99. That the owner submit Edge Management/Restoration Planting Plans for Buffer Block 19, which consist of native, non-invasive species and complies with the TRCA's Planting Guidelines.
 100. That a restrictive covenant; restricting grading and/or erection of any structures (i.e., pools, decks, sheds) including hard surfacing over areas where the 1.0 metre wide infiltration trench is located on the draft plan (see Grading Plan, Drawing No. GR-1, prepared by Schaeffers Consulting Engineers, dated March 2013 for exact locations).

101. That the owner 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 technical report referenced in Condition No. 92;
 - b. to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
 - c. to obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA;
 - d. to erect a permanent fence to the satisfaction of the TRCA for any Blocks abutting Buffer Block 19 (Blocks 4, 5, 6, 7 and 9);
 - e. that no grading works will take place within Buffer Block 19; with the exception of minor grading as approved in Grading Plan, Drawing No. GR-01, prepared by Schaeffers Consulting Engineers, dated March 2013;
 - f. that no retaining wall structures or systems be erected on Buffer Block 19 and/or on the boundary between any townhome blocks and Buffer Block 19.
 - g. that the applicant place an appropriate warning clause in the respective agreement of purchase and sale for each townhome unit where an infiltration trench is located; that grading and/or erection of any structures (sheds, decks, pools, gazebos, patio paving) is prohibited due to infrastructure required to meet Low Impact Development (LID) objectives and sustainable community design.
102. That a copy of the executed subdivision agreement be provided to the TRCA when available, in order to expedite the clearance of conditions of draft approval.
103. That the applicant submit a detailed assessment of how each TRCA condition of draft plan approval has been satisfied, in order to expedite the clearance of conditions of draft plan approval.

Canada Post

104. The owner/developer will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
105. The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Vaughan.

106. The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
107. The owner/developer agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:
 - i. A Community Mailbox concrete base pad per Canada Post specifications;
 - ii. Any required walkway across the boulevard, as per municipal standards; and,
 - iii. Any required curb depressions for wheelchair access.

