

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 55, 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 C8 from the Commissioner of Planning, dated June 18, 2014, as follows:

That TRCA Condition #86 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 replaced with the following condition:

86. That the valley lands (those lands west of the York Region easement, but excluding the triangular block containing the proposed Oil Grit Separator units and excluding the area for the stormwater pipe and outfall) be conveyed to either the TRCA or the City of Vaughan, free of all charges and encumbrances.

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ZONING BY-LAW AMENDMENT FILE Z.13.007
DRAFT PLAN OF SUBDIVISION FILE 19T-13V002
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V003
SITE DEVELOPMENT FILE DA.13.072
TEEFY DEVELOPMENTS INC.

WARD 4 - VICINITY OF BATHURST STREET AND RUTHERFORD ROAD

The Committee of the Whole recommends:

- 1) That 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, be approved;
- 2) That the following be approved in accordance with Communication C12, from the Commissioner of Planning, dated June 17, 2014:
 1. That the following be included as conditions of subdivision and condominium approval in Attachments #1 and #2 to Item #55 (Teefy Developments Inc.), respectively:

“Prior to final approval, the owner shall provide the City with written confirmation from the Trustee of the Block 10 Thornhill Woods Developers Group that the owner has fulfilled all cost sharing obligations as stipulated in the Thornhill Woods Developers Cost Sharing Agreement.”
- 3) That the deputation of Mr. Mark Yarranton, KLM Planning Partners Inc., be received;
- 4) That Communication C9, from Ms. Tanya Roman, Block 10 Thornhill Woods Developers Group Inc., Vogell Road, Richmond Hill, dated June 16, 2014 be received; and
- 5) That the coloured elevation drawings submitted by the applicant be received.

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.13.007 (Teefy Developments Inc.) BE APPROVED, specifically to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachments

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#3 and #4, from A Agricultural Zone to RVM2(H) Residential Urban Village Multiple Dwelling Zone Two with the Holding Symbol “(H)” and OS1 Open Space Conservation Zone (valleylands/buffers) in the manner shown on Attachment #7 and to permit the zoning exceptions identified in Table 1 of this report.

2. THAT the Holding Symbol “(H)” shall not be removed from the subject lands until the following conditions are satisfied:
 - a) Vaughan Council has identified and allocated servicing capacity for the subject lands; and,
 - b) the satisfactory registration of a Record of Site Condition (RSC) with the Ministry of Environment on the Environmental Site Registry to the satisfaction of the Vaughan Development/Transportation Engineering Department.
3. THAT Draft Plan of Subdivision File 19T-13V002 (Teefy Developments Inc.) to facilitate the creation of two blocks under a single registered M Plan, in the manner shown on Attachment #5, BE APPROVED, subject to the pre-conditions of approval and conditions of approval set out in Attachment #1 to this report.
4. THAT Draft Plan of Condominium (Common Element) File 19CDM-13V003 (Teefy Developments Inc.) as shown on Attachment #6, BE APPROVED, subject to the Conditions of Approval set out in Attachment #2.
5. THAT Site Development File DA.13.072 (Teefy Developments Inc.) BE APPROVED, to facilitate the development of a 149 block townhouse dwelling units (freehold) served by a private common element condominium road, as shown on Attachments #8 to #13 inclusive, subject to the following conditions:
 - a) Prior to the execution of the Site Plan Letter of Undertaking:
 - i. the Vaughan Planning Department shall approve the final site plan, landscape plan, and building elevations;
 - ii. the Vaughan Development/Transportation Engineering Department shall approve the final site servicing and grading plan, photometric lighting plan, scoped environmental impact study, detailed stormwater management report, and functional servicing report;
 - iii. the owner shall satisfy all requirements of the York Region Transportation and Community Planning Department including entering into a Site Plan Agreement with York Region;
 - iv. the owner shall satisfy all requirements of the Toronto and Region Conservation Authority; and,
 - v. the Draft Plan of Subdivision File 19T-13V002 shall be registered; and,
 - vi. the owner shall pay to the City of Vaughan, a woodlot development charge at the rate of \$1000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and the City of Vaughan’s Woodlot Acquisition Front-end Agreement.

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6. THAT prior to the execution of the Site Plan Letter of Undertaking, the owner shall agree to settle their appeal (Appeal #63) in part to VOP 2010 subject to the approval from the Ontario Municipal Board of a site-specific policy and/or change in land use designation to reflect the approved development applications.

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

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

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

- Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit
- Objective 3.3: Reduce single occupant vehicle (SOV) trips by supporting active transportation, car pooling and public transit

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

- stormwater management techniques that minimize impact on local infrastructure
- the use of shade trees and solar reflective index pavers to reduce energy consumption and the heat island effect
- drought tolerant native species and smart sensor irrigation to reduce water consumption and promote sustainable design
- construction waste management program to increase waste diversion
- upgraded insulation, air tight buildings, and integrated mechanical systems to reduce energy consumption and greenhouse gas emissions
- low flow plumbing fixtures to reduce water consumption
- EnergyStar appliances and compact fluorescent lamp light fixtures to reduce energy consumption

Economic Impact

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

Communications Plan

On April 26, 2013, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to the Thornhill Woods Community Association. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice sign installed on the property. The Committee of the Whole's recommendation to receive the Public Hearing report of May 21, 2013 and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on June 4, 2013.

Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #3 and #4:

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1. Zoning By-law Amendment File Z.13.007, specifically to amend Zoning By-law 1-88, to rezone the subject lands from A Agricultural Zone to RVM2(H) Residential Urban Village Multiple Dwelling Zone Two with the Holding Symbol “(H)” and OS1 Open Space Conservation Zone (valleylands/buffers) in the manner shown on Attachment #7, and to permit the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-13V002 to facilitate the creation of two blocks as shown on Attachment #5, to facilitate the Draft Plan of Condominium (Common Elements) File 19CDM-13V003, consisting of the following:

Block 1 (Block for 149 Townhouse Units, Road, Visitor Parking, and Amenity Area)	4.059 ha
<u>Block 2 (Road Widening along Bathurst Street)</u>	<u>0.208 ha</u>
Total Area	4.267 ha

3. Draft Plan of Condominium File 19CDM-13V003 to create common elements including 32 visitor parking spaces, private roads, walkways and private parkette/amenity areas as shown on Attachment #6.
4. Site Development File DA.13.072 to facilitate the development of the subject lands with 149, 3-storey freehold townhouse dwellings served by condominium common elements (private roads, parkette/amenity area, visitor parking spaces), as shown on Attachments #8 to #13 inclusive.

Background - Analysis and Options

Location

The 4.267 ha subject lands shown on Attachments #3 and #4 are located on the west side of Bathurst Street, south of Rutherford Road, municipally known as 9130 Bathurst Street, within Planning Block 10. The site is developed with a brick residential building, a barn and a number of metal sheds, which will be removed to facilitate the development. The surrounding land uses are shown on Attachment #4.

Official Plan

The subject lands are designated “Medium Density Residential/Commercial” by in-effect OPA #600 (Carrville - Urban Village 2), which permits a range of residential uses including townhouses with a net residential density of between 17 to a maximum of 40 units per hectare (uph). The proposed 149 townhouse units yield a net residential density of 34.9 uph. The proposed development conforms to OPA #600.

The subject lands are designated “Mid-Rise Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010), which would permit townhouses. However, the subject applications were submitted in March 2013, prior to VOP 2010 coming into effect, and as the owner has also appealed VOP 2010 as applicable to their site, the subject applications are being reviewed under the Official Plan policies of OPA #600.

The owner has appealed VOP 2010 (Appeal #63), respecting the policies applying to this site. To address this appeal, the following condition has been included in the recommendation of this report to the satisfaction of City staff and the appellant:

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THAT prior to the execution of the Site Plan Letter of Undertaking, the owner shall agree to settle their appeal (Appeal #63) in part to VOP 2010 subject to the approval from the Ontario Municipal Board of a site-specific policy and/or change in land use designation to reflect the approved development applications.

Zoning

The subject lands are zoned A Agricultural Zone by Zoning by By-law 1-88, which does not permit the proposed block townhouse residential uses. Therefore, a Zoning By-law Amendment is required to rezone the subject lands to RVM2(H) Residential Urban Village Multiple Dwelling Zone Two (tableland) with the Holding Symbol "(H)", and OS1 Open Space Conservation Zone (valley/buffers) in the manner shown on Attachment #7, and to permit the following site-specific zoning exceptions to facilitate the development:

Table 1

	By-law Standard	By-law 1-88, RVM2 Residential Urban Village Multiple Dwelling Zone Two Zone Requirements	Proposed Exceptions to RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements
a.	Definition of a Lot	Means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent contemplated by Section 49 of the Planning Act, RSO. 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a Building Permit shall be deemed to be a parcel of land and a reserve shall not form part of the street.	The subject lands shall be deemed to be one lot, regardless of the number of buildings constructed on the lot, the creation of any new lot by plan of condominium, part lot control, consent and any easements or restrictions.
b.	Minimum Visitor Parking	149 units @ 0.25 visitor parking spaces per dwelling unit = 36 visitor spaces	149 units @ 0.2 visitor parking spaces per dwelling unit = 30 visitor spaces (32 spaces provided)
	By-law Standard	By-law 1-88, RVM2 Residential Urban Village Multiple Dwelling Zone Two Zone Requirements	Proposed Exceptions to RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements
c.	Minimum Number of Barrier Free Parking Spaces	2	1

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d.	Maximum Driveway Width	7.5 m	12 m (Bathurst Street).
e.	Minimum Landscaped Strip Width (Bathurst Street)	6m	1 m
f.	Permitted Yard Encroachments and Restrictions	An exterior stairway is permitted in the rear yard only except that an exterior stairway not exceeding one-half storey in height shall be permitted in any yard	Permit exterior stairways exceeding one-half storey in height for Blocks “B”, “C”, “D” “N”, “O” and “P”
g.	Fence Location	A fence may be permitted in any required yard	A fence shall not be permitted on the lands subject to the York Region sanitary sewer easement as shown on Attachment #8
h.	Frontage on a Public Street	A building or structure must be located on a lot that fronts on a public street	Permit the proposed townhouse units on a lot with access to a common element condominium road or driveway that provides access to a public street. (Bathurst Street)
i.	Minimum Setback to a Sight Triangle	0.6 m	0 m
j.	Permitted Uses in the OS1 Zone	No building or structure other than for conservation of flood control projects is permitted	Permit the following uses in the OS1 Zone along part of the north property line of the subject lands: <ul style="list-style-type: none"> - treed landscape buffer - private lane - private driveways

a) Landscape Width/Yard Requirements

The proposal to reduce the minimum yard setbacks, minimum setback to the daylight triangle, landscape strip widths and building encroachments will facilitate a development with a strong urban edge and attractive public realm along Bathurst Street and a more urban form of development throughout the townhouse development.

The proposed 3.5 m wide landscape buffer along the north property line will provide a landscaped transition area between the proposed development on the subject lands and the existing commercial use to the north.

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b) Parking Supply/Driveway Width

The owner submitted a Traffic Impact Study dated February 25, 2014, prepared by the BA Group. The Vaughan Development/Transportation Engineering Department has reviewed the study and the proposed site plan and concur that the visitor parking supply of 32 spaces is appropriate and is consistent with the City of Vaughan's Draft Parking Standards completed by IBI Group. The Planning Department recommends that of the 32 visitor parking spaces being provided, two of these spaces be allocated for barrier free parking, rather than one space, so that there will be no exception for this item. The Vaughan Development/Transportation Engineering Department also has no objection to the proposed driveway width, however, the owner must obtain approval from York Region for the proposed driveway.

c) Permitted Uses

The proposed uses within the OS1 Zone along the north property line can be supported in order to create an appropriate transition between the subject lands and the commercial development to the north.

d) Definition of a Lot

The proposal to amend the definition of a "Lot" is required to ensure that for zoning purposes, the subject lands are deemed one lot to avoid future "technical" variances being created as a result of the nature of the proposed development. The proposed residential common element condominium development will consist of a number of townhouse blocks, therefore, it is appropriate to ensure that the access driveways will be shared and that any approved zoning exceptions established through this application apply to the entire property.

e) Holding Symbol "(H)"

Should Vaughan Council approve the subject applications, the implementing Zoning By-law will place the Holding Symbol "(H)" on the subject lands, until water supply and sewage servicing capacity for the development has been identified and allocated, and a Record of Site Condition is filed with the Ministry of the Environment (MOE) on the Environmental Site Registry. A condition to this effect is included in the recommendation of this report.

f) Summary for Zoning Exceptions

The proposed zoning exceptions would facilitate a development that is compatible with the existing and planned built form in the area. The Planning Department can support the proposed rezoning of the property and the required site-specific exceptions to Zoning By-law 1-88, in order to implement the proposed development, with the exception of the number of barrier free parking spaces, which must be increased from 1 to the required 2 spaces to address the minimum by-law requirement.

Subdivision Design

The owner has submitted a Draft Plan of Subdivision as shown on Attachment #5, to facilitate the proposed development, which includes the following:

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Blocks	Purpose	Area
1	149 block townhouse dwelling units (freehold) and private condominium common element roads, visitor parking, and parkette/amenity space area	4.059 ha
2	Bathurst Street road widening	0.208 ha
Total Site Area		4.267 ha

The proposed Draft Plan of Subdivision shown on Attachment #5, is intended to be registered as a Registered 65M Plan and will facilitate the creation of the blocks for the residential development and a second block for the Bathurst Street widening. The registered plan will facilitate the proposed site plan, condominium common elements, and a future Part Lot Control Application(s) to create the individual lots for the 149 freehold townhouse units. The Common Elements Condominium will create the private road, visitor parking, and parkette/amenity space.

All development within the Draft Plan of Subdivision must be in accordance with the approved Block 10 Urban Design and Architectural Design Guidelines prepared by Watchorn Architect Inc. A condition to this respect is included in Attachment #1.

The Planning Department has no objection to the approval of the proposed Draft Plan of Subdivision as shown on Attachment #5, subject to the comments in this report and the Conditions of Approval shown on Attachment #1.

Proposed Site Plan

The proposed site plan is shown on Attachment #8. The subject lands are irregular in shape and are bounded by an open/space valley land system to the west, an existing commercial plaza to the north, Bathurst Street to the east, and vacant land zoned A Agricultural Zone to the south. A York Region service easement exists on the subject lands located along the west and south property limits as shown on Attachment #8. The plan includes 22 townhouse blocks for a total of 149 block townhouse units, a parkette/amenity space area, and visitor parking areas. The proposed townhouse units are designed as either traditional units with a backyard and garages on the front of the dwelling, or units with garages attached to the rear of the dwelling as shown on Attachments #11 - #13. A total of 32 visitor parking spaces are proposed throughout the interior of the development as shown on Attachment #8.

Access to the subject lands is proposed from Bathurst Street. An emergency second access is proposed onto Bathurst Street at the south property limit, which will be blocked with three traffic bollards.

Townhouse Blocks “R” to “U” and Block “Q” as shown on Attachment #8 back onto the open/space valley system to the west. An existing York Region service easement is located in the proposed rear yards of these lots. No fences or accessory structures are permitted on the York Region easement. Privacy fences will be installed which extend 4 m into the rear yard of each lot up to the York Region easement. Low and shallow rooted planting will be provided from the end of the privacy fence, across the York Region easement, to the edge of the valley land/open space buffer to further delineate each individual rear yard. Conditions to this effect are included in Attachments #1 and #2.

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The Toronto and Region Conservation Authority (TRCA) in their conditions of Draft Plan of Subdivision, require that a restoration planting plan be prepared to the satisfaction of the TRCA for the buffer areas and stormwater management infrastructure, which consists of native, non-invasive species and complies with the TRCA's planting guidelines. A black chain link fence is proposed along the south and west limits of the residential block.

A stormwater management outfall easement is located in the southwest limit of the subject lands, which will become part of the lands owned and maintained by the future Condominium Corporation.

Building Elevations

Typical building elevations for the proposed townhouse dwellings are shown on Attachments #11 to #13. The townhouse dwellings are proposed to be constructed using brick as the main building façade material with commercial grade metal panels and tempered glass guards along the balcony areas. The units reflect a more contemporary built form and design with a balcony on the second and third levels of each unit. Most townhouse blocks are comprised of 6 or less residential units, however, there are three 7 unit blocks, five 8 unit blocks, and one 17 unit block.

The Urban Design Division of the Planning Department requires an enhanced treatment of the end unit building elevations, and the rear elevations for the 6.7 m frontage units.

The Planning Department is generally satisfied with the proposed building elevations and will work with the owner to finalize their designs. The final site plan and building elevations must be approved to the satisfaction of the Vaughan Planning Department.

