

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

**5 DRAFT PLAN OF SUBDIVISION FILE 19T-12V008
MAJORWEST DEVELOPMENT CORP.
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND VELLORE WOODS BOULEVARD**

Recommendation

Contribution to Sustainability

1. Steel insulated doors
2. Basement insulation
3. R-40 blown insulation in attic
4. High efficiency furnaces
5. Use of low volatile organic compound (VOC) adhesives, sealants, paints, and building materials
6. Use of high efficiency plumbing fixtures
7. Use of high efficiency Low-E Argon windows and patio doors
8. Use of locally sourced building materials where feasible

Communications Plan

$$\dots/2$$

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 5, CW Report No. 32 – Page 2

- i) Mrs. Jeanine Abbott, Vellore Woods Boulevard, correspondence dated May 12, 2013, respecting concerns with increased traffic and traffic congestion; and,
- ii) Mary-Lyn Delo, Planter Crescent, correspondence dated March 13, 2013, respecting concerns with illegal dumping on the currently vacant property.

Purpose

The Owner has submitted Draft Plan of Subdivision File 19T-12V008 on the subject lands shown on Attachments #2 and #3, to facilitate the development of a residential plan of subdivision consisting of 43 residential lots for single detached dwellings and a residential Block (to be consolidated with the abutting Block to the west) as shown on Attachment #4, with the following site statistics:

Lots 1, 2, 10, 34, 35, and 40-42 (Minimum 12.8 m Lot Frontage / 332.8 m ² Lot Area)	0.296 ha
Lots 3-9, 11-33, 36-39, and 43 (Minimum 11.1 m Lot Frontage / 288.6 m ² Lot Area)	1.301 ha
Block 44 (Part Block - Residential)	0.012 ha
Street "1" (17.5 m in width)	0.326 ha
TOTAL	1.935 ha

The York Catholic District School Board no longer requires the property for school purposes, has declared it surplus, and the lands were returned to the Owner, Majorwest Development Corp. for development.

Background - Analysis and Options

Location

The vacant subject lands shown on Attachments #2 and #3 are located on the northwest corner of Hawstone Road and Vellore Woods Boulevard, being Block 85 on Registered Plan 65M-3626 and Block 92 on Registered Plan 65M-3422, in Part of Lots 19 and 20, Concession 5, City of Vaughan. The subject lands have a total lot area of 1.935 ha with frontage on both Hawstone Road and Vellore Woods Boulevard and abut a neighbourhood park (Hawstone Park). The approved Block 32 - West Plan identifies the subject lands as an elementary school site, adjacent to a neighbourhood park (Hawstone Park).

Supporting Documents

The Owner has submitted the following reports in support of the application:

- Phase 1 Environmental Site Assessment, dated April 1997, prepared by Soil Engineers Ltd.;
- Addendum to Phase 1 Environmental Site Assessment, dated June 15, 1998, prepared by Soil Engineers Ltd.;
- Letter of Environmental Clearance, dated March 26, 2013, prepared by Soil Engineers Ltd.;
- Statement of Clearance and Letter of Reliance for Phase 1 Environmental Site Assessment, dated April 11, 2013, prepared by Soil Engineers Ltd.;
- Functional Servicing Report, dated July 2012, prepared by Schaeffers Consulting Engineers; and,
- Noise Impact Study, dated February 7, 2002, prepared by Sernas Associates.

Official Plan

The subject lands are designated "Low Density Residential" by in-effect OPA #600 (Vellore Urban

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 5, CW Report No. 32 – Page 3

Village 1), which permits the proposed single detached residential development. Section 4.2.1.1 iv) of OPA #600 states that the maximum permitted net density for a site designated “Low Density Residential” shall be 22 units per hectare (uph). The proposed density calculated over the subject lands and including the primary and local roads for the dwellings units is 22 uph, which conforms to the Official Plan.

City of Vaughan Official Plan 2010

The subject lands are designated “Low-Rise Residential” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012) and is pending approval from the Ontario Municipal Board. This designation permits detached dwelling units with no provision for minimum or maximum density. The proposal conforms to the new City of Vaughan Official Plan 2010.