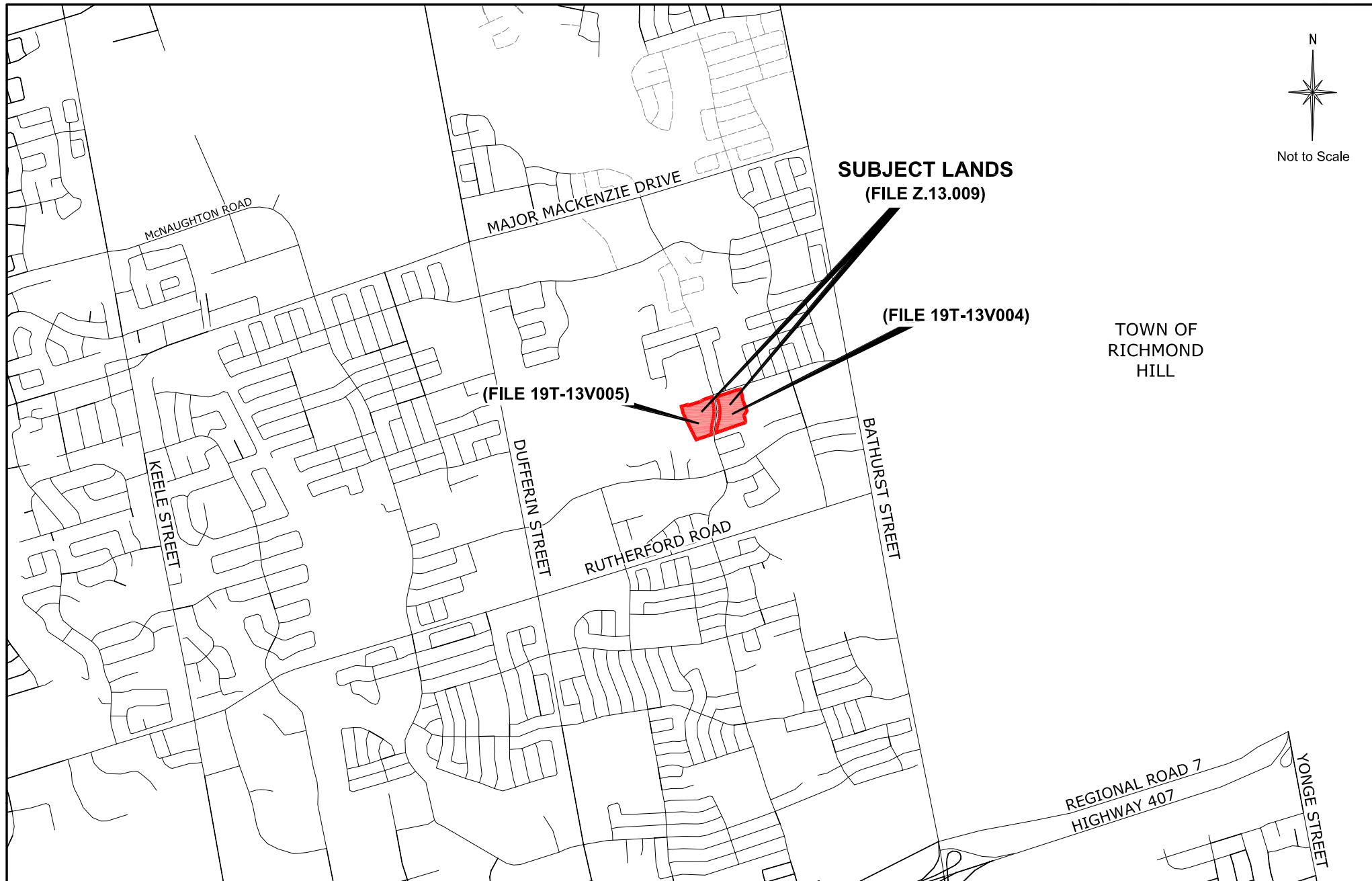
Enbridge Gas

108. The owner is responsible for preparing a composite utility plan(s) that allows for the safe installation of all utilities, including required separation between utilities.
109. Streets are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities.
110. The owner shall grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information required for the installation of the gas lines.
111. The owner shall provide current City approved road cross-sections showing all utilities in the configuration proposed for all of the street widths within the development. The gas location must be a minimum of 0.6 metres from the street line.

Other Conditions

112. 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 111 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
113. The City shall advise that Conditions 1 to 63 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
114. The Regional Municipality of York shall advise that Conditions 64 to 77 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

115. The Toronto and Region Conservation Authority shall advise that Conditions 78 to 103 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
116. Canada Post shall advise that Conditions 104 to 107 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
117. Enbridge Gas shall advise that Conditions 108 to 111 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 Lots 17 & 18,
Concession 2

Applicant:
Quadrant Holdings Inc.