Proposed Draft Plan of Condominium (Common Element)

The owner has submitted Draft Plan of Condominium (Common Element) File 19CDM-13V003 for the subject lands shown on Attachments #3 and #4, for the creation of common elements comprising the private roads, parkette/amenity space areas, and 32 visitor parking spaces, as shown on Attachment #6.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department provides the following comments for the subject applications:

a) Storm Water Management, Sanitary/Stormwater Servicing

The site plan submission is subject to review and approval from the Toronto and Region Conservation Authority (TRCA) and York Region.

b) Stormwater Management

The owner has submitted a Stormwater Management Report entitled "Detailed Stormwater Management Report, Teefy Developments, 9130 Bathurst Street, City of Vaughan", dated August 2013, prepared by Schaeffers Consulting Engineers. Prior to final approval of the site servicing drawings and reports, comments from the Vaughan Engineering Planning and Studies Division, dated December 4, 2013, must be addressed to their satisfaction. The stormwater runoff from the site will be controlled through the use of underground storage tanks that outlet into the valley land. TRCA approval of the allowable site release rate from the subject site to the East Don River on the west side of the site is required. The storm sewer is to be designed to the 5-year storm event as required by the City of Vaughan Design Criteria instead of the 2-year storm. The

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functional servicing report must be revised prior to final site plan approval. The TRCA's approval is required regarding the outlet structure into the valley land and the proposed release rate.

c) Sanitary and Water Servicing

The owner is required to submit a revised Functional Servicing Report, which reflects the latest servicing strategy, blocks configuration, watermain connections and sanitary sewer connection. The City shall confirm that adequate water supply and sewage treatment capacity are available to accommodate the proposed development and have been allocated to the subject lands through a Vaughan Council resolution.

There is an existing 1050mm diameter sanitary trunk sewer (regional) that runs through the west and south limits of the subject site. The site will be serviced by connecting into the sanitary trunk sewer as shown on the construction drawings.

The consultant recommends servicing the site via the extension of the 300 mm diameter watermain on Ilan Ramon Boulevard in Block 11 as identified in Option #3 of the Water Supply Report prepared by Schaeffers Consulting Engineers and dated April 28, 2014. Detail design and construction drawings will be provided when the necessary approvals are granted from York Region. As an alternative, the owner may pursue a connection to a Town of Richmond Hill watermain located along the east side of Bathurst Street which will require approval from Vaughan, Richmond Hill and York Region. Any proposed service connections within the right-of-way (ROW) are subject to approvals from York Region and the City's Public Works Department.

d) Allocation

In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Vaughan Council on October 29, 2013, servicing allocation capacity for this development application has not been reserved or assigned potential future capacity at this time. Therefore, servicing allocation capacity is currently not available to support the proposed development concept.

The City of Vaughan 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 this development application(s) may be revisited at this time based on the status of the subject development application(s).

For approval, this development will be subject to a Holding Symbol "(H)" until servicing allocation is available from York Region.

e) Noise

The owner submitted a noise report dated March 7, 2013, updated August 26, 2013, and a subsequent Addendum Letter #1, dated March 3, 2014, prepared by Valcoustics Canada Ltd in support of the applications. The noise report recommends that some of the units along Bathurst Street and abutting the commercial plaza to the north are to be constructed with minimum Sound Transmission Class (STC) 37 exterior walls, minimum STC 26 window rating and mandatory air conditioning. Other buildings located away from the noise from traffic along Bathurst Street will require installation of forced air ducting and the provision for future air conditioning. The report also recommends additional warning clauses be added into the condominium and subdivision agreements to warn future purchasers and/or homeowners from the increasing noise level due to continually increasing traffic along Bathurst Street. Warning clauses to this effect are included in Attachments #1 and #2. The owner shall implement all of the recommendations in the approved noise report and Addendum Letter #1 to the satisfaction of the City of Vaughan. The noise report shall be updated again in case of any changes to the configuration of the townhouse blocks within the submitted site plan.

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f) Lot Grading

The City of Vaughan's Site Plan Criteria requires that existing grades be shown a minimum 20 metres beyond the site boundary in relation to the proposed development. The emergency overland flow route and drainage plan(s) must be identified for the proposed drainage conditions where required (i.e. in case of blockage of the two double catch basins near Blocks "R" and "Q").

g) Traffic and Transportation

Prior to final approval of the application, the following shall be addressed:

- the street network must be revised to specify intersection centre lines and match a 90 degree alignment. The proposed site access widths and configuration shall be based on the approved Traffic Study
- daylight/traffic safety triangles must be specified on the drawings; the daylight triangles are an area of unobstructed view formed by sightline and sight distance requirements for the vehicles approaching or departing the intersection. The intersection should have sufficient sight distance for drivers to perceive potential conflicts and take appropriate action
- the proposed future signalized intersection at Bathurst Street and Birch Avenue (Town of Richmond Hill) should have sufficient right-of-way and pavement widths to accommodate the development's traffic (ROW to be protected for a future signal and should be shown on the site plan, with daylight triangles in accordance with York Region Guidelines)
- an updated traffic study is required to show a functional drawing of the common elements roads, which includes curb radii, throat-pavement widths and lane configuration at major intersections. In addition, an updated truck maneuvering plan is required to match the current street layout and show curb radii and driveway widths. Maneuvering trucks cannot overlap the concrete curbs
- the updated traffic study should include the warrant analysis in support of the recommended traffic signal at Bathurst Street and Birch Avenue. The updated traffic study, proposed Bathurst Street access and the installation of a traffic signal, and the proposed parking and common elements road across, and the existing servicing easement is subject to approval by York Region
- a traffic management plan showing stop signs at all internal roadway intersections is required for review and comment
- further clarification is required to confirm that the proposed sidewalk on Bathurst Street will continue at-grade across the proposed driveway entrances
- additional sidewalk connections and courtesy crossings are recommended to create a continuous sidewalk system with convenient access points for pedestrians and people arriving by transit
- the proposed short term cycle parking should be shown on the landscape plans and identified on the landscape details. Medium-high security stands are recommended, which permits the bicycle frame and both wheels to be locked to the rack

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- the City of Vaughan requires a comprehensive Transportation Demand Management (TDM) Plan. The TDM Plan shall identify TDM measures to support the modal split assumptions in the UTC Report
- the City of Vaughan and/or York Region may consider implementing the 'soft' TDM measures recommended in the TDM Plan for this development (also known as the "Sustainability Mobility Program"). The City of Vaughan Site Plan Agreement will contain a condition regarding the sustainable mobility program, which will require a commitment from the owner to work with the City of Vaughan, in coordination with York Region on implementation and monitoring of the TDM Plan
- the proposed visitor parking (32 spaces) is appropriate and are also consistent with the City of Vaughan's Draft Parking Standards completed by the IBI Group

h) Additional Engineering Requirements

Site access is proposed via Bathurst Street opposite Birch Avenue. Also an emergency second access is provided at the south limit of the plan via Bathurst Street. Therefore, Region of York approval is required.

The owner is required to obtain all necessary approvals from York Region and the TRCA. Snow storage areas and the Fire Route must be shown on the site plan.

The owner shall submit a Ministry of Environment (MOE) Application in order to construct a sanitary sewer within the regional ROW, if approved.

Watermain and sanitary sewer connections within the regional ROW should be arranged with the City's Public Works Department and all work shall be undertaken at the owner's expense.

The Functional Servicing Report and Soil Report must be updated to include the details of the development at the design stage (i.e. showing the latest approved Block configuration).

The Holding Symbol ("H") shall be placed on the development until the owner receives the necessary environmental clearances on the subject lands including a Record of Site Condition acknowledged by the Ministry of Environment.

The soil report submitted in support of the applications must be revised to include more information about the non-ideal conditions for the road pavement. The road is to be proof-rolled and the thickness of the sub-grade to be determined by a professional geotechnical engineer on site following the proof-rolling.

Vaughan Cultural Heritage Division

The Vaughan Cultural Heritage Division of the Planning Department has reviewed the Stage 1 and 2 Archaeological Assessment for 9130 Bathurst Street, dated December 20, 2012, prepared by Archaeological Services, and offers the following comments:

- i) The structure at 9130 Bathurst Street is included in the City of Vaughan Heritage Inventory as a property of interest. The property was assessed by the Cultural Services Division and has been approved for demolition as there was not sufficient cultural heritage value to warrant its preservation.

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- ii) The subject lands have been assessed for archaeological concerns by a licensed archaeologist as required by Provincial policy and that the archaeologist's report has been entered into the Ontario Public Register of Archaeological Reports as per the Ministry of Tourism, Culture and Sport letter stating that no further archaeological assessment of the subject property is required. Therefore, the City of Vaughan does not have any further concerns. In areas that have been assessed for archaeological resources, the following standard conditions of draft plan approval are included in Attachment #1:
 - 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 Planning/Cultural Heritage Department shall be notified immediately.
 - b) In the event that human remains are encountered during construction activities, the owner must immediately cease all construction activities. The owner shall contact the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

Vaughan Public Works Department

The Vaughan Public Works Department has reviewed the proposal and has no objection to the applications subject to the access route throughout the site being constructed to the minimum "Heavy Duty Asphalt" as per the City of Vaughan's Engineering Design Standards.

Vaughan Real Estate Division

The Vaughan Real Estate Division has confirmed that the owner is not required to pay cash-in-lieu of parkland dedication equivalent to 5% as it has been paid under the Block 10 Agreement.

Vaughan Development Finance and Investments

Development Charges and applicable Special Service Area Development Charges shall be paid to the City of Vaughan in accordance with the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board Development Charge By-laws. Development Charges are payable on the date a Building Permit is issued at the rate in effect at that time. Special Service Area Development Charges, if any, shall be paid immediately upon entering into the Site Plan Letter of Undertaking.

Prior to the execution of the Site Plan Letter of Undertaking, the owner shall pay to the City, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and the City of Vaughan Woodlot Acquisition Front-end Agreement.

School Board

The York Region District (Public) School Board has reviewed the proposal and advise that they will not require a public elementary school site within the proposed development.

Canada Post

Canada Post has no objections to the application subject to the owner installing mail facilities and equipment to the satisfaction of Canada Post. Conditions to this effect are included in Attachment #1 to this report.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 55, CW Report No. 30 – Page 14

Bell Canada

The owner is required to confirm that sufficient wire-line communications/telecommunications infrastructure is available with the proposed development. In the event that such infrastructure is not available, the owner is advised that the owner may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. The owner will also be required to grant any easements that may be required for telecommunication services. A condition to this effect is included in Attachment #1 to this report.

Enbridge Gas Distribution Inc.

Enbridge Gas Distribution Inc. has no objections to the applications. At this time, there is not a commitment by Enbridge Gas Distribution to service this site, or to service this site by a given date or that there will be no cost for servicing this site. The owner is to contact the Enbridge Customer Connections Department at their earliest convenience to discuss installation and clearance requirements for service and metering facilities. The owner is to arrange for the installation of the gas plant prior to the commencement of the asphalt paving or landscaping. Easements are required to service this development. The owner is to provide easements at no cost to Enbridge Gas Distribution. The owner is to provide a 2 metre by 2 metre exclusive use location for a regulator station. These requirements are subject to change. Enbridge Gas Distribution retains the right to add, amend or remove conditions, or obtain easements to service this application, at no cost to Enbridge Gas Distribution. Enbridge Gas Distribution has provided conditions to be included in the subdivision agreement, which are included in Attachment #1 to this report.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the applications and have no objection to approval, subject to the conditions in Attachment #1 of this report.

The TRCA has requested that the 10.67 ha valley lands owned by the applicant be set aside for acquisition or dedication to either the TRCA or the City of Vaughan and the limits of which are not restricted to only those lands depicted on the drawings provided as part of the applications. These valley lands in their entirety do not currently contain any existing development and do not allow for any new development under the current TRCA, City of Vaughan Official Plan and Provincial Policy Statement policies. It is the TRCA's recommendation that these lands be conveyed into public ownership at this time. Doing so will help to ensure that this significant natural feature will be ecologically preserved and the risk to life and property due to the hazardous nature of these lands from both a slope erosion and flood perspective is limited.

The TRCA requires that appropriate Stormwater Management Practices (SWMPs) be used to treat stormwater, to mitigate the impacts of development on the quality of ground and surface water resources as it relates to fish and their habitat.

The owner agrees that the Draft Plan of Subdivision and Draft Plan of Condominium may be required to be revised as it relates to the proposed outfall, subject to any approvals or authorizations required by the Ministry of Natural Resources (MNR), including those pursuant to the Endangered Species Act.

The MNR is satisfied with the above conditions provided there is enough flexibility to work with the MNR and TRCA to an agreed upon solution for the discharge, and there will be no design criteria that must be met to comply with the conditions of approval.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 55, CW Report No. 30 – Page 15

Relationship to Vaughan Vision 2020/Strategic Plan

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

i) Lead and Promote Environmental Sustainability

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

The proposed landscape plan includes drought tolerant plant material to promote water efficiency.

ii) Manage Growth & Economic Well Being

The proposed development implements Official Plan #600 and has regard for the Growth Management Strategy as set in Vaughan Official Plan 2010.

Regional Implications

The development is located within the Bathurst Trunk Wastewater Service Area of the York-Durham Sewage System, and will be serviced from Water Pressure District No. 6.

York Region advises that this development will receive servicing allocation from the City of Vaughan in the short term, which is subject to the completion of the Southeast Collector. If the City of Vaughan does not grant this development allocation from the existing capacity assignments to date, then the development may require additional infrastructure based on conditions of future capacity assignments, which may include:

- Leslie Street Pumping Station Upgrades - 2014 expected commissioning
- Southeast Collector - 2014 expected commissioning
- Duffin Creek WPCP Outfall - 2017 expected completion
- Duffin Creek WPCP Outfall Stages 1 and 2 Upgrades - 2017 expected completion
- Other projects may be identified in future Master Plan Update and/or studies

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

In accordance with York Region's servicing protocol respecting Draft Plans of Subdivision receiving approval prior to servicing allocation being available, York Region requests that all residential lands be zoned with the Holding Symbol "(H)" to ensure that the water and wastewater servicing are available prior to occupancy. York Region requests that the City of Vaughan apply a lapsing provision to the draft plan, pursuant to Section 51(32) of the Ontario Planning Act, and that York Region be provided an opportunity to comment on any proposed extensions of approval. York Region has no objection to draft approval of the plan of subdivision and plan of condominium subject to the attached Schedule of Pre-Conditions and Schedule of Conditions in Attachments #1 and #2.

York Region has reviewed the site plan application and has no objections to the proposal, in principle. York Region will enter into a Regional Site Plan Agreement with the owner for this development. Prior to the issuance of final Regional approval and any conditional, partial and/or Building Permits by the City of Vaughan, the owner must be in receipt of a fully executed site plan agreement.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 55, CW Report No. 30 – Page 16

Conclusion

The Vaughan Planning Department has reviewed Zoning By-law Amendment File Z.13.007, Draft Plan of Subdivision File 19T-13V002, Draft Plan of Condominium File 19CDM-13V003, and Site Development File DA.13.072, in accordance with Official Plan Amendment #600, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The applications facilitate a residential development comprised of 149 freehold block townhouse units on a private common element condominium road. The proposal conforms to the Official Plan, and is compatible with the existing and planned uses in the surrounding area.

On this basis, the Planning Department can support the approval of the Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium and Site Development applications, subject to the recommendations in this report, and the Conditions of Subdivision and Condominium Approval set out in Attachments #1 and #2.

Attachments

1. Pre-Conditions and Conditions of Draft Plan of Subdivision Approval File 19T-13V002
2. Conditions of Draft Plan of Condominium Approval File 19CDM-13V003
3. Context Location Map
4. Location Map
5. Draft Plan of Subdivision File 19T-13V002
6. Draft Plan of Condominium File 19CDM-13V003 (Common Elements)
7. Proposed Zoning
8. Site Plan
9. Landscape Plan - South
10. Landscape Plan - North
11. Typical Elevations - Blocks B, C, D, N, O and P
12. Typical Elevations - Interior Blocks
13. Typical Elevations - Blocks 1A and 1B

Report prepared by:

Carol Birch, Planner, ext. 8485
Christina Napoli, Senior Planner, ext. 8483

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



C	<u>8</u>
Item #	<u>55</u>
Report No.	<u>30 (cw)</u>
<u>Council - June 24/14</u>	

To: Honourable Mayor and Members of Council
From: John MacKenzie, Commissioner of Planning
Date: June 18, 2014
RE: COMMUNICATION
COUNCIL MEETING – JUNE 24, 2014

**ITEM 55, COMMITTEE OF THE WHOLE MEETING – JUNE 17, 2014
ZONING BY-LAW AMENDMENT FILE Z.13.007
DRAFT PLAN OF SUBDIVISION FILE 19T-13V002
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V003
SITE DEVELOPMENT FILE DA.13.072
TEEFY DEVELOPMENTS INC.
WARD 4 – VICINITY OF BATHURST STREET AND RUTHERFORD ROAD**

Recommendation

The Commissioner of Planning recommends:

1. THAT TRCA Condition #86 in Attachment #1 to Item #55 (Teefy Developments Inc.) of the Committee of the Whole agenda dated June 17, 2014, be replaced with the following condition:

"86. That the valley lands (those lands west of the York Region easement, but excluding the triangular block containing the proposed Oil Grit Separator units and excluding the area for the stormwater pipe and outfall) be conveyed to either the TRCA or the City of Vaughan, free of all charges and encumbrances."

Background

At the Committee of the Whole meeting on June 17, 2014, the Committee requested that the words "be conveyed" be included in the above-noted condition rather than "be set aside for acquisition or dedication", which was the original wording of Condition #86. The Interim Director of Planning contacted the TRCA on June 18, 2014, and TRCA staff confirmed that they had no objection to the revised wording.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'J. MacKenzie', with a horizontal line extending to the right.