Zoning

The subject lands are zoned RV4(WS) Residential Urban Village Zone Four on a Wide and Shallow Lot (as shown on Attachment #3), by Zoning By-law 1-88, subject to site-specific Exception 9(1019), which permits single detached dwellings with a minimum lot frontage of 12 m, a minimum lot area of 282 m², and a minimum lot depth of 23.5 m. Lots 1, 2, 10, 34, 35 and 40-42 as shown on Attachment #4 comply with these requirements (minimum 12.8 m frontage and 332 m² lot area). The balance of the lots (35 proposed residential lots with minimum lot frontages of 11.1 m) comply with Note 7 of Schedule “A1” to Zoning By-law 1-88, which permits the minimum lot frontage to be reduced to 10.7 m and the minimum lot area to 252.4 m² where a single detached dwelling is constructed on a lot and provided that the maximum interior garage width is equal to or less than 50% of the lot frontage.

The proposal complies with the minimum lot frontage, lot depth and lot area requirements as listed in the RV4(WS) Zone of Zoning By-law 1-88. The Owner has not requested any site-specific exceptions to the RV4(WS) Zone standards, and therefore, intends to comply with the applicable development standards of Zoning By-law 1-88.

The subject lands are zoned RV4(WS) without a Holding Symbol (‘H’), as the site was originally intended to be developed with an elementary school. As noted later in this report, the subject lands have not been allocated servicing capacity. As such, a condition is included in Attachment #1, requiring that the Plan not be registered, that no Building Permits are issued, and that the Owner not enter into any Purchase and Sale Agreements until servicing for the subject lands is enforced and allocated by Vaughan Council.

Subdivision Design

The proposed Draft Plan of Subdivision shown on Attachment #4 includes 8 lots and a residential Block with frontage on Hawstone Road, 9 lots with frontage on Vellore Woods Boulevard, and 26 lots with frontage on Street “1”. The cul-de-sac road (Street “1”) maintains a 17.5 m right-of-way and is to be conveyed to the City of Vaughan as a public road. Block 44 is a residential development block that must be consolidated with the Block to the west (Block 43 on Registered Plan 65M-3798) to form a full developable lot, prior to any future development. A condition to this effect is included in Attachment #1.

An existing hydro switchgear and easement, in favour of PowerStream Inc., is currently located in the northeast corner of Lot 10, as shown on Attachment #4. The Owner must relocate the existing switchgear and easement, described as Part 1 of Plan 65R-21587, to an appropriate location, to the satisfaction of the City of Vaughan and PowerStream Inc., at the Owner’s expense and at no cost to the City of Vaughan. A condition to this effect is included in Attachment #1.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 5, CW Report No. 32 – Page 4

All development within the Draft Plan of Subdivision, as shown on Attachment #4, must proceed in accordance with the approved Block 32W Architectural Design Guidelines, prepared by Watchorn Architect Inc., and in accordance with the approved Block 32W Landscape Masterplan, prepared by TerraPlan Landscape Architects. Conditions to these effects are included in Attachment #1.

The Owner will be required to erect permanent wood fence treatments for flanking residential Lots 10, 13, 34, and 39, as shown on Attachment #4, to be coordinated with the environmental noise report. The Owner will also be required to erect a permanent 1.5 m high galvanized chain-link fence or approved equal along the limits of the residential lots that abut the park block to the west. Conditions to these effects are included in Attachment #1.

The subject lands are located within Block 32 West, which is subject to a Developer's Group Agreement. The Owner will be required to satisfy all obligations, financial or otherwise of the Block 32 West Developer's Group Agreement to the satisfaction of the Block 32 West Trustee and the City of Vaughan. A condition of approval to this effect is included in Attachment #1.