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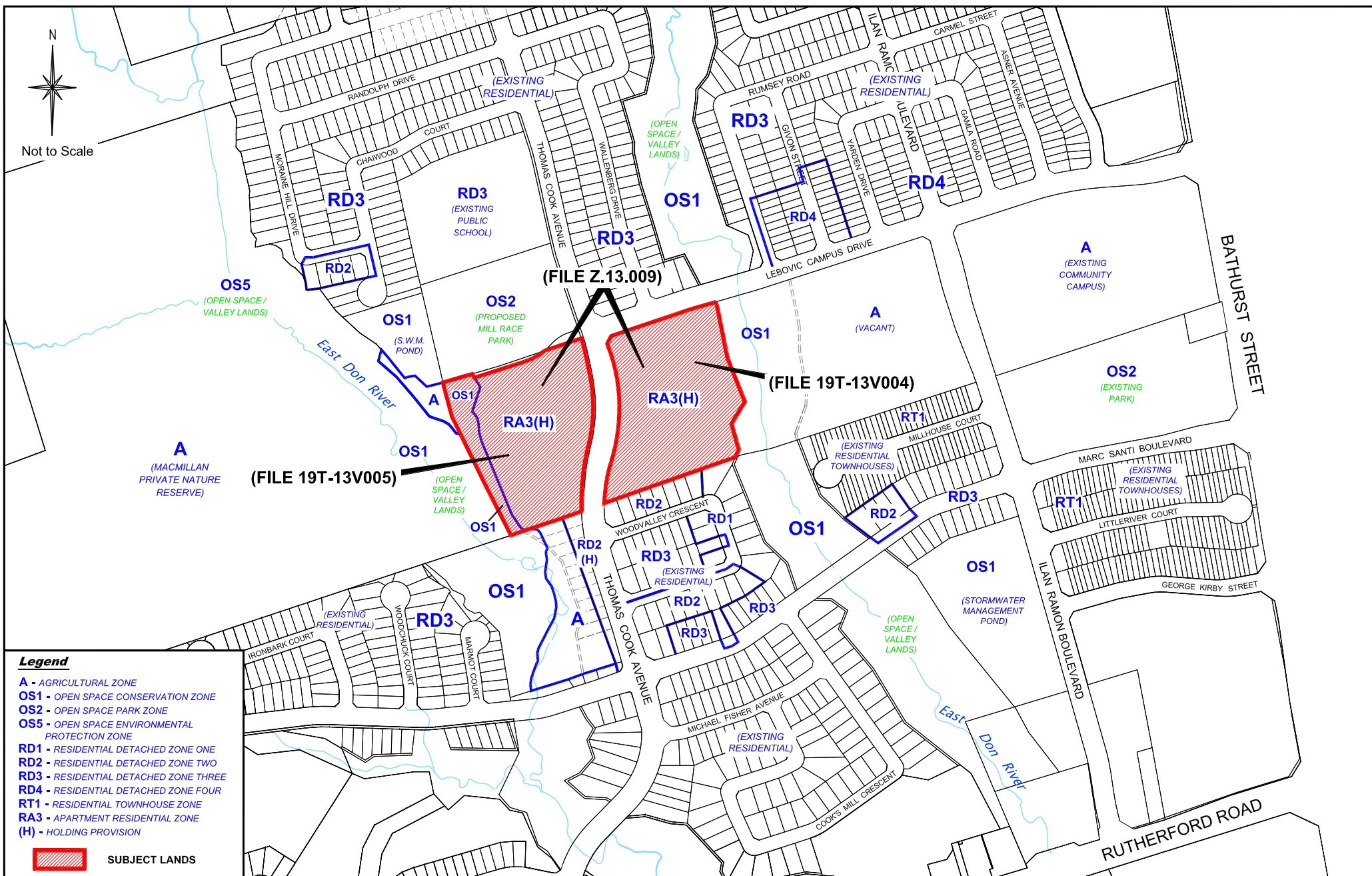


Attachment

Files:
Z.13.009, 19T-13V004, &
19T-13V005

Date:
June 17, 2014

2



Location Map

Location: Part of Lots 17 & 18,
Concession 2

Applicant:
Quadrant Holdings Inc.