JOHN MACKENZIE
Commissioner of Planning

GU/

Copy to: Barbara Cribbett, Interim City Manager
Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Interim Director of Planning / Director of Development Planning
Carol Birch, Planner

c <u>9</u>
Communication
CW: <u>June 17/14</u>
Item: <u>55</u>

**BLOCK 10 THORNHILL WOODS DEVELOPERS GROUP
INC.**

**40 Vogell Road, Unit 48
Richmond Hill, Ontario
L4B 3N6**

Tel: (905) 770-3330 Fax: (905) 770-3530

June 16, 2014

Via email

Ms. Carol Birch
The Corporation of the City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Vaughan, Ont.
L6A 1T1

Dear Ms. Birch,

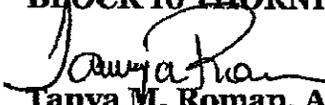
**Re: Committee of the Whole Report #30
Teefy Developments Inc.
File Numbers: Z.13.007, 19T-13V002 and 19CDM-13V002 and
DA.13.072**

In reference to the above noted staff report prepared for the Committee of the Whole meeting of Tuesday June 17, 2014 (Item #55) for Teefy Developments Inc., as Trustee of the Block 10 Thornhill Woods Developers Group, we are hereby requesting that the proposed conditions of draft approval, as outlined in Attachment No. 1 to the report, be modified to incorporate a standard cost sharing clause requiring a Trustee release, confirming that the owner has fulfilled all cost sharing obligations as stipulated in the Thornhill Woods Developers Cost Sharing Agreement, prior to final approval of the plan.

This request is in accordance with our previous letter to the City dated May 6, 2013, copy attached.

Please call if you have any questions or require any further information regarding our request.

Yours Very Truly,
BLOCK 10 THORNHILL WOODS DEVELOPERS GROUP INC.


Tanya M. Roman, A.S.O.

cc: Members of the Block 10 Thornhill Wood Developers Group

**BLOCK 10 THORNHILL WOODS DEVELOPERS GROUP
INC.**

**40 Vogell Road, Unit 48
Richmond Hill, Ontario
L4B 3N6**

Tel: (905) 770-3330 Fax: (905) 770-3530

May 6, 2013

Via email and regular mail

Ms. Carol Birch
The Corporation of the City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Vaughan, Ont.
L6A 1T1

Dear Ms. Birch,

**Re: Cost Sharing Obligations to Block 10 Thornhill Woods
Developers Group
Teefy Developments Inc.
9130 Bathurst Street
West side of Bathurst Street, south of Rutherford Road
File Numbers: Z.13.007, 19T-13V002 and 19CDM-13V002**

It is our understanding that Teefy Developments Inc. has submitted development applications to the City of Vaughan as noted above and a Public Meeting is scheduled for May 21, 2013.

As Trustee of the Block 10 Thornhill Woods Developers Group, we are writing to advise the City that there are outstanding financial obligations owing to the Group, pursuant to the Thornhill Woods Developers Cost Sharing Agreement, for the lands which are the subject of the above noted applications.

We are hereby requesting the City to incorporate a condition in the conditions of draft plan of subdivision/condominium approval requiring a Trustee release letter to be provided prior to the City issuing final release, confirming that the owner has fulfilled all cost sharing obligations as stipulated in the Thornhill Woods Developers Cost Sharing Agreement.

Furthermore, we would like to be added to the circulation list and be notified of all future decisions regarding the subject applications.

Please call if you have any questions or require any further information regarding our request.

Yours Very Truly,

BLOCK 10 THORNHILL WOODS DEVELOPERS GROUP INC.

A handwritten signature in black ink, appearing to read "Tanya Roman", with a long horizontal flourish extending to the right.

Tanya M. Roman, A.S.O.

cc: Members of the Block 10 Thornhill Wood Developers Group



c.12
Communication
CW: <u>JUNE 17, 2014</u>
Item: <u>55</u>

To: Honourable Mayor and Members of Council
From: John MacKenzie, Commissioner of Planning
Date: June 17, 2014
RE: COMMUNICATION
ITEM #55, COMMITTEE OF THE WHOLE – JUNE 17, 2014
AND COMMUNICATION C9

ZONING BY-LAW AMENDMENT FILE Z.13.007
DRAFT PLAN OF SUBDIVISION FILE 19T-13V002
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V003
SITE DEVELOPMENT FILE DA.13.072
TEEFY DEVELOPMENTS INC.
WARD 4 – VICINITY OF BATHURST STREET AND RUTHERFORD ROAD

Recommendation

The Commissioner of Planning recommends:

1. THAT the following be included as conditions of subdivision and condominium approval in Attachments #1 and #2 to Item #55 (Teefy Developments Inc.), respectively:

“Prior to final approval, the owner shall provide the City with written confirmation from the Trustee of the Block 10 Thornhill Woods Developers Group that the owner has fulfilled all cost sharing obligations as stipulated in the Thornhill Woods Developers Cost Sharing Agreement.”

Background

The City has received Communication C9 from the Trustee of the Block 10 Thornhill Woods Developers Group requesting that the above-noted condition be applied as a condition of subdivision and condominium approval. As this is a common condition applied to development in block plan areas, staff has provided the above resolution that can be adopted by the Committee of the Whole and Council.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John MacKenzie', written over a horizontal line.

JOHN MACKENZIE
Commissioner of Planning

GU/

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

COMMITTEE OF THE WHOLE JUNE 17, 2014

**ZONING BY-LAW AMENDMENT FILE Z.13.007
DRAFT PLAN OF SUBDIVISION FILE 19T-13V002
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V003
SITE DEVELOPMENT FILE DA.13.072
TEEFY DEVELOPMENTS INC.
WARD 4 - VICINITY OF BATHURST STREET AND RUTHERFORD ROAD**

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.13.007 (Teefy Developments Inc.) BE APPROVED, specifically to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachments #3 and #4, from A Agricultural Zone to RVM2(H) Residential Urban Village Multiple Dwelling Zone Two with the Holding Symbol "(H)" and OS1 Open Space Conservation Zone (valleylands/buffers) in the manner shown on Attachment #7 and to permit the zoning exceptions identified in Table 1 of this report.
2. THAT the Holding Symbol "(H)" shall not be removed from the subject lands until the following conditions are satisfied:
 - a) Vaughan Council has identified and allocated servicing capacity for the subject lands; and,
 - b) the satisfactory registration of a Record of Site Condition (RSC) with the Ministry of Environment on the Environmental Site Registry to the satisfaction of the Vaughan Development/Transportation Engineering Department.
3. THAT Draft Plan of Subdivision File 19T-13V002 (Teefy Developments Inc.) to facilitate the creation of two blocks under a single registered M Plan, in the manner shown on Attachment #5, BE APPROVED, subject to the pre-conditions of approval and conditions of approval set out in Attachment #1 to this report.
4. THAT Draft Plan of Condominium (Common Element) File 19CDM-13V003 (Teefy Developments Inc.) as shown on Attachment #6, BE APPROVED, subject to the Conditions of Approval set out in Attachment #2.
5. THAT Site Development File DA.13.072 (Teefy Developments Inc.) BE APPROVED, to facilitate the development of a 149 block townhouse dwelling units (freehold) served by a private common element condominium road, as shown on Attachments #8 to #13 inclusive, subject to the following conditions:
 - a) Prior to the execution of the Site Plan Letter of Undertaking:
 - i. the Vaughan Planning Department shall approve the final site plan, landscape plan, and building elevations;
 - ii. the Vaughan Development/Transportation Engineering Department shall approve the final site servicing and grading plan, photometric lighting plan, scoped environmental impact study, detailed stormwater management report, and functional servicing report;

- iii. the owner shall satisfy all requirements of the York Region Transportation and Community Planning Department including entering into a Site Plan Agreement with York Region;
 - iv. the owner shall satisfy all requirements of the Toronto and Region Conservation Authority; and,
 - v. the Draft Plan of Subdivision File 19T-13V002 shall be registered; and,
 - vi. the owner shall pay to the City of Vaughan, a woodlot development charge at the rate of \$1000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and the City of Vaughan's Woodlot Acquisition Front-end Agreement.
6. THAT prior to the execution of the Site Plan Letter of Undertaking, the owner shall agree to settle their appeal (Appeal #63) in part to VOP 2010 subject to the approval from the Ontario Municipal Board of a site-specific policy and/or change in land use designation to reflect the approved development applications.

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

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

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

- Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit
- Objective 3.3: Reduce single occupant vehicle (SOV) trips by supporting active transportation, car pooling and public transit

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

- stormwater management techniques that minimize impact on local infrastructure
- the use of shade trees and solar reflective index pavers to reduce energy consumption and the heat island effect
- drought tolerant native species and smart sensor irrigation to reduce water consumption and promote sustainable design
- construction waste management program to increase waste diversion
- upgraded insulation, air tight buildings, and integrated mechanical systems to reduce energy consumption and greenhouse gas emissions
- low flow plumbing fixtures to reduce water consumption
- EnergyStar appliances and compact fluorescent lamp light fixtures to reduce energy consumption

Economic Impact

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

Communications Plan

On April 26, 2013, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to the Thornhill Woods Community Association. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice sign installed on the property. The Committee of the Whole's recommendation to receive the Public Hearing report of May 21, 2013 and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on June 4, 2013.

Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #3 and #4:

1. Zoning By-law Amendment File Z.13.007, specifically to amend Zoning By-law 1-88, to rezone the subject lands from A Agricultural Zone to RVM2(H) Residential Urban Village Multiple Dwelling Zone Two with the Holding Symbol "(H)" and OS1 Open Space Conservation Zone (valleylands/buffers) in the manner shown on Attachment #7, and to permit the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-13V002 to facilitate the creation of two blocks as shown on Attachment #5, to facilitate the Draft Plan of Condominium (Common Elements) File 19CDM-13V003, consisting of the following:

Block 1 (Block for 149 Townhouse Units, Road, Visitor Parking, and Amenity Area)	4.059 ha
<u>Block 2 (Road Widening along Bathurst Street)</u>	<u>0.208 ha</u>
Total Area	4.267 ha

3. Draft Plan of Condominium File 19CDM-13V003 to create common elements including 32 visitor parking spaces, private roads, walkways and private parkette/amenity areas as shown on Attachment #6.
4. Site Development File DA.13.072 to facilitate the development of the subject lands with 149, 3-storey freehold townhouse dwellings served by condominium common elements (private roads, parkette/amenity area, visitor parking spaces), as shown on Attachments #8 to #13 inclusive.

Background - Analysis and Options

Location

The 4.267 ha subject lands shown on Attachments #3 and #4 are located on the west side of Bathurst Street, south of Rutherford Road, municipally known as 9130 Bathurst Street, within Planning Block 10. The site is developed with a brick residential building, a barn and a number of metal sheds, which will be removed to facilitate the development. The surrounding land uses are shown on Attachment #4.

Official Plan

The subject lands are designated "Medium Density Residential/Commercial" by in-effect OPA #600 (Carrville - Urban Village 2), which permits a range of residential uses including townhouses with a net residential density of between 17 to a maximum of 40 units per hectare (uph). The

proposed 149 townhouse units yield a net residential density of 34.9 uph. The proposed development conforms to OPA #600.

The subject lands are designated “Mid-Rise Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010), which would permit townhouses. However, the subject applications were submitted in March 2013, prior to VOP 2010 coming into effect, and as the owner has also appealed VOP 2010 as applicable to their site, the subject applications are being reviewed under the Official Plan policies of OPA #600.

The owner has appealed VOP 2010 (Appeal #63), respecting the policies applying to this site. To address this appeal, the following condition has been included in the recommendation of this report to the satisfaction of City staff and the appellant:

THAT prior to the execution of the Site Plan Letter of Undertaking, the owner shall agree to settle their appeal (Appeal #63) in part to VOP 2010 subject to the approval from the Ontario Municipal Board of a site-specific policy and/or change in land use designation to reflect the approved development applications.

Zoning

The subject lands are zoned A Agricultural Zone by Zoning by By-law 1-88, which does not permit the proposed block townhouse residential uses. Therefore, a Zoning By-law Amendment is required to rezone the subject lands to RVM2(H) Residential Urban Village Multiple Dwelling Zone Two (tableland) with the Holding Symbol “(H)”, and OS1 Open Space Conservation Zone (valley/buffers) in the manner shown on Attachment #7, and to permit the following site-specific zoning exceptions to facilitate the development:

Table 1

	By-law Standard	By-law 1-88, RVM2 Residential Urban Village Multiple Dwelling Zone Two Zone Requirements	Proposed Exceptions to RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements
a.	Definition of a Lot	Means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent contemplated by Section 49 of the Planning Act, RSO. 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a Building Permit shall be deemed to be a parcel of land and a reserve shall not form part of the street.	The subject lands shall be deemed to be one lot, regardless of the number of buildings constructed on the lot, the creation of any new lot by plan of condominium, part lot control, consent and any easements or restrictions.
b.	Minimum Visitor Parking	149 units @ 0.25 visitor parking spaces per dwelling unit = 36 visitor spaces	149 units @ 0.2 visitor parking spaces per dwelling unit = 30 visitor spaces (32 spaces provided)

	By-law Standard	By-law 1-88, RVM2 Residential Urban Village Multiple Dwelling Zone Two Zone Requirements	Proposed Exceptions to RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements
c.	Minimum Number of Barrier Free Parking Spaces	2	1
d.	Maximum Driveway Width	7.5 m	12 m (Bathurst Street).
e.	Minimum Landscaped Strip Width (Bathurst Street)	6m	1 m
f.	Permitted Yard Encroachments and Restrictions	An exterior stairway is permitted in the rear yard only except that an exterior stairway not exceeding one-half storey in height shall be permitted in any yard	Permit exterior stairways exceeding one-half storey in height for Blocks "B", "C", "D" "N", "O" and "P"
g.	Fence Location	A fence may be permitted in any required yard	A fence shall not be permitted on the lands subject to the York Region sanitary sewer easement as shown on Attachment #8
h.	Frontage on a Public Street	A building or structure must be located on a lot that fronts on a public street	Permit the proposed townhouse units on a lot with access to a common element condominium road or driveway that provides access to a public street. (Bathurst Street)
i.	Minimum Setback to a Sight Triangle	0.6 m	0 m
j.	Permitted Uses in the OS1 Zone	No building or structure other than for conservation of flood control projects is permitted	Permit the following uses in the OS1 Zone along part of the north property line of the subject lands: - treed landscape buffer

	By-law Standard	By-law 1-88, RVM2 Residential Urban Village Multiple Dwelling Zone Two Zone Requirements	Proposed Exceptions to RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements
			<ul style="list-style-type: none"> - private lane - private driveways

a) Landscape Width/Yard Requirements

The proposal to reduce the minimum yard setbacks, minimum setback to the daylight triangle, landscape strip widths and building encroachments will facilitate a development with a strong urban edge and attractive public realm along Bathurst Street and a more urban form of development throughout the townhouse development.

The proposed 3.5 m wide landscape buffer along the north property line will provide a landscaped transition area between the proposed development on the subject lands and the existing commercial use to the north.

b) Parking Supply/Driveway Width

The owner submitted a Traffic Impact Study dated February 25, 2014, prepared by the BA Group. The Vaughan Development/Transportation Engineering Department has reviewed the study and the proposed site plan and concur that the visitor parking supply of 32 spaces is appropriate and is consistent with the City of Vaughan's Draft Parking Standards completed by IBI Group. The Planning Department recommends that of the 32 visitor parking spaces being provided, two of these spaces be allocated for barrier free parking, rather than one space, so that there will be no exception for this item. The Vaughan Development/Transportation Engineering Department also has no objection to the proposed driveway width, however, the owner must obtain approval from York Region for the proposed driveway.

c) Permitted Uses

The proposed uses within the OS1 Zone along the north property line can be supported in order to create an appropriate transition between the subject lands and the commercial development to the north.

d) Definition of a Lot

The proposal to amend the definition of a "Lot" is required to ensure that for zoning purposes, the subject lands are deemed one lot to avoid future "technical" variances being created as a result of the nature of the proposed development. The proposed residential common element condominium development will consist of a number of townhouse blocks, therefore, it is appropriate to ensure that the access driveways will be shared and that any approved zoning exceptions established through this application apply to the entire property.

d) Holding Symbol "(H)"

Should Vaughan Council approve the subject applications, the implementing Zoning By-law will place the Holding Symbol "(H)" on the subject lands, until water supply and sewage servicing capacity for the development has been identified and allocated, and a Record of Site Condition is filed with the Ministry of the Environment (MOE) on the Environmental Site Registry. A condition to this effect is included in the recommendation of this report.

e) Summary for Zoning Exceptions

The proposed zoning exceptions would facilitate a development that is compatible with the existing and planned built form in the area. The Planning Department can support the proposed rezoning of the property and the required site-specific exceptions to Zoning By-law 1-88, in order to implement the proposed development, with the exception of the number of barrier free parking spaces, which must be increased from 1 to the required 2 spaces to address the minimum by-law requirement.

Subdivision Design

The owner has submitted a Draft Plan of Subdivision as shown on Attachment #5, to facilitate the proposed development, which includes the following:

Blocks	Purpose	Area
1	149 block townhouse dwelling units (freehold) and private condominium common element roads, visitor parking, and parkette/amenity space area	4.059 ha
2	Bathurst Street road widening	0.208 ha
Total Site Area		4.267 ha

The proposed Draft Plan of Subdivision shown on Attachment #5, is intended to be registered as a Registered 65M Plan and will facilitate the creation of the blocks for the residential development and a second block for the Bathurst Street widening. The registered plan will facilitate the proposed site plan, condominium common elements, and a future Part Lot Control Application(s) to create the individual lots for the 149 freehold townhouse units. The Common Elements Condominium will create the private road, visitor parking, and parkette/amenity space.