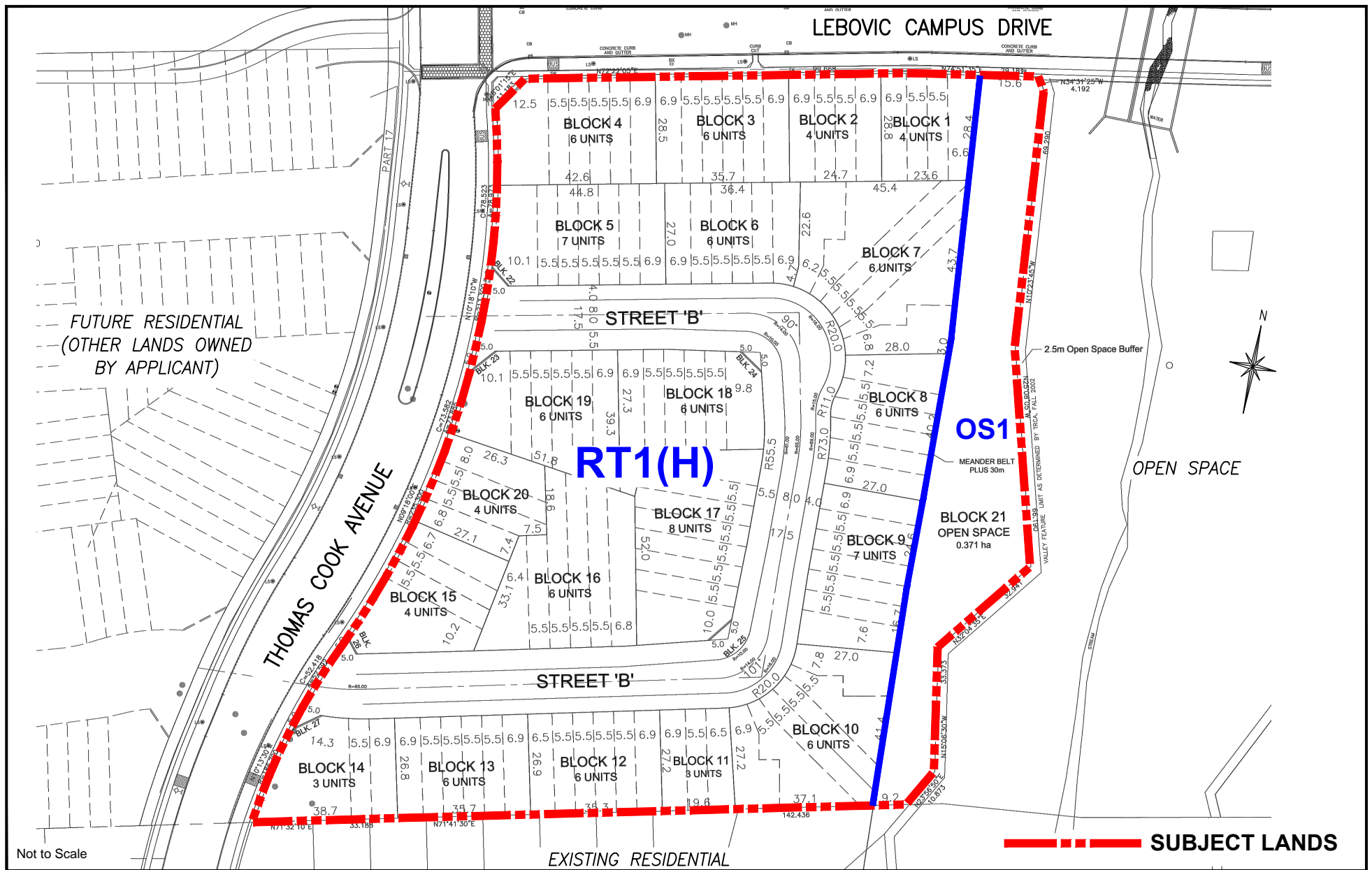
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Attachment

Files:
Z.13.009, 19T-13V004, &
19T-13V005
Date:
June 17, 2014

3



Draft Plan of Subdivision File 19T-13V004 & Proposed Zoning

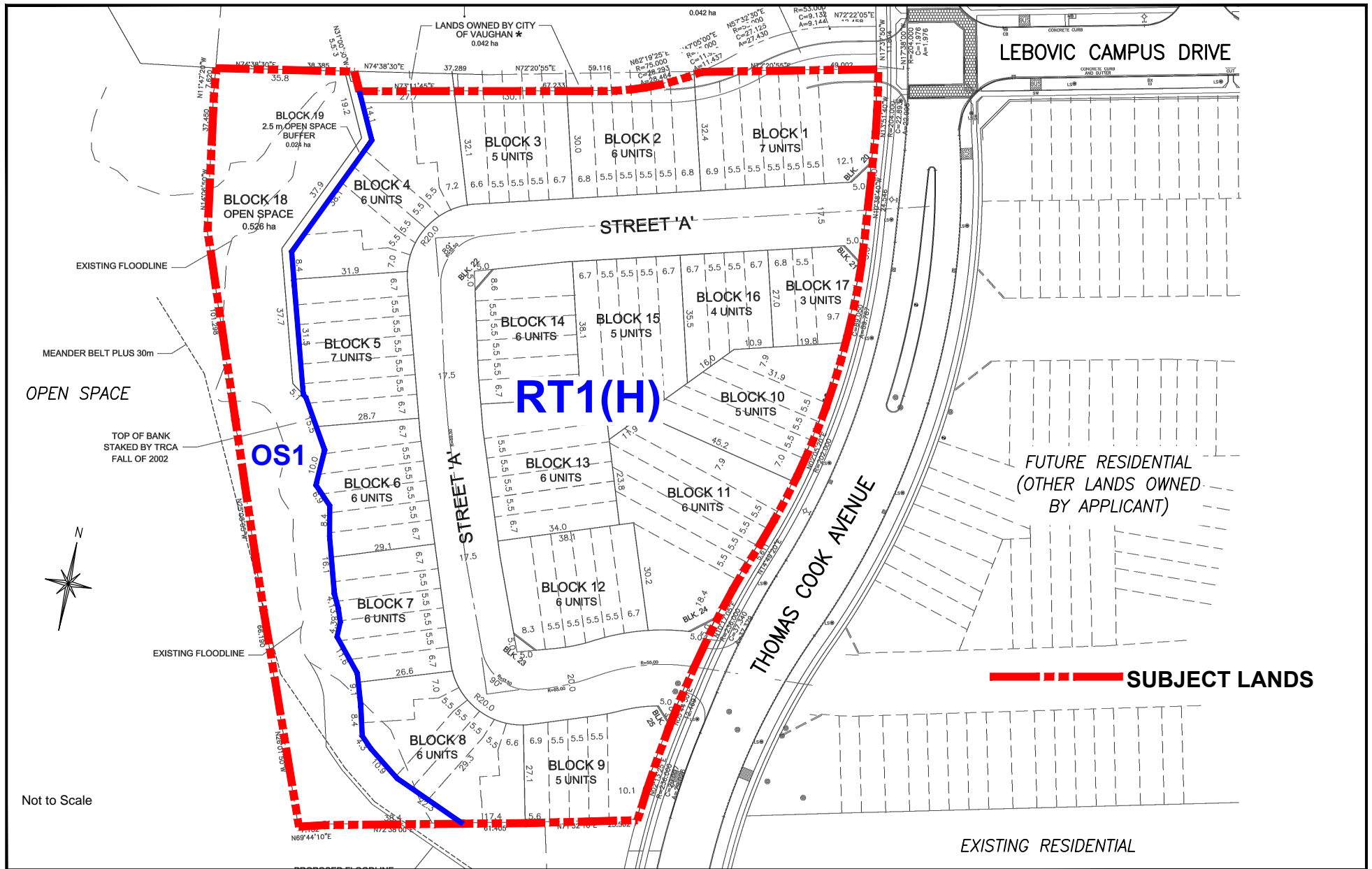


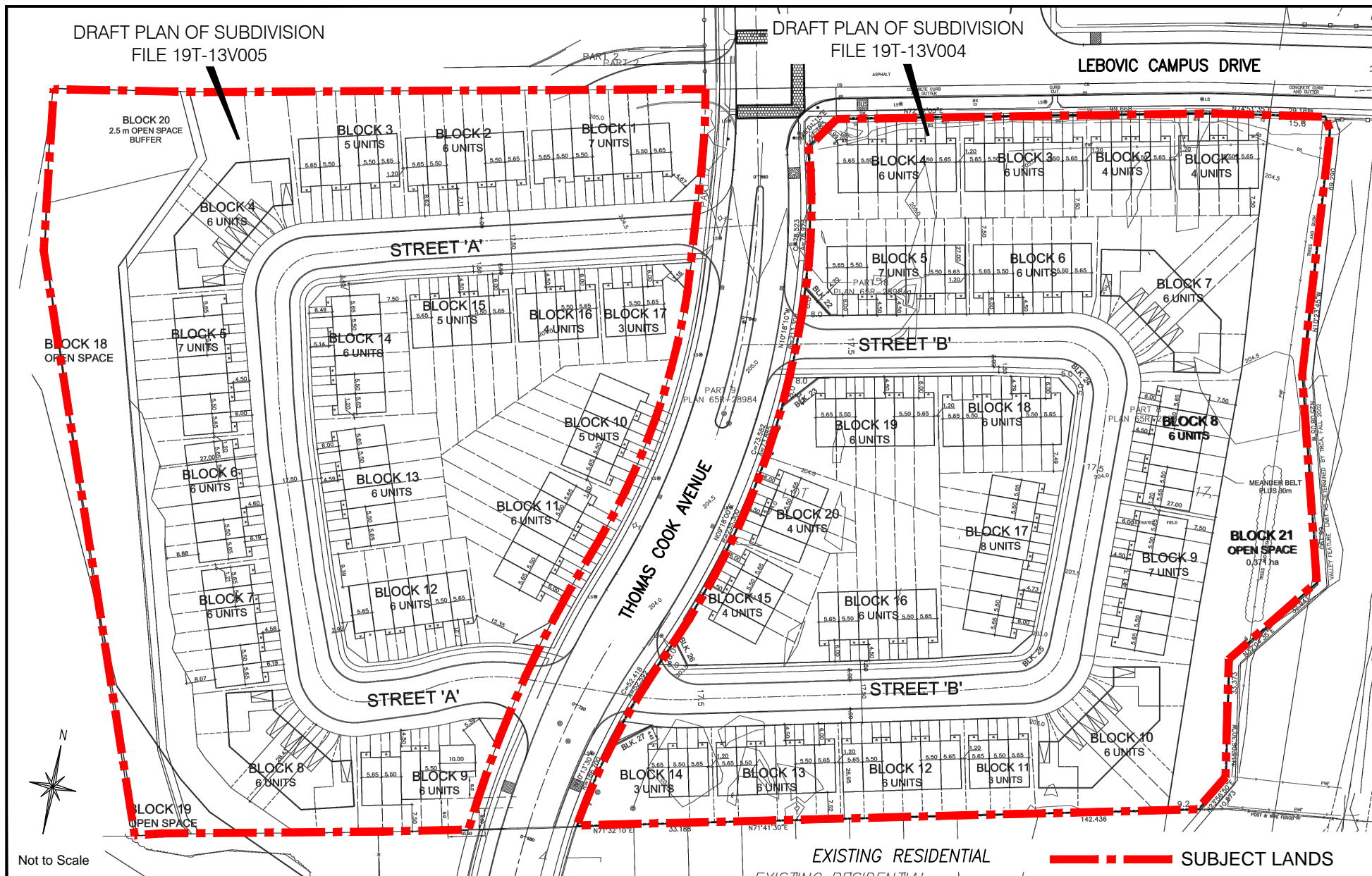
Applicant: **Quadrant Holdings Inc.**
Location: Part of Lots 17 & 18,
Concession 2

Attachment

Files:
Z.13.009, 19T-13V004, &
19T-13V005
Date:
June 17, 2014

4





Conceptual Site Plan

Location: Part of Lots 17 & 18,
Concession 2

Applicant:
Quadrant Holdings Inc.

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Attachment

Files:
Z.13.009, 19T-13V004, &
19T-13V005
Date:
June 17, 2014

6



Not to Scale

Conceptual Rendering

Location: Part of Lots 17 & 18,
Concession 2

Applicant:
Quadrant Holdings Inc.