All development within the Draft Plan of Subdivision must be in accordance with the approved Block 10 Urban Design and Architectural Design Guidelines prepared by Watchorn Architect Inc. A condition to this respect is included in Attachment #1.

The Planning Department has no objection to the approval of the proposed Draft Plan of Subdivision as shown on Attachment #5, subject to the comments in this report and the Conditions of Approval shown on Attachment #1.

Proposed Site Plan

The proposed site plan is shown on Attachment #8. The subject lands are irregular in shape and are bounded by an open/space valley land system to the west, an existing commercial plaza to the north, Bathurst Street to the east, and vacant land zoned A Agricultural Zone to the south. A York Region service easement exists on the subject lands located along the west and south property limits as shown on Attachment #8. The plan includes 22 townhouse blocks for a total of 149 block townhouse units, a parkette/amenity space area, and visitor parking areas. The proposed townhouse units are designed as either traditional units with a backyard and garages on the front of the dwelling, or units with garages attached to the rear of the dwelling as shown on Attachments #11 - #13. A total of 32 visitor parking spaces are proposed throughout the interior of the development as shown on Attachment #8.

Access to the subject lands is proposed from Bathurst Street. An emergency second access is proposed onto Bathurst Street at the south property limit, which will be blocked with three traffic bollards.

Townhouse Blocks "R" to "U" and Block "Q" as shown on Attachment #8 back onto the open/space valley system to the west. An existing York Region service easement is located in the proposed rear yards of these lots. No fences or accessory structures are permitted on the York Region easement. Privacy fences will be installed which extend 4 m into the rear yard of each lot up to the York Region easement. Low and shallow rooted planting will be provided from the end of the privacy fence, across the York Region easement, to the edge of the valley land/open space buffer to further delineate each individual rear yard. Conditions to this effect are included in Attachments #1 and #2.

The Toronto and Region Conservation Authority (TRCA) in their conditions of Draft Plan of Subdivision, require that a restoration planting plan be prepared to the satisfaction of the TRCA for the buffer areas and stormwater management infrastructure, which consists of native, non-invasive species and complies with the TRCA's planting guidelines. A black chain link fence is proposed along the south and west limits of the residential block.

A stormwater management outfall easement is located in the southwest limit of the subject lands, which will become part of the lands owned and maintained by the future Condominium Corporation.

Building Elevations

Typical building elevations for the proposed townhouse dwellings are shown on Attachments #11 to #13. The townhouse dwellings are proposed to be constructed using brick as the main building façade material with commercial grade metal panels and tempered glass guards along the balcony areas. The units reflect a more contemporary built form and design with a balcony on the second and third levels of each unit. Most townhouse blocks are comprised of 6 or less residential units, however, there are three 7 unit blocks, five 8 unit blocks, and one 17 unit block.

The Urban Design Division of the Planning Department requires an enhanced treatment of the end unit building elevations, and the rear elevations for the 6.7 m frontage units.

The Planning Department is generally satisfied with the proposed building elevations and will work with the owner to finalize their designs. The final site plan and building elevations must be approved to the satisfaction of the Vaughan Planning Department.

Proposed Draft Plan of Condominium (Common Element)

The owner has submitted Draft Plan of Condominium (Common Element) File 19CDM-13V003 for the subject lands shown on Attachments #3 and #4, for the creation of common elements comprising the private roads, parkette/amenity space areas, and 32 visitor parking spaces, as shown on Attachment #6.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department provides the following comments for the subject applications:

a) Storm Water Management, Sanitary/Stormwater Servicing

The site plan submission is subject to review and approval from the Toronto and Region Conservation Authority (TRCA) and York Region.

b) Stormwater Management

The owner has submitted a Stormwater Management Report entitled "Detailed Stormwater Management Report, Teefy Developments, 9130 Bathurst Street, City of Vaughan", dated August 2013, prepared by Schaeffers Consulting Engineers. Prior to final approval of the site servicing drawings and reports, comments from the Vaughan Engineering Planning and Studies Division, dated December 4, 2013, must be addressed to their satisfaction. The stormwater runoff from the site will be controlled through the use of underground storage tanks that outlet into the valley land. TRCA approval of the allowable site release rate from the subject site to the East Don River on the west side of the site is required. The storm sewer is to be designed to the 5-year storm event as required by the City of Vaughan Design Criteria instead of the 2-year storm. The functional servicing report must be revised prior to final site plan approval. The TRCA's approval is required regarding the outlet structure into the valley land and the proposed release rate.

c) Sanitary and Water Servicing

The owner is required to submit a revised Functional Servicing Report, which reflects the latest servicing strategy, blocks configuration, watermain connections and sanitary sewer connection. The City shall confirm that adequate water supply and sewage treatment capacity are available to accommodate the proposed development and have been allocated to the subject lands through a Vaughan Council resolution.

There is an existing 1050mm diameter sanitary trunk sewer (regional) that runs through the west and south limits of the subject site. The site will be serviced by connecting into the sanitary trunk sewer as shown on the construction drawings.

The consultant recommends servicing the site via the extension of the 300 mm diameter watermain on Ilan Ramon Boulevard in Block 11 as identified in Option #3 of the Water Supply Report prepared by Schaeffers Consulting Engineers and dated April 28, 2014. Detail design and construction drawings will be provided when the necessary approvals are granted from York Region. As an alternative, the owner may pursue a connection to a Town of Richmond Hill watermain located along the east side of Bathurst Street which will require approval from Vaughan, Richmond Hill and York Region. Any proposed service connections within the right-of-way (ROW) are subject to approvals from York Region and the City's Public Works Department.

d) Allocation

In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Vaughan Council on October 29, 2013, servicing allocation capacity for this development application has not been reserved or assigned potential future capacity at this time. Therefore, servicing allocation capacity is currently not available to support the proposed development concept.

The City of Vaughan 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 this development application(s) may be revisited at this time based on the status of the subject development application(s).

For approval, this development will be subject to a Holding Symbol "(H)" until servicing allocation is available from York Region.

e) Noise

The owner submitted a noise report dated March 7, 2013, updated August 26, 2013, and a subsequent Addendum Letter #1, dated March 3, 2014, prepared by Valcoustics Canada Ltd in support of the applications. The noise report recommends that some of the units along Bathurst Street and abutting the commercial plaza to the north are to be constructed with minimum Sound

Transmission Class (STC) 37 exterior walls, minimum STC 26 window rating and mandatory air conditioning. Other buildings located away from the noise from traffic along Bathurst Street will require installation of forced air ducting and the provision for future air conditioning. The report also recommends additional warning clauses be added into the condominium and subdivision agreements to warn future purchasers and/or homeowners from the increasing noise level due to continually increasing traffic along Bathurst Street. Warning clauses to this effect are included in Attachments #1 and #2. The owner shall implement all of the recommendations in the approved noise report and Addendum Letter #1 to the satisfaction of the City of Vaughan. The noise report shall be updated again in case of any changes to the configuration of the townhouse blocks within the submitted site plan.

f) Lot Grading

The City of Vaughan's Site Plan Criteria requires that existing grades be shown a minimum 20 metres beyond the site boundary in relation to the proposed development. The emergency overland flow route and drainage plan(s) must be identified for the proposed drainage conditions where required (i.e. in case of blockage of the two double catch basins near Blocks "R" and "Q").

g) Traffic and Transportation

Prior to final approval of the application, the following shall be addressed:

- the street network must be revised to specify intersection centre lines and match a 90 degree alignment. The proposed site access widths and configuration shall be based on the approved Traffic Study
- daylight/traffic safety triangles must be specified on the drawings; the daylight triangles are an area of unobstructed view formed by sightline and sight distance requirements for the vehicles approaching or departing the intersection. The intersection should have sufficient sight distance for drivers to perceive potential conflicts and take appropriate action
- the proposed future signalized intersection at Bathurst Street and Birch Avenue (Town of Richmond Hill) should have sufficient right-of-way and pavement widths to accommodate the development's traffic (ROW to be protected for a future signal and should be shown on the site plan, with daylight triangles in accordance with York Region Guidelines)
- an updated traffic study is required to show a functional drawing of the common elements roads, which includes curb radii, throat-pavement widths and lane configuration at major intersections. In addition, an updated truck maneuvering plan is required to match the current street layout and show curb radii and driveway widths. Maneuvering trucks cannot overlap the concrete curbs
- the updated traffic study should include the warrant analysis in support of the recommended traffic signal at Bathurst Street and Birch Avenue. The updated traffic study, proposed Bathurst Street access and the installation of a traffic signal, and the proposed parking and common elements road across, and the existing servicing easement is subject to approval by York Region
- a traffic management plan showing stop signs at all internal roadway intersections is required for review and comment
- further clarification is required to confirm that the proposed sidewalk on Bathurst Street will continue at-grade across the proposed driveway entrances

- additional sidewalk connections and courtesy crossings are recommended to create a continuous sidewalk system with convenient access points for pedestrians and people arriving by transit
- the proposed short term cycle parking should be shown on the landscape plans and identified on the landscape details. Medium-high security stands are recommended, which permits the bicycle frame and both wheels to be locked to the rack
- the City of Vaughan requires a comprehensive Transportation Demand Management (TDM) Plan. The TDM Plan shall identify TDM measures to support the modal split assumptions in the UTC Report
- the City of Vaughan and/or York Region may consider implementing the 'soft' TDM measures recommended in the TDM Plan for this development (also known as the "Sustainability Mobility Program"). The City of Vaughan Site Plan Agreement will contain a condition regarding the sustainable mobility program, which will require a commitment from the owner to work with the City of Vaughan, in coordination with York Region on implementation and monitoring of the TDM Plan
- the proposed visitor parking (32 spaces) is appropriate and are also consistent with the City of Vaughan's Draft Parking Standards completed by the IBI Group

h) Additional Engineering Requirements

Site access is proposed via Bathurst Street opposite Birch Avenue. Also an emergency second access is provided at the south limit of the plan via Bathurst Street. Therefore, Region of York approval is required.

The owner is required to obtain all necessary approvals from York Region and the TRCA. Snow storage areas and the Fire Route must be shown on the site plan.

The owner shall submit a Ministry of Environment (MOE) Application in order to construct a sanitary sewer within the regional ROW, if approved.

Watermain and sanitary sewer connections within the regional ROW should be arranged with the City's Public Works Department and all work shall be undertaken at the owner's expense.

The Functional Servicing Report and Soil Report must be updated to include the details of the development at the design stage (i.e. showing the latest approved Block configuration).

The Holding Symbol ("H") shall be placed on the development until the owner receives the necessary environmental clearances on the subject lands including a Record of Site Condition acknowledged by the Ministry of Environment.

The soil report submitted in support of the applications must be revised to include more information about the non-ideal conditions for the road pavement. The road is to be proof-rolled and the thickness of the sub-grade to be determined by a professional geotechnical engineer on site following the proof-rolling.

Vaughan Cultural Heritage Division

The Vaughan Cultural Heritage Division of the Planning Department has reviewed the Stage 1 and 2 Archaeological Assessment for 9130 Bathurst Street, dated December 20, 2012, prepared by Archaeological Services, and offers the following comments:

- i) The structure at 9130 Bathurst Street is included in the City of Vaughan Heritage Inventory as a property of interest. The property was assessed by the Cultural Services Division and has been approved for demolition as there was not sufficient cultural heritage value to warrant its preservation.
- ii) The subject lands have been assessed for archaeological concerns by a licensed archaeologist as required by Provincial policy and that the archaeologist's report has been entered into the Ontario Public Register of Archaeological Reports as per the Ministry of Tourism, Culture and Sport letter stating that no further archaeological assessment of the subject property is required. Therefore, the City of Vaughan does not have any further concerns. In areas that have been assessed for archaeological resources, the following standard conditions of draft plan approval are included in Attachment #1:
 - 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 Planning/Cultural Heritage Department shall be notified immediately.
 - b) In the event that human remains are encountered during construction activities, the owner must immediately cease all construction activities. The owner shall contact the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

Vaughan Public Works Department

The Vaughan Public Works Department has reviewed the proposal and has no objection to the applications subject to the access route throughout the site being constructed to the minimum "Heavy Duty Asphalt" as per the City of Vaughan's Engineering Design Standards.

Vaughan Real Estate Division

The Vaughan Real Estate Division has confirmed that the owner is not required to pay cash-in-lieu of parkland dedication equivalent to 5% as it has been paid under the Block 10 Agreement.

Vaughan Development Finance and Investments

Development Charges and applicable Special Service Area Development Charges shall be paid to the City of Vaughan in accordance with the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board Development Charge By-laws. Development Charges are payable on the date a Building Permit is issued at the rate in effect at that time. Special Service Area Development Charges, if any, shall be paid immediately upon entering into the Site Plan Letter of Undertaking.

Prior to the execution of the Site Plan Letter of Undertaking, the owner shall pay to the City, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and the City of Vaughan Woodlot Acquisition Front-end Agreement.

School Board

The York Region District (Public) School Board has reviewed the proposal and advise that they will not require a public elementary school site within the proposed development.

Canada Post

Canada Post has no objections to the application subject to the owner installing mail facilities and equipment to the satisfaction of Canada Post. Conditions to this effect are included in Attachment #1 to this report.

Bell Canada

The owner is required to confirm that sufficient wire-line communications/telecommunications infrastructure is available with the proposed development. In the event that such infrastructure is not available, the owner is advised that the owner may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. The owner will also be required to grant any easements that may be required for telecommunication services. A condition to this effect is included in Attachment #1 to this report.

Enbridge Gas Distribution Inc.

Enbridge Gas Distribution Inc. has no objections to the applications. At this time, there is not a commitment by Enbridge Gas Distribution to service this site, or to service this site by a given date or that there will be no cost for servicing this site. The owner is to contact the Enbridge Customer Connections Department at their earliest convenience to discuss installation and clearance requirements for service and metering facilities. The owner is to arrange for the installation of the gas plant prior to the commencement of the asphalt paving or landscaping. Easements are required to service this development. The owner is to provide easements at no cost to Enbridge Gas Distribution. The owner is to provide a 2 metre by 2 metre exclusive use location for a regulator station. These requirements are subject to change. Enbridge Gas Distribution retains the right to add, amend or remove conditions, or obtain easements to service this application, at no cost to Enbridge Gas Distribution. Enbridge Gas Distribution has provided conditions to be included in the subdivision agreement, which are included in Attachment #1 to this report.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the applications and have no objection to approval, subject to the conditions in Attachment #1 of this report.

The TRCA has requested that the 10.67 ha valley lands owned by the applicant be set aside for acquisition or dedication to either the TRCA or the City of Vaughan and the limits of which are not restricted to only those lands depicted on the drawings provided as part of the applications. These valley lands in their entirety do not currently contain any existing development and do not allow for any new development under the current TRCA, City of Vaughan Official Plan and Provincial Policy Statement policies. It is the TRCA's recommendation that these lands be conveyed into public ownership at this time. Doing so will help to ensure that this significant natural feature will be ecologically preserved and the risk to life and property due to the hazardous nature of these lands from both a slope erosion and flood perspective is limited.

The TRCA requires that appropriate Stormwater Management Practices (SWMPs) be used to treat stormwater, to mitigate the impacts of development on the quality of ground and surface water resources as it relates to fish and their habitat.

The owner agrees that the Draft Plan of Subdivision and Draft Plan of Condominium may be required to be revised as it relates to the proposed outfall, subject to any approvals or authorizations required by the Ministry of Natural Resources (MNR), including those pursuant to the Endangered Species Act.

The MNR is satisfied with the above conditions provided there is enough flexibility to work with the MNR and TRCA to an agreed upon solution for the discharge, and there will be no design criteria that must be met to comply with the conditions of approval.

Relationship to Vaughan Vision 2020/Strategic Plan

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

- i) **Lead and Promote Environmental Sustainability**
The owner will be incorporating the sustainable site and building features identified in this report.

The proposed landscape plan includes drought tolerant plant material to promote water efficiency.
- ii) **Manage Growth & Economic Well Being**
The proposed development implements Official Plan #600 and has regard for the Growth Management Strategy as set in Vaughan Official Plan 2010.

Regional Implications

The development is located within the Bathurst Trunk Wastewater Service Area of the York-Durham Sewage System, and will be serviced from Water Pressure District No. 6.

York Region advises that this development will receive servicing allocation from the City of Vaughan in the short term, which is subject to the completion of the Southeast Collector. If the City of Vaughan does not grant this development allocation from the existing capacity assignments to date, then the development may require additional infrastructure based on conditions of future capacity assignments, which may include:

- Leslie Street Pumping Station Upgrades - 2014 expected commissioning
- Southeast Collector - 2014 expected commissioning
- Duffin Creek WPCP Outfall - 2017 expected completion
- Duffin Creek WPCP Outfall Stages 1 and 2 Upgrades - 2017 expected completion
- Other projects may be identified in future Master Plan Update and/or studies

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

In accordance with York Region's servicing protocol respecting Draft Plans of Subdivision receiving approval prior to servicing allocation being available, York Region requests that all residential lands be zoned with the Holding Symbol "(H)" to ensure that the water and wastewater servicing are available prior to occupancy. York Region requests that the City of Vaughan apply a lapsing provision to the draft plan, pursuant to Section 51(32) of the Ontario Planning Act, and that York Region be provided an opportunity to comment on any proposed extensions of approval. York Region has no objection to draft approval of the plan of subdivision and plan of condominium subject to the attached Schedule of Pre-Conditions and Schedule of Conditions in Attachments #1 and #2.

York Region has reviewed the site plan application and has no objections to the proposal, in principle. York Region will enter into a Regional Site Plan Agreement with the owner for this development. Prior to the issuance of final Regional approval and any conditional, partial and/or Building Permits by the City of Vaughan, the owner must be in receipt of a fully executed site plan agreement.

Conclusion

The Vaughan Planning Department has reviewed Zoning By-law Amendment File Z.13.007, Draft Plan of Subdivision File 19T-13V002, Draft Plan of Condominium File 19CDM-13V003, and Site Development File DA.13.072, in accordance with Official Plan Amendment #600, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The applications facilitate a residential development comprised of 149 freehold block townhouse units on a private common element condominium road. The proposal conforms to the Official Plan, and is compatible with the existing and planned uses in the surrounding area.

On this basis, the Planning Department can support the approval of the Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium and Site Development applications, subject to the recommendations in this report, and the Conditions of Subdivision and Condominium Approval set out in Attachments #1 and #2.

Attachments

1. Pre-Conditions and Conditions of Draft Plan of Subdivision Approval File 19T-13V002
2. Conditions of Draft Plan of Condominium Approval File 19CDM-13V003
3. Context Location Map
4. Location Map
5. Draft Plan of Subdivision File 19T-13V002
6. Draft Plan of Condominium File 19CDM-13V003 (Common Elements)
7. Proposed Zoning
8. Site Plan
9. Landscape Plan - South
10. Landscape Plan - North
11. Typical Elevations - Blocks B, C, D, N, O and P
12. Typical Elevations - Interior Blocks
13. Typical Elevations - Blocks 1A and 1B

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

STANDARD CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF SUBDIVISION FILE 19T-13V002 (PLAN) TEEFY DEVELOPMENTS INC. (OWNER) PART OF LOT 15, CONCESSION 2, CITY OF VAUGHAN

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (CITY) THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-13V002, ARE AS FOLLOWS:

City of Vaughan Conditions

1. Prior to or concurrent with draft plan approval for any residential units, the owner shall enter into an agreement with the City of Vaughan, which agreement shall be registered on title, committing the owner to:
 - A. Not enter into any agreements of purchase and sale with end users (*) for the subject lands until such time as:
 - a. The City approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure;
or
 - b. i. The Council of the City of Vaughan has allocated, within the limit of the Regional capacity assignment, adequate available water and wastewater servicing capacities to the subject development; and,

ii. York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 12 months) to permit presales;
or
 - c. The Regional Commissioner of Environmental Services and the City of Vaughan confirm servicing capacity for this development by a suitable alternative method and the City allocates the capacity to this development.

AND

- B. Not enter into any agreements of purchase and sale with non end users for the subject lands unless the agreement of purchase and sale contains a condition that requires the purchaser and any subsequent purchasers to enter into a separate agreement with the City. This agreement shall be registered on title, committing the Owner to the same terms as set out in item A above.
2. Prior to draft plan approval for any residential units, the owner shall enter into an indemnity agreement with York Region, which agreement shall be registered on title, agreeing to save harmless York Region from any claim or action as a result of York Region releasing conditions and pre-conditions of draft approval as part of the draft approval of Plan of Subdivision File 19T-13V002, 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.

3. 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.
4. The Plan shall relate to the Draft Plan of Subdivision, prepared by Schaeffer Dzaldov Bennett Ltd., drawing, dated February 24, 2014.
5. The lands within this Plan shall be appropriately zoned by a Zoning By-law, which has come into effect in accordance with the provisions of the Planning Act.
6. The owner shall pay any and all outstanding application fees to the Planning Department, in accordance with applicable and in-effect Tariff of Fees By-law.
7. Prior to final approval of any part of the Plan, the owner shall submit a revised Block Plan, to reflect any alterations resulting from this plan.
8. The owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
9. The road allowances included within this Draft Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
10. The road allowances included within this draft plan of subdivision shall be named to the satisfaction of the City and the York Region Transportation and Community Planning Department.
11. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
12. Any dead ends or open sides of road allowances created by this Plan shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
13. The owner shall agree in the subdivision agreement that construction access shall be provided only in a location(s) approved by the City.
14. Prior to final approval of the Plan, the owner shall provide easements as may be required for utility, drainage or construction purposes, which shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
15. Prior to final approval, a soils report prepared at the owner's expense shall be submitted to the City for review and approval. The owner shall agree in the subdivision agreement to carry out, or

cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.

16. Prior to final approval of the Plan or any phase thereof, and prior to the initiation of grading, the owner shall submit to the City for review and approval the following:

A detailed engineering report that describes the storm drainage system for the proposed development within this Plan, which report shall include:

- a. Plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
- b. Stormwater management techniques which may be required to control minor or major flows; and,
- c. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to ensure no negative impact on the quality and quantity of ground and surface water resources as it relates to fish and their habitat.

The owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in any and all of the aforementioned reports to the satisfaction of the City.

17. The owner shall agree in the subdivision agreement that no Building Permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.

18. Prior to final approval of the Plan, the owner shall pay its proportionate share of the cost of any external municipal services that have been designed and oversized by others to accommodate the development of the Plan.

19. 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:

“Purchasers and/or tenants are advised that no fences or accessory structures are permitted within the York Region servicing easement.”

20. The owner shall pay to the City by way of certified cheque a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and City’s Woodlot Acquisition Front-end Agreement.

21. a) Prior to final approval, the owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assigns 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.

22. 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 Planning/Culture Heritage Department shall be notified immediately.

- b) In the event the human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The owner shall contact the Region of York Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

23. 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."

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

- "Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance."
- c) abutting a park block:
- "Purchasers and/or tenants are advised that the lot abuts a "Neighbourhood Park", Parkette or open space zone, and that noise and lighting should be expected from the designed active use of the park."
- c) along a potential transit route:
- "Purchasers and/or tenants are advised that Bathurst Street may be used as transit routes in the future."
24. Prior to final approval, or prior to the initiation of grading or stripping of topsoil, whichever comes first, the owner shall submit an Erosion and Sedimentation Control Plan, including 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.
25. The owner shall agree to erect fencing in the locations and of the types as shown on the approved construction drawing and as required by the City, in accordance with the approved Urban Design and Architectural Design Guidelines.
26. The owner shall agree to enter into a Site Plan Agreement and any other necessary agreements, satisfactory to the City or any other appropriate authority, prior to any development within the Plan. The Agreement may deal with matters including, but not limited to, the following: engineering matters such as municipal services; road widening; construction and reconstruction; signals; grading; fencing; noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges); land dedications or reserves; securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site plan and landscape plan approvals, and conservation heritage matters.
27. Prior to final approval, the owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the City, and a development agreement, if necessary.
28. The following warning clause shall be included in all Offers of Purchase and Sale or Lease:
- "The owner shall inform the public and all purchasers and tenants that this development will function as a common element condominium and all details and associated costs shall be presented in the sales office, and through marketing material etc."
29. 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, and 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 Neighbourhood 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 townhouses
- 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, (905) 832-8585."

"For detailed grading 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.]

30. Where the owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit.
31. Prior to final approval, the owner shall provide a tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation. The owner shall not remove trees, without written approval by the City.
32. The owner shall permit any telephone or telecommunications service provider to locate its plan in a common trench within the proposed Plan prior to release of the Plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.
33. The owner shall prepare a noise report at the owner's expense and shall be submitted to the City for review and approval. The owner shall agree in the subdivision agreement to carry out, or cause to carry out, the noise consultant recommendations in the report to the satisfaction of the City.
34. Prior to the issuance of any Building Permit, the owner shall provide an updated site plan for review and approval to the satisfaction of the Development/Transportation Engineering Department.
35. Prior to the execution of the Site Plan Agreement or the Letter of Undertaking, the owner shall provide a revised Functional Servicing Report showing the preferred Option #3 from the alternative options proposed by Schaeffers Consulting Engineers, dated April 28, 2014, to provide water service to this Plan. If the owner is pursuing the preferred option to service the site through the Town of Richmond Hill's watermain, then the owner must provide written confirmation from the Town of Richmond Hill that water servicing Option #1 of the April 28, 2014 Schaeffer Engineering proposal is acceptable. The owner shall provide revised plans to show an alternative water supply for the site to the satisfaction of the City and subject to the approval of York Region.
36. The road allowances included within the Plan shall be named to the satisfaction of the City of Vaughan and York Region.

Region of York

37. Prior to final approval, York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the City of Vaughan for the development proposed within this Plan or any phase thereof. Registration of the Plan shall occur in phases based on the availability of water supply and sewage servicing allocation.
38. 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.
39. 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.
40. The owner shall agree in the subdivision agreement that any direct connection to a York Region water or wastewater system requires Regional approval prior to construction, and engineering drawings showing details of the connection shall be submitted to Capital Planning and Delivery for approval.
41. For all lands, the Holding Symbol "(H)" pursuant to Section 36 of the *Ontario Planning Act* shall be used in conjunction with all Residential Zone categories in order to ensure that final plan approval and development of these lands does not occur until such time as the Holding Symbol "(H)" is removed in accordance with the provisions of the *Ontario Planning Act*. The Zoning Bylaw shall specify the terms under which Vaughan Council may consider the removal of the Holding Symbol "(H)". Said terms shall include a minimum of the following:
 - a. The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
 - b. 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 plan registration; or,
 - c. 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.
42. The owner shall agree in the subdivision agreement that all works carried out by the owner pertaining to the development shall be co-ordinated with the proposed York Region's North Don Relief Sewer works to be carried out on Rutherford Road and Bathurst Street in the vicinity of the owner's site (scheduled for construction in 2013 and for completion in late 2014). The owner shall co-ordinate with the Region's project manager, Claudio Micelli, at all stages of engineering design and construction.
43. Prior to final approval, the owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required Regional road improvements for this subdivision. The report/plan, submitted to the Transportation and Community Planning Department for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
44. Prior to final approval, and to the satisfaction of the York Region Transportation and Community Planning Department, the owner shall agree to implement the recommendations of the functional transportation report/plan as approved by the York Region Transportation and Community Planning Department.

45. Prior to final approval, the owner shall submit detailed engineering drawings, to the York Region Transportation and Community Planning Department for review and approval, that incorporate the recommendations of the functional transportation report/plan as approved by the Transportation and Community Planning Department. Additionally, the engineering drawings shall include the subdivision storm drainage system, erosion and siltation control plans, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility and underground servicing location plans, pavement markings, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.
46. Prior to final approval, the owner shall provide a set of engineering drawings, approved by the area municipality, which indicates the storm drainage system, the overall grading plans and all proposed accesses onto York Region roads, for all lands within this Plan, to the York Region Transportation and Community Planning Department for verification that all York Region's concerns have been satisfied.
47. Prior to final approval and concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to the Community Planning Branch, Attention: Manager, Development Approvals, that includes the following drawings:
 - Plan and Profile for the York Region road and intersections
 - Grading and Servicing
 - Intersection/Road Improvements, including the recommendations of the Traffic Report
 - Construction Access Design
 - Utility and underground services Location Plans
 - Traffic Control/Management Plans
 - Erosion and Siltation Control Plans
 - Landscaping Plans, including tree preservation, relocation and removals
48. Prior to final approval, the owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and Ministry of Environment (MOE) forms together with any supporting information shall be submitted to the York Region Transportation and Community Planning Department, Attention: Mrs. Eva Pulnicki, P. Eng.
49. The owner shall provide written confirmation to York Region from the City of Vaughan stating the City accepts the sanitary servicing proposed and will own and maintain the sanitary works in the Region's right-of-way.
50. Should the Town of Richmond Hill approve servicing for Draft Plan of Subdivision 19T-13V002, the owner shall provide written confirmation to York Region from the Town of Richmond Hill stating the Town accepts the water servicing proposed and will own and maintain the water works in the Region's right-of-way.
51. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of the York Region Transportation and Community Planning Department and illustrated on the Engineering Drawings.
52. Prior to final approval, the owner shall demonstrate, to the satisfaction of the Transportation and Community Planning Department, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.

53. Prior to final approval, the owner shall demonstrate, to the satisfaction of the Transportation and Community Planning Department that elevations along the streetline shall be established as specified by the Capital Works branch.
54. Prior to final approval, the owner shall submit drawings depicting the following to the satisfaction of York Region:
- all existing woody vegetation within the York Region road right of way
 - tree protection measures to be implemented on and off the York Region road right of way to protect right of way vegetation to be preserved
 - any woody vegetation within the York Region road right of way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region road right of way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal,
 - A planting plan for all new and relocated vegetation to be planted within the York Region road right of way, based on the following general guideline:

Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the Regional Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are required, as a condition of approval set out by the City of Vaughan, it is our explicit understanding that the City of Vaughan will assume responsibility for the maintenance for the enhanced landscaping.

55. Prior to final approval, the owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of the York Region Transportation and Community Planning Department recommending noise attenuation features.
56. The owner shall agree in the subdivision agreement, in wording satisfactory to the York Region Transportation and Community Planning Department, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of the York Region Transportation and Community Planning Department.
57. The owner shall agree in the subdivision agreement, in wording satisfactory to the York Region Transportation and Community Planning Department, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
58. The following warning clause shall be included in a registered portion of the subdivision agreement with respect to the lots or blocks affected:
- "Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".
59. Where noise attenuation features will abut a York Region right of way, the owner shall agree in the subdivision agreement, in wording satisfactory to York Region's Transportation and Community Planning Department, the following:
- a. That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way;
 - b. That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;

- c. That maintenance of the noise barriers and fences bordering on York Region right-of-ways shall not be the responsibility of York Region; and,
 - d. That any landscaping provided on York Region right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by the York Region Transportation and Community Planning Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.
60. Prior to final approval, the owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor:
 - a. Lands described as Parts 2 and 3 on deposit plan 65R-34243, dated April 30, 2013, prepared by Lloyd & Purcell Ltd.;
 - b. An additional widening across the full frontage of the site where it abuts Bathurst Street of sufficient width to provide a 22.5 metres from the existing centreline of construction of Bathurst Street;
 - c. A 10.0 metre by 10.0 metre daylight triangle at the northwest and southwest corners of Bathurst Street and the proposed access road from the widened limited created by Part 3 noted above; and,
 - d. A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Bathurst Street and adjacent to the above noted widenings.
61. Prior to final approval, in order to determine the property dedications required to achieve the ultimate right of way width of Bathurst Street abutting the subject site, the owner shall submit a recent plan of survey for the property that illustrates the existing centre line of construction of Bathurst Street.
62. Prior to final approval, the owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
63. Prior to final approval, York Region requires the owner to submit to it, in accordance with the York Region requirements of the *Environmental Protection Act* and O. Reg. 153/04 *Records of Site Condition Part XV.1 of the Act* (as amended), a Phase I environmental site assessment prepared and signed by a qualified professional, of the Owner's lands and more specifically of the lands to be conveyed to York Region (the "Assessment"). Based on the findings and results of the Assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands to be conveyed must to be addressed to York Region, contain wording to the effect that York Region shall be entitled to rely on such reports or documentation in their entirety, and such reports or documentation shall be satisfactory to York Region.
64. Prior to final approval, the owner shall certify, in wording satisfactory to the Transportation and Community Planning Department, that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous good, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under all lands to be conveyed to York Region (including soils, substrata, surface water and groundwater, as applicable): (i) at a level or concentration that exceeds the *Environmental Protection Act* O. Reg. 153/04 full depth generic site condition standards applicable to the intended use that such lands will be put by York Region at the time of conveyance or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or emanating from such lands in such a way, that would result in liability under applicable environmental laws. The Assessment, any subsequent environmental reports or other documentation and the owner's certification shall be done at no cost to York Region.

65. The owner shall agree in the subdivision agreement, in wording satisfactory to the York Region Transportation and Community Planning Department, to be responsible to decommission any existing wells on the owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
66. The owner shall agree, prior to the development approval that access to the subdivision shall be via the proposed access opposite Birch Avenue. No direct access for any townhouse unit shall be permitted to Bathurst Street. Access for each townhouse unit must be obtained through the internal road network.
67. Prior to final approval, the owner shall demonstrate, to the satisfaction of the York Region Transportation and Community Planning Department that the access shall be designed to intersect Bathurst Street at a right angle, and shall be located directly opposite Birch Avenue.
68. Prior to final approval, the owner shall demonstrate, to the satisfaction of the York Region Transportation and Community Planning Department, that the throat width of the access road shall be designed to accommodate one 5.0 metre inbound lane and two 3.5 metre outbound lanes for a distance of 20.0 metres from the widened limit of Bathurst Street.
69. Prior to final approval, the owner shall demonstrate, to the satisfaction of the York Region Transportation and Community Planning Department that the right-of-way width of the access road shall be a minimum of 20 metres to accommodate the requirements of Condition 67 above.
70. Prior to final approval, the owner shall demonstrate, to the satisfaction of the York Region Transportation and Community Planning Department, that pedestrian access to Bathurst Street shall be provided from the access road.
71. Prior to final approval, the intersection of the access road and Bathurst Street shall be designed to the satisfaction of the Transportation and Community Planning Department with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the York Region Transportation and Community Planning Department.
72. Prior to final approval, the owner shall demonstrate, to the satisfaction of the York Region Transportation and Community Planning Department, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance or sanitary sewer easement. If a buffer or easement is needed to accommodate the local services adjacent to York Region's right-of-way, then the owner shall provide a satisfactory buffer or easement to the City of Vaughan, at no cost to the Region.
73. The owner shall agree in the subdivision agreement, in wording satisfactory to the York Region Transportation and Community Planning Department that the owner will be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The owner must review, or ensure that any consultants retained by the owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
74. Prior to final approval, the owner shall submit engineering plans for York Region's approval that identify on the plans the transit requirements.
75. Prior to final approval, the owner shall satisfy the York Region Transportation Services Department and the area municipality that the services to be installed by the owner within or in

conjunction with the Plan will provide a concrete pedestrian access connection from the internal roadways identified as “Common Elements” to Bathurst Street.