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Attachment

Files:
Z.13.009, 19T-13V004, &
19T-13V005
Date:
June 17, 2014

8

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 109-2014

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from RA3(H) Apartment Residential Zone with the Holding Symbol “(H)” to RT1(H) Residential Townhouse Zone with the Holding Symbol “(H)” and OS1 Open Space Conservation Zone in the manner shown on the said Schedule “1”.
 - b) Deleting Exception 9(1352) from Section 9.0 “EXCEPTIONS” and substituting therefor the following paragraph:

“(1352) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedules “E-1480”, “E-1480A” and “E-1480B” until the Holding Symbol “(H)” is removed pursuant to Section 36(4) of the Planning Act:

 - i) Lands zoned with the Holding Symbol “(H)” shall be used only for the production of field crops or a use legally existing as of the date of the enactment of By-law - 2014. The Holding Symbol “(H)” shall not be removed until such time as water and sanitary sewage capacity has been identified and allocated by Vaughan Council.

B. Notwithstanding the provisions of:

 - a) Subsection 4.22.3 and “Schedule A3” respecting the zone standards in the RT1 Residential Townhouse Zone (Standard Lot);

the following provisions shall apply to the lands shown as “Subject Lands” on Schedules “E-1480”, “E-1480A” and “E-1480B”:

 - ai) The minimum lot frontage shall be 5.5 m;
 - aii) The minimum lot area shall be 145 m² / unit;
 - aiii) The minimum exterior side yard setback shall be 3 m;
 - aiv) The maximum building height shall be 12 m;
 - av) The minimum lot depth shall be as follows:

- 26.5 m for Blocks 7 and 8 on Schedule “E-1480A”
and Blocks 12, 13, 14 and 20 on Schedule “E-1480B”;
- 26.3 m for Block 20 on Schedule “E-1480B”;
- 22.6 m for Block 7 on Schedule “E-1480B”;

avi) A maximum of eight townhouse units shall be constructed in a row;

C. The following provision shall apply to the lands shown as “Subject Lands” on Schedules “E-1480”, “E-1480A” and “E-1480B”:

a) No structures (including ancillary structures such as pools, sheds, gazebos and/or paving) and/or grading shall be permitted within 1 m of the rear property line on Blocks 4, 5, 6, 7, 8, 12, 13, 14, 15 and 16 on Schedule “E-1480A, and Blocks 5, 6, 7, 8, 9, 15, 19 and 20 on Schedule “E-1480B” to facilitate infiltration trenches;”

c) Deleting Schedule “E-1480” and substituting therefor Schedule “E-1480” attached hereto as Schedule “1”.

d) Adding Schedule “E-1480A” attached hereto as Schedule “2”.

e) Adding Schedule “E-1480B” attached hereto as Schedule “3”.

f) Deleting Key Map 2D and substituting therefor the Key Map 2D attached hereto as Schedule “4”.

2. Schedules “1”, “2”, “3” and “4” shall be and hereby forms part of this By-law.

Enacted by City of Vaughan Council this 24th day of June, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 109-2014

The lands subject to this By-law are located on the east and west sides of Thomas Cook Avenue, south of Lebovic Campus Drive, in Part of Lots 17 and 18, Concession 2, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" to RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)" and OS1 Open Space Conservation Zone to implement Draft Plan of Subdivision Files 19T-13V004 and 19T-13V005. The By-law also permits the following site-specific zoning exceptions to facilitate the future development of 205 street townhouse dwelling units:

- i) Reduce the minimum lot frontage to 5.5 m;
- ii) Reduce the minimum lot area to 145 m² / unit;
- iii) Reduce the minimum exterior side yard setback to 3 m;
- iv) Increase the maximum building height to 12 m;
- v) Reduce the minimum lot depth to 26.5 m, 26.3 m and 22.6 m;
- vi) Increase the maximum number of townhouse units constructed in a row to 8 units;
- vii) Require a 1 m rear yard buffer to restrict the development of any structures (including ancillary structures such as pools, sheds, gazebos and/or paving) and/or grading to facilitate infiltration trenches, as required by the Toronto and Region Conservation Authority. For the purposes of this zoning by-law provision, the most restrictive by-law requirement shall prevail for setbacks to pools and ancillary structures.