76. The owner shall satisfy the York Region Transportation and Community Planning Department that the services to be installed within or in conjunction with the Plan will provide the passenger standing area identified below and shall be installed to the satisfaction of the local municipality and York Region Transit. The Region confirms that all such passenger standing areas/shelter pads shall be owned and maintained by the Region and that the local municipality shall have no responsibility for those, notwithstanding that they may be included in the subdivision agreement.

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

ON Street	AT Street	Location	Standard	Traffic Signal Request
Bathurst Street	Across from Birch Avenue	At existing stop #1963	YRT-1.03 – upgrade existing stop	No

The passenger standing area/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, passenger standing area, or corner sightlines. Bus stops located in front of the employment areas shall be incorporated into the landscape design.

The bus stop location determined during the design phase is subject to change. Prior to construction of the passenger standing area/shelter pad, the owner shall confirm with YRT the final bus stop locations/requirements. The owner is to contact YRT Facilities Supervisor (tel. 905-762-2111) to confirm final details.

77. Prior to final approval, the owner shall submit drawings showing, as applicable, the sidewalk locations, concrete pedestrian access, passenger standing areas/shelter pads to the satisfaction of York Region.
78. The owner shall agree to advise all potential purchasers of the existing transit services adjacent to this development on Bathurst Street. This includes current transit routes, bus stops and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT route maps, Future Plan maps and 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.
79. 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 will have transit services, sidewalks, pedestrian access and bus stops.
80. Prior to final approval, the owner shall agree to provide direct shared pedestrian and cycling connections to boundary roadways and developments. York Region will not assume any financial responsibility for implementing the provision of the pedestrian and cycling connections.

81. Prior to final approval, the owner shall provide a copy of the subdivision agreement to the Transportation and Community Planning Department outlining all requirements of the Transportation and Community Planning Department.
82. 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. The York Region Transportation and Community Planning Department shall advise that Conditions 1 and 2 and 37 to 81 inclusive, have been satisfied.
83. Toronto and Regional Conservation Authority

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 Toronto and Region Conservation Authority (TRCA). 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 measures to promote infiltration and maintain water balance;
 - proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
 - the 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."
84. 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).
85. That a restoration planting plan be prepared to the satisfaction of the TRCA for the buffer areas and stormwater management infrastructure (outfall and associated channel area), which consists of native, non-invasive species and complies with the TRCA's planting guidelines.
86. That the valley lands (those lands west of the York Region easement, but excluding the triangular block containing the proposed Oil Grit Separator units and excluding the area for the stormwater pipe and outfall) be set aside for acquisition or dedication to either the TRCA or the City of Vaughan, free of all charges and encumbrances.

87. That the implementing Zoning By-law recognize the valley lands and entire buffer area in a suitable open space zoning category, which has the effect of prohibiting development, to the satisfaction of the TRCA.
88. That a copy of the adopted implementing zoning by-law be provided to the TRCA, when available, in order to expedite the clearance of conditions of Draft Approval.
89. That the owner successfully obtain all necessary permits from the TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06).
90. That prior to site alteration, a long-term monitoring and maintenance program be developed in consultation with and to the satisfaction of the TRCA for the stormwater conveyance channel from the proposed outfall to the watercourse.
91. That the owner agree in the subdivision / condominium agreement, in wording acceptable to the TRCA:
 - to carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical report referenced in Condition No. 83;
 - to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
 - to erect a permanent fence along the new property limit (western edge of existing easement and west side of the area for the proposed OGS units) to the satisfaction of the TRCA;
 - that no grading works will take place within the buffer area beyond the existing easement other than for stormwater management purposes to the satisfaction of the TRCA;
 - to maintain the oil grit separator in good repair in perpetuity under the responsibility of the future Condominium Corporation;
 - to maintain the privately owned vegetative buffer area (as depicted on the landscape restoration plan and which are to be zoned Open Space) in a natural, undisturbed state in perpetuity under the responsibility of the future Condominium Corporation;
 - to carry out, or cause to be carried out, to the satisfaction of the TRCA, the long-term monitoring and maintenance program referenced in Condition No. 90.
92. That the owner provide a Letter of Credit or other form of acceptable security in favour of the Toronto and Region Conservation Authority and to the satisfaction of the TRCA for the sole purpose of conducting restoration work between the proposed outfall and watercourse along the proposed stormwater conveyance channel. The purpose of this security is to conduct restoration works along the stormwater conveyance channel in the event of a failure of the channel.
93. That a copy of the fully executed subdivision and condominium agreement be provided to the TRCA when available, in order to expedite the clearance of conditions of draft approval.

Canada Post

94. The owner shall agree to include in all Offers of Purchase and Sale or Lease, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.

95. The owner shall be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.
96. The owner shall consult with Canada Post Corporation to determine suitable locations for the placement of the Community Mailbox and to indicate these locations on the appropriate servicing plan.
97. The owner shall provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
 - i) an appropriately sized sidewalk section (concrete pad), as per municipal standards, to place the Community Mailboxes on;
 - ii) any required walkway across the boulevard, as per municipal standards; and,
 - iii) any required curb depressions for wheelchair access.
98. The owner shall further agree to determine and provide a suitable temporary Community Mailbox location(s) which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox location(s). This will enable Canada Post to provide mail delivery to new residences as soon as the homes are occupied.

Enbridge Gas Distribution

99. The owner shall be responsible for preparing a composite utility plan that allows for a safe installation of all utilities, including required separation between utilities.
100. The owner shall construct the streets in accordance with composite utility plans previously submitted and approved by all utilities.
101. 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.
102. 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

103. 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 102 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
104. The City shall advise that Conditions 1 to 36 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

105. The York Region Transportation and Community Planning Department shall advise that Conditions 1 and 2 and 37 to 82 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
106. The Toronto and Region Conservation Authority shall advise that Conditions 83 to 93 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
107. Canada Post shall advise that Conditions 94 to 98 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
108. Enbridge Gas Distribution Inc. shall advise that Conditions 99 to 102 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT NO. 2

CONDITIONS OF APPROVAL

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V003 (COMMON ELEMENTS)
TEEFY DEVELOPMENTS INC. (OWNER)
BEING PART OF LOT 15, CONCESSION 2, CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (CITY) THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM FILE 19CDM-13V003, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Schaeffer Dzaldov Bennet Ltd., Project No. P-2322DES4-CONDO, dated April 3, 2014.
2. Prior to the execution of the condominium agreement, the owner shall submit a pre-registered Plan of Condominium to the Vaughan Planning Department.
3. The owner shall enter into a Condominium Agreement with the City of Vaughan, and shall agree to satisfy any conditions of Site Development File DA.13.072 with respect to such matters as landscaping and site development and any other matters that the City may consider necessary.
4. The following provisions shall be included in the Condominium Agreement and all Agreements of Purchase and Sale or Lease:
 - a) the owner/Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
 - b) snow removal and clearing, and garbage and recycling pick-up shall be privately administered, and shall be the responsibility of the owner/Condominium Corporation;
 - c) Teefy Developments Inc. (owner) covenants and agrees to provide the City of Vaughan with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community Mail Boxes (CBM) as required by Canada Post Corporation and as shown on the approved engineering design drawings/Draft Plan, at the time of sidewalk and/or curb installation. Teefy Developments Inc. further covenants and agrees to provide notice to prospective purchasers of the locations of the CMB and that home delivery will be provided via CMB, provided Teefy Developments Inc. has paid for the activation and equipment installation of the CBMs.
 - d) The owner agrees to include in all offers of purchase and sale, a statement that warns the purchasers and/or homeowners about the increasing noise level due to continually increasing traffic along Bathurst Street.
 - e) The owner agrees to include in all offers of purchase and sale, a statement that advises the purchasers and /or homeowners that no fence or accessory structure can be constructed within the York Region service easement.
5. The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
6. Prior to final approval, the owner shall submit an "as-built" survey of the common elements to the satisfaction of the Vaughan Building Standards Department.

7. Prior to final approval, the owner and their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
8. Prior to final approval, the owner shall confirm that they have paid all outstanding taxes, development charges and levies, as may be required by the Vaughan Finance Department.

Canada Post

9. The owner shall address the following conditions of Canada Post:
 - a) The owner shall include in all Offers of Purchase and Sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box;
 - b) The owner agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all CMB within the development, as approved by Canada Post;
 - c) The owner shall consult with Canada Post Corporation to determine suitable permanent locations for the Community Mail Boxes and to indicate these locations on the appropriate servicing plans;
 - d) The owner agrees to provide the following for each community Mail Box site and include these requirements on the appropriate servicing plans:
 - i) any required walkway across the boulevard, as per municipal standards;
 - ii) any required curb depressions for wheelchair access with an opening of at least 2 m (consult Canada Post for detailed specifications); and,
 - e) The owner shall agree to determine and provide a suitable and safe temporary site for a CMB Location(s), until the curbs, sidewalks and final grading have been completed at the permanent CMB locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.

Bell Canada

10. The owner shall agree in the condominium agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunications services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

Toronto and Region Conservation Authority (TRCA)

11. Prior to site alteration, a long-term monitoring and maintenance program shall be developed with the owner in consultation with and to the satisfaction of the TRCA for the stormwater conveyance channel from the proposed outfall to the watercourse.

12. 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. 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 measures to promote infiltration and maintain water balance;
 - 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.
13. The owner shall agree in the condominium agreement, in wording acceptable to the TRCA:
- to carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical report referenced in Condition No. 12;
 - to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
 - to erect a permanent fence along the new property limit (western edge of existing easement and west side of the area for the proposed OGS units) to the satisfaction of the TRCA;
 - that no grading works will take place within the buffer area beyond the existing easement other than for stormwater management purposes to the satisfaction of the TRCA;
 - to maintain the oil grit separator in good repair in perpetuity under the responsibility of the future Condominium Corporation;
 - to maintain the privately owned vegetative buffer area (as depicted on the landscape restoration plan and which are to be zoned Open Space) in a natural, undisturbed state in perpetuity under the responsibility of the future Condominium Corporation;

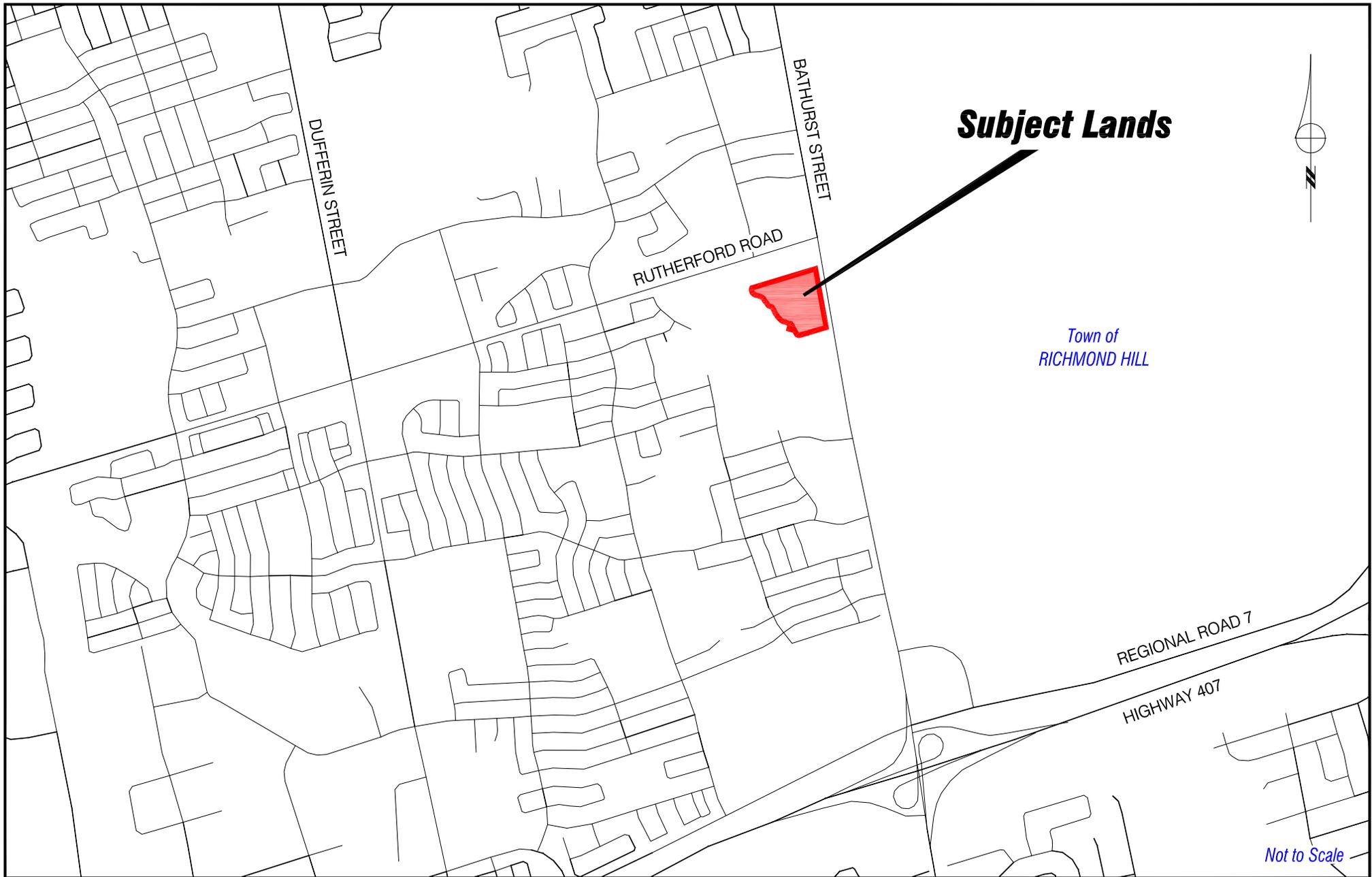
- to carry out, or cause to be carried out, to the satisfaction of the TRCA, the long-term monitoring and maintenance program referenced in Condition No. 11.

York Region

14. Prior to final approval, the Owner shall certify that the conditions of site plan approval provided in Regional File No. SP-V-036-13 (City of Vaughan file DA.13.072) have been met to the satisfaction of the York Region Transportation and Community Planning Department including execution of a site plan agreement between the Owner and the Region and a site inspection with Regional staff to review the as-constructed conditions.

Clearances

15. The City (Vaughan Planning Department) shall advise that Conditions 1 to 8 have been satisfied.
16. Canada Post Corporation shall advise the Vaughan Planning Department in writing that Condition 9 has been satisfied.
17. Bell Canada shall advise the Vaughan Planning Department in writing that Condition 10 has been satisfied.
18. The TRCA shall advise the Vaughan Planning Department in writing that Conditions 11 to 13 have been satisfied.
19. The York Region Transportation and Community Planning Department shall advise the Vaughan Planning Department in writing that Condition 14 has been satisfied.



Context Location Map

LOCATION:
Part of Lot 15, Concession 2

APPLICANT:
Teefy Developments Inc.

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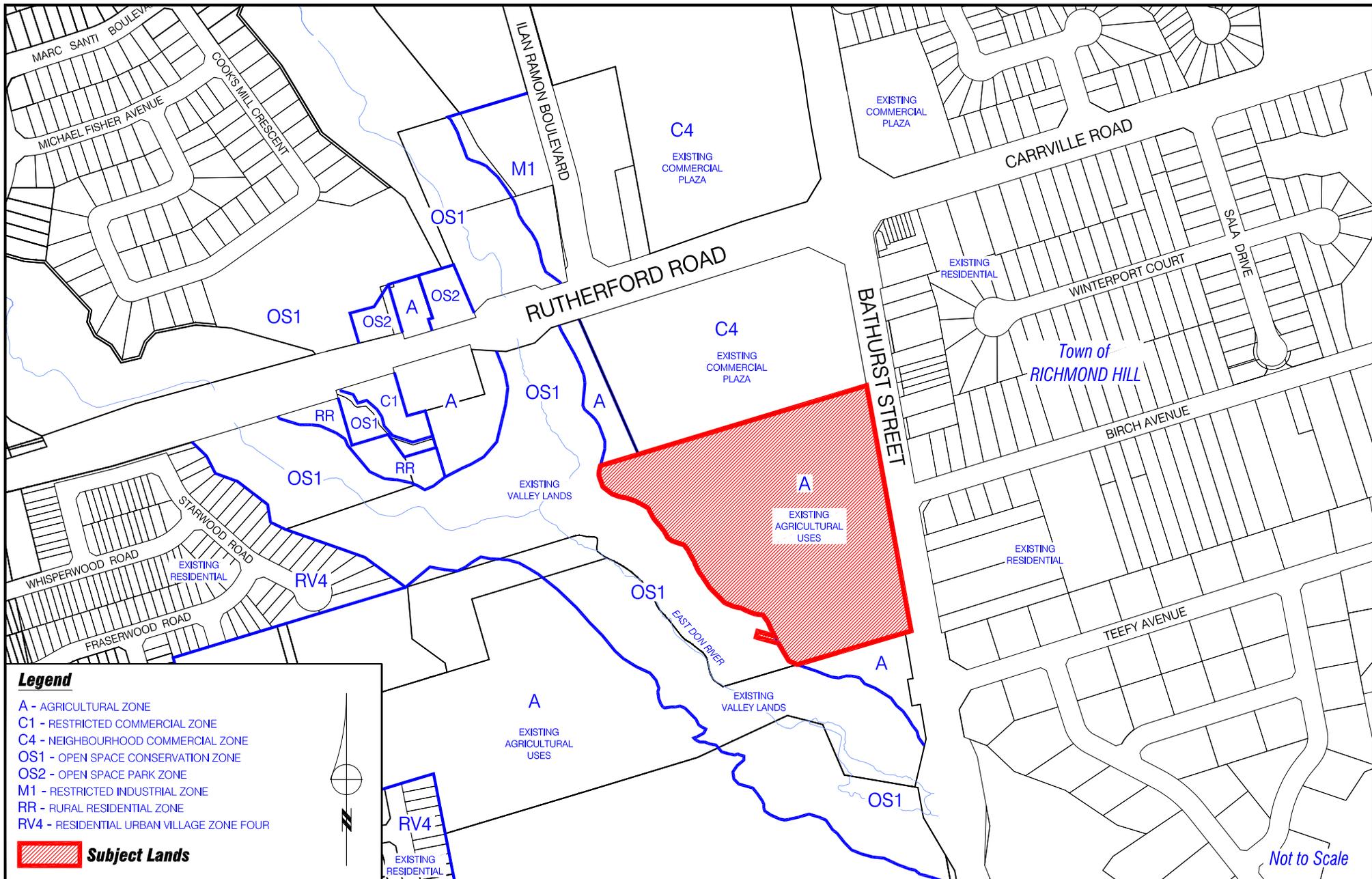
Attachment

FILES: Z.13.007, 19T-13V002, 19CDM-13V003

RELATED FILES: DA.13.072

DATE: June 3, 2014

3



Location Map

LOCATION:
Part of Lot 15, Concession 2

APPLICANT:
Teefy Developments Inc.

N:\DFT\1 ATTACHMENTS\Z\z.13.007_19t-13v002_19cdm-13v003.dwg



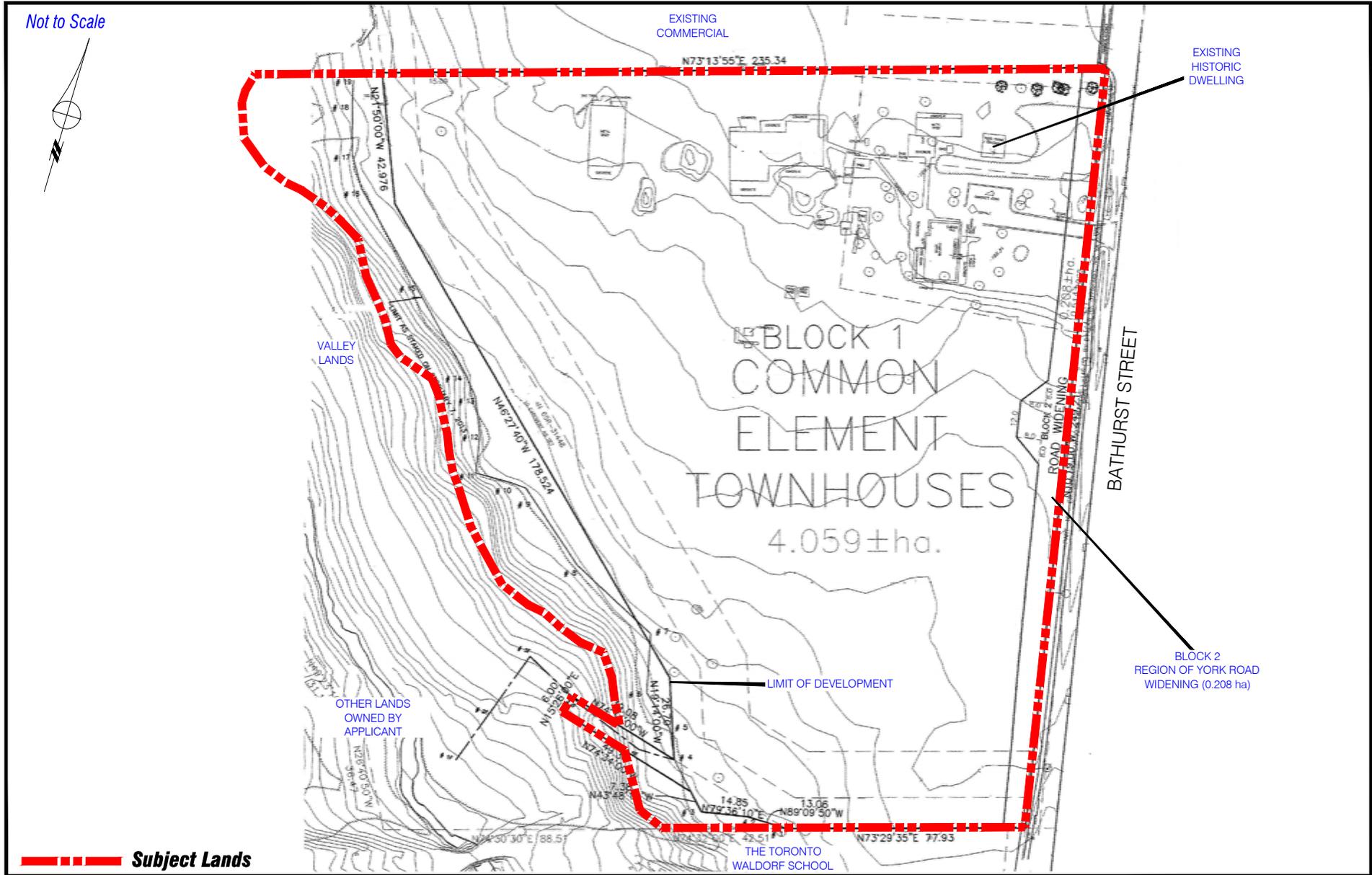
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FILES: Z.13.007, 19T-13V002, 19CDM-13V003

RELATED FILES: DA.13.072

DATE: June 3, 2014

4



Draft Plan of Subdivision File 19T-13V002

LOCATION:
Part of Lot 15, Concession 2

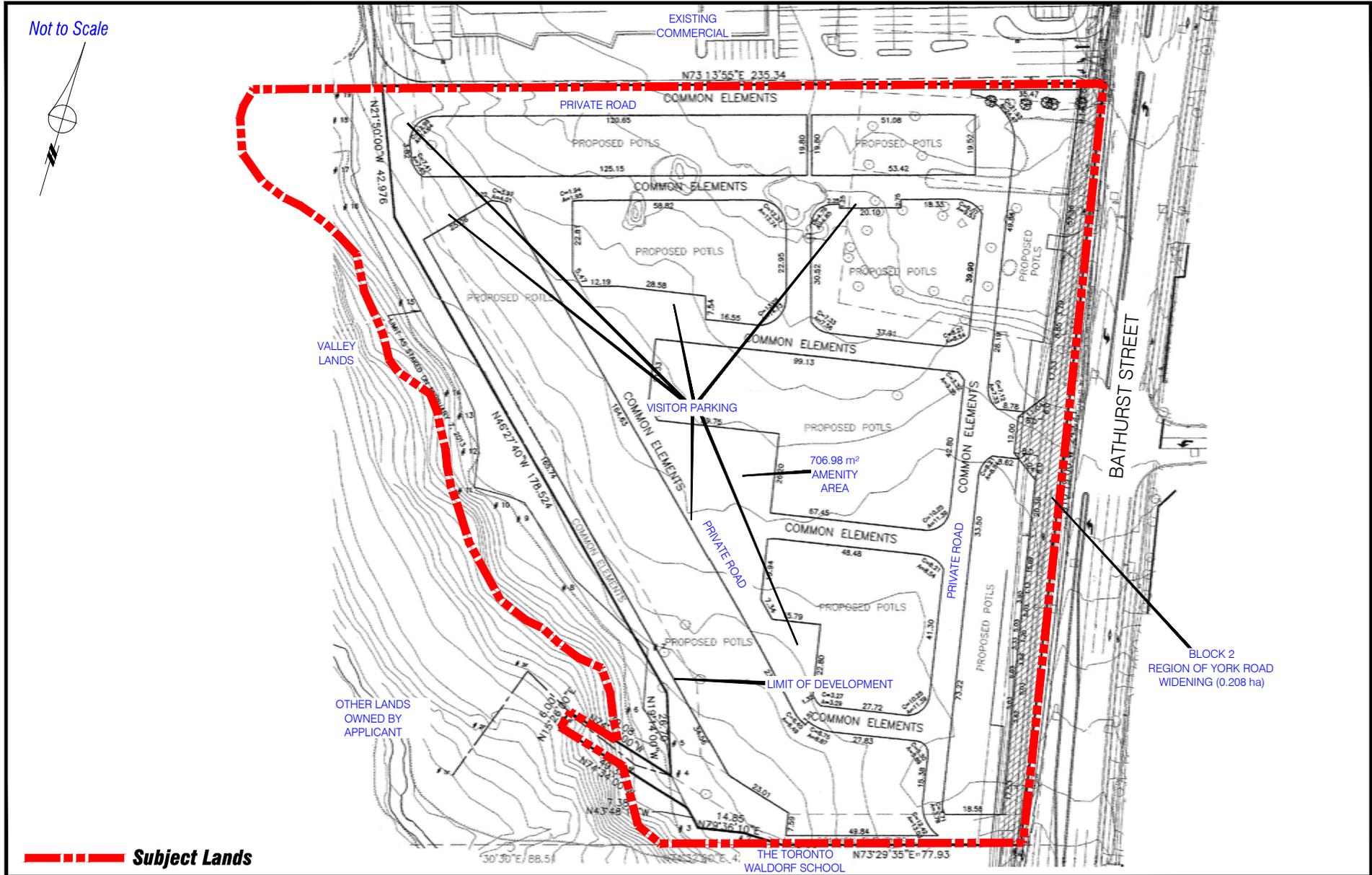
APPLICANT:
Teefy Developments Inc.

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Attachment
FILES: Z.13.007, 19T-13V002, 19CDM-13V003
RELATED FILES: DA.13.072
DATE: June 3, 2014

5



Draft Plan of Condominium File 19CDM-13V003 (Common Elements)

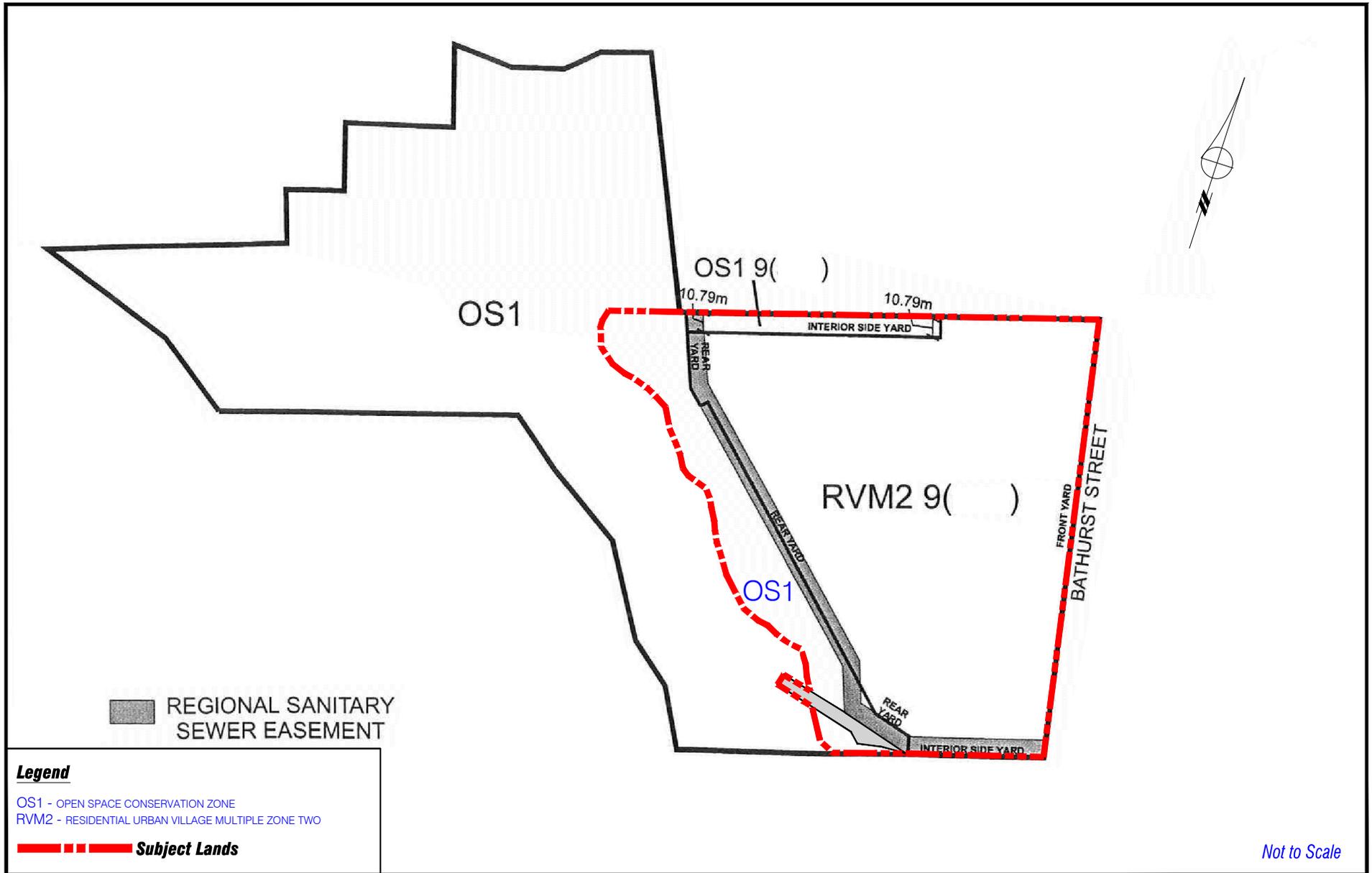
LOCATION: Part of Lot 15, Concession 2
 APPLICANT: Teefy Developments Inc.

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Attachment
 FILES: Z.13.007, 19T-13V002, 19CDM-13V003
 RELATED FILES: DA.13.072
 DATE: June 3, 2014

6



Proposed Zoning

LOCATION:
Part of Lot 15, Concession 2

APPLICANT:
Teefy Developments Inc.

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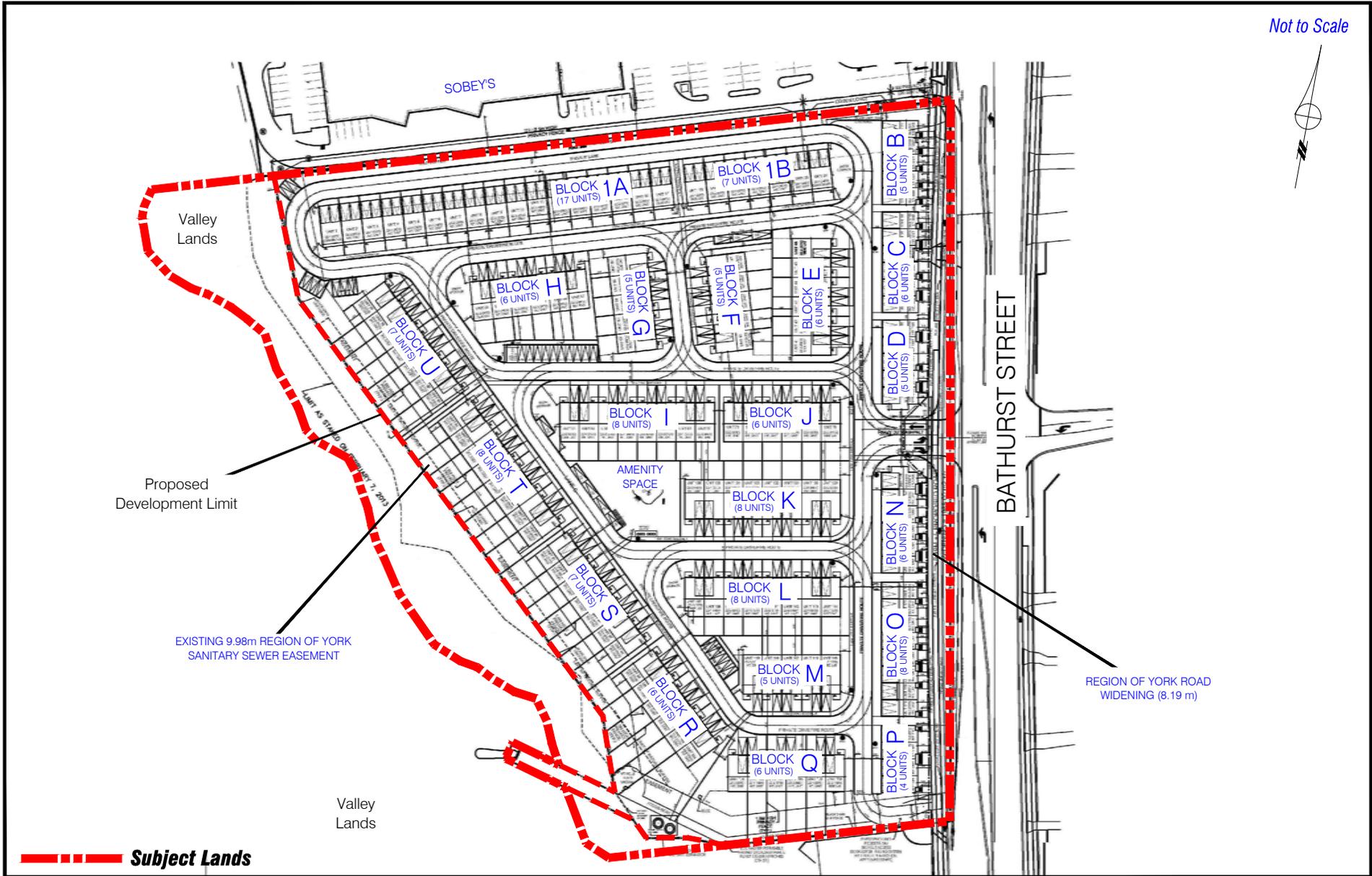
FILES: Z.13.007, 19T-13V002, 19CDM-13V003

RELATED FILES: DA.13.072

DATE: June 3, 2014

7

Not to Scale



Site Plan

LOCATION:
Part of Lot 15, Concession 2

APPLICANT:
Teefy Developments Inc.

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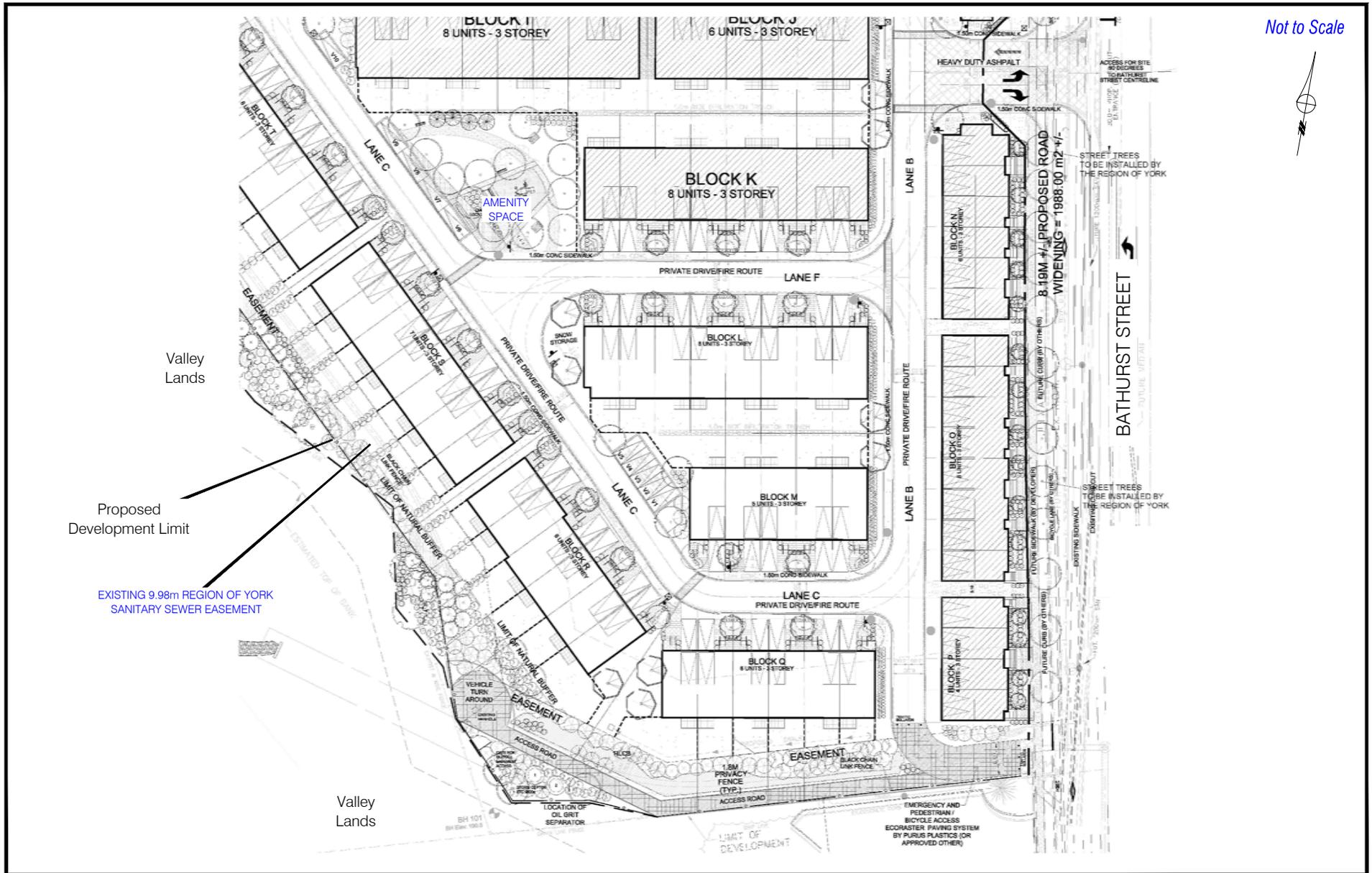
Attachment

FILES: Z.13.007, 19T-13V002, 19CDM-13V003

RELATED FILES: DA.13.072

DATE: June 3, 2014





Landscape Plan (South)

LOCATION:
Part of Lot 15, Concession 2

APPLICANT:
Teefy Developments Inc.

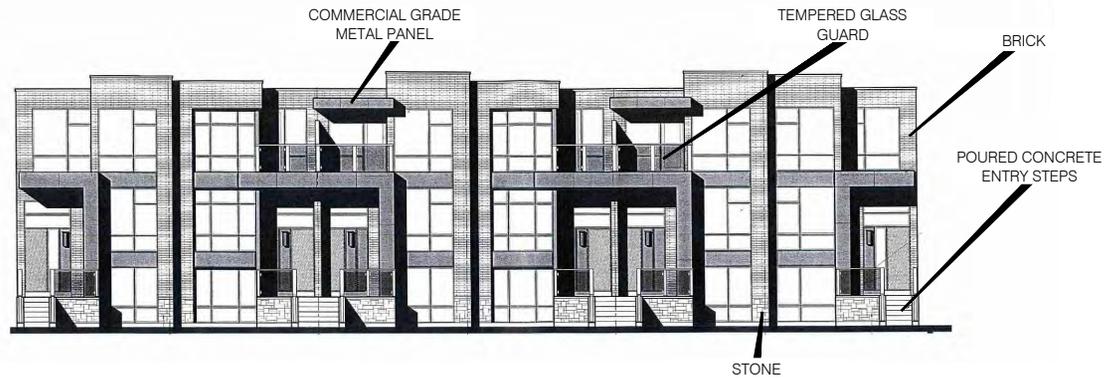
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Attachment
FILES: Z.13.007, 19T-13V002, 19CDM-13V003
RELATED FILES: DA.13.072
DATE: June 3, 2014

9

EAST ELEVATIONS
(FACING BATHURST STREET)



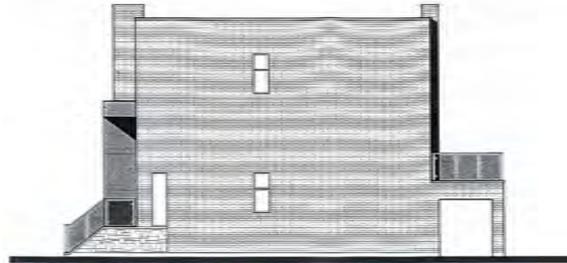
WEST ELEVATIONS



SIDE UPGRADE

INTERIOR END

CORNER UPGRADE



TYPICAL NORTH AND SOUTH SIDE ELEVATIONS

Not to Scale

Typical Elevations - Blocks B, C, D, N, O and P

APPLICANT: Teefy Developments Inc.
LOCATION: Part of Lot 15, Concession 2



Attachment

FILES: Z.13.007, 19T-13V002, 19CDM-13V003

RELATED FILES: DA.13.072

DATE: June 3, 2014

11

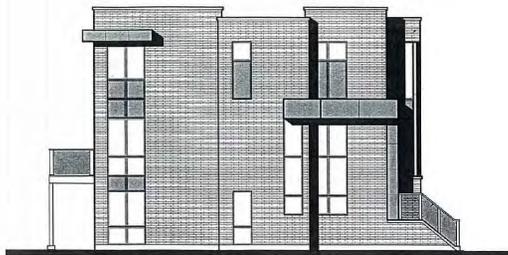


TYPICAL FRONT ELEVATIONS

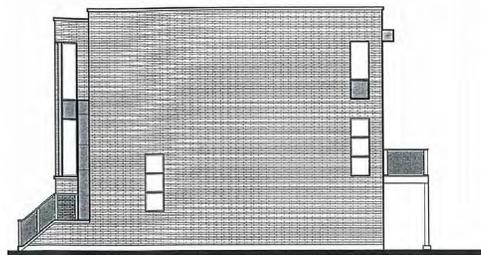


TYPICAL REAR ELEVATIONS

SIDE UPGRADE



INTERIOR END



CORNER UPGRADE



TYPICAL SIDE ELEVATIONS

Not to Scale

Typical Elevations - Interior Blocks

LOCATION:
Part of Lot 15, Concession 2

APPLICANT:
Teefy Developments Inc.

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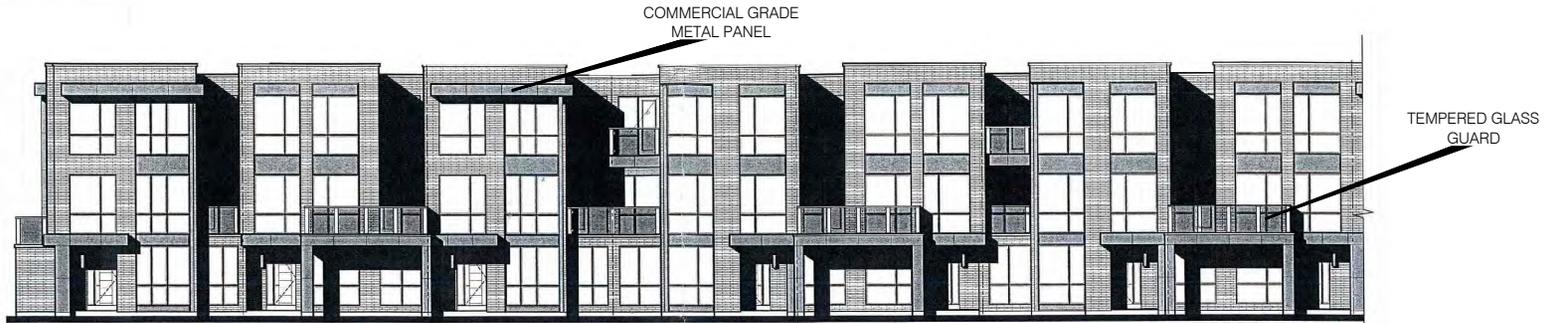
FILES: Z.13.007, 19T-13V002, 19CDM-13V003

RELATED FILES: DA.13.072

DATE: June 3, 2014

Attachment

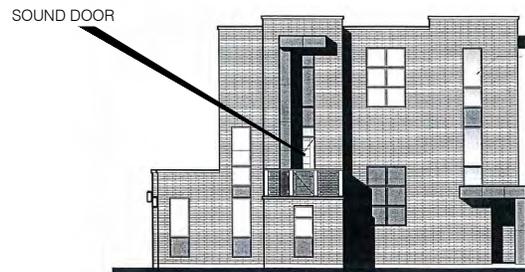
12



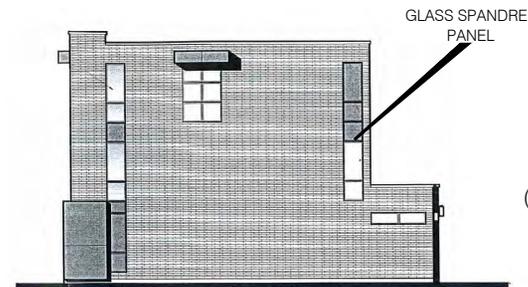
SOUTH ELEVATIONS



NORTH ELEVATIONS



WEST ELEVATIONS



EAST ELEVATIONS
(FACING BATHURST STREET)

Not to Scale

Typical Elevations - Blocks 1A and 1B

LOCATION:
Part of Lot 15, Concession 2

APPLICANT:
Teefy Developments Inc.

N:\DFT\1 ATTACHMENTS\Z\z.13.007_19t-13v002_19cdm-13v003.dwg



FILES: Z.13.007, 19T-13V002, 19CDM-13V003

RELATED FILES: DA.13.072

DATE: June 3, 2014

Attachment

13

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 110-2014

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 A Agricultural Zone to RVM2 (H) Residential Urban Village Multiple Dwelling Zone Two with the addition of the Holding Symbol “(H)”, OS1 (H) Open Space Conservation Zone with addition of the Holding Symbol “(H)”, and OS1 Open Space Conservation Zone in the manner shown on the said Schedule “1”
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1409)A. The following provisions shall apply to all the lands zoned with a the Holding Symbol “(H)” shown on Schedule “E-1526”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(4) of the Planning Act:

 - i) Vaughan Council shall identify and allocate the water supply and sewage servicing capacity for the subject lands; and
 - ii) A Record of Site Condition must be successfully filed with the Ministry of the Environment on the Environmental Site Registry;
- B. Notwithstanding the provisions of:
 - a) Subsection 2.0 respecting the Definition of a Lot;
 - b) Subsection 3.8 c) and g) respecting Parking Requirements;
 - c) Subsection 3.13 respecting Minimum Landscape Area;
 - d) Subsection 3.14 b) and e) respecting Permitted Yard Encroachments and Restrictions;
 - e) Subsection 3.21 respecting Frontage on a Public Street;
 - f) Subsection 4.1.4 b) i) and b) ii) respecting Parking Ares for Multiple Family Dwellings;
 - g) Subsection 7.2 respecting Uses Permitted in the OS1(H) Open Space Conservation Zone;
 - h) Schedule “A1” respecting the zone standards in the RVM2 Residential

Urban Village Multiple Dwelling Zone Two;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1536":

- ai) For the purposes of zoning conformity the lands shown as "Subject Lands" on Schedule "E-1536" shall be deemed one lot, regardless of the number of buildings constructed on the lot, the creation of any new lot by plan of condominium, part lot control, consent and any easements or restrictions that are given;
 - bi) A minimum of 32 visitor parking spaces shall be provided, of which 2 shall be barrier free parking spaces;
 - bii) The width of the common element road which is a joint ingress/egress driveway shall be a maximum of 12.0 m;
 - ci) The minimum landscape strip width abutting Bathurst Street shall be 1.0 m;
 - di) Exterior stairways may exceed one-half storey in height for Blocks "B", "C", "D", "N", "O" and "P";
 - dii) A fence shall not be permitted on the lands subject to the York Region sanitary sewer easement;
 - ei) Individual freehold units shall not be required to have frontage on a public street but will have access to a common element road or driveway that provides access to Bathurst Street;
 - fi) The landscaping and screening provisions identified in Subsections 4.1.4 b) i) and b) ii) respecting outdoor parking areas shall not apply.
 - gi) The following uses shall be permitted in the OS1 (H) Zone along the north property line:
 - treed landscape buffer
 - common element road and driveways;
 - hi) The minimum setback for any building or structure to a sight triangle shall be 0 m;
- c) Adding Schedule "E-1536" attached hereto as Schedule "1".
 - d) Deleting Key Map 2C and substituting therefor the Key Map 2C attached hereto as Schedule "2".
2. Schedules "1" and "2" shall be and hereby form 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

Authorized by Item No. 55 of Report No. 30
of the Committee of the Whole
Adopted by Vaughan City Council on
June 24, 2014

SUMMARY TO BY-LAW 110-2014

The lands subject to this By-law are located on the west side of Bathurst Street south of Rutherford Road, municipally known as 9130 Bathurst Street, being Part of Lot 15, Concession 2, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from A Agricultural Zone to RVM2 (H) Residential Urban Village Multiple Dwelling Zone Two with the Holding Symbol "(H)", OS1 (H) Open Space Conservation Zone with the Holding Symbol "(H)", and OS1 Open Space Conservation Zone and to permit site-specific exceptions to the RVM2 (H) Zone to facilitate the development of 149 freehold townhouse units served by a private common element condominium road, visitor parking spaces, and amenity space.