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

Vaughan Development/Transportation Engineering Department

The Development/Transportation Engineering Department provides the following comments:

a) Road Network

Access to 9 units will be from the existing Vellore Woods Boulevard, 8 units and one Block from the existing Hawstone Road, and 26 units from a new proposed 17.5 m right-of-way (R.O.W.) off of Hawstone Road, ending in a cul-de-sac. The road on the Plan (identified as Street '1' on Attachment #4) must be designed in accordance with the City's standards and criteria.

b) Storm Water Management

The majority of the site will drain to the existing 1050 mm diameter storm sewer within the Hawstone Road R.O.W. via a proposed manhole connection and storm sewer system servicing the units on the proposed road, and direct connections to the units fronting on Hawstone Road. The units fronting Vellore Woods Boulevard will connect directly to the existing 1950 mm diameter storm sewer within the R.O.W.

c) Sanitary Servicing

According to the Functional Servicing Report (FSR), the majority of the site will drain to the existing 200 mm diameter sanitary sewer within the Hawstone Road R.O.W. via a proposed manhole connection and sanitary sewer system to service the units on the proposed road, and direct connections to the units fronting Hawstone Road. The units fronting Vellore Woods Boulevard will connect directly to the existing 600 mm diameter sanitary sewer within the R.O.W. The FSR states that although the sewage generated from the site and discharging within the existing sanitary system is slightly higher than the existing design flow and not accounted for in the initial design, there are no capacity constraints and have provided design sheets to confirm.

d) Water Servicing

According to the FSR, the proposed development will connect to the existing 400 mm diameter watermain within the Hawstone Road R.O.W. via a new 150 mm diameter watermain servicing

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 5, CW Report No. 32 – Page 5

the lots within the proposed cul-de-sac, and direct connections to the above noted and existing 400mm diameter watermain within the Vellore Woods Boulevard R.O.W. for those units that front onto these respective roads. The FSR states that the existing water supply network along these roads is adequate to meet the expected water demands for the development.

e) Servicing Capacity Allocation

In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Council on June 26, 2012, servicing allocation capacity for this development has not been reserved nor assigned potential future capacity at this time. Therefore, servicing allocation capacity is currently not available to support the proposed development concept.

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

f) Environmental Site Assessment (ESA)

The Owner submitted the following documents in response to the City of Vaughan's request for a Phase 1 ESA due to the proposed road conveyance for the proposed development:

- Phase 1 Environmental Site Assessment, dated April 1997, prepared by Soil Engineers Ltd.;
- Addendum to Phase 1 Environmental Site Assessment, dated June 15, 1998, prepared by Soil Engineers Ltd.;
- Letter of Environmental Clearance, dated March 26, 2013, prepared by Soil Engineers Ltd.; and,
- Statement of Clearance and Letter of Reliance for Phase 1 Environmental Site Assessment, dated April 11, 2013, prepared by Soil Engineers Ltd.

Based on a review of the documents listed above, the Development / Transportation Engineering Department is satisfied with the submitted documents and no further environmental requirements are identified at this time in order for the Draft Plan of Subdivision to proceed. Future environmental reports documenting the sampling, analysis and removal / management of the stockpile onsite will be required by the Development / Transportation Engineering Department for review prior to final approval. A condition to this effect is included in Attachment #1.

g) Environmental Noise Impact

A Noise Report shall be submitted at the detailed design stage.

h) Lot Grading (Topography)

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

i) Street Lighting

The street lighting design shall meet City of Vaughan criteria.

j) Municipal Servicing Agreement

A Subdivision Agreement is required for the provision of the municipal services.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 5, CW Report No. 32 – Page 6

k) Transportation Network / Traffic

According to the City of Vaughan Transportation Impact Study Guidelines (Draft), a Traffic Impact Study is required when one or more of the following criteria are anticipated:

- the development / redevelopment will add more than 100 peak-hour direction person trips to the transportation system (the subject development has no potential to add same number of trips);
- the development/redevelopment has the potential to generate a 5% increase in motor vehicle traffic volumes on the Vaughan road network or on critical intersection turning movements, resulting in unacceptable or adverse operational and safety impacts;
- the development/redevelopment is located in an area of high roadway congestion; and,
- the development/redevelopment is not envisaged by local land use or transportation plans, or requires a change or exception to City planning or strategy.

The subject development did not fulfill the above criteria, therefore a traffic study is not required and the Development / Transportation Engineering Department is satisfied with the current traffic situation on the site.

l) Relocation of Street Utilities

An existing 6.0m x 6.0m hydro switchgear and easement, in favour of PowerStream Inc., is currently located in the northeast corner of Lot 10, as shown on Attachment #4. The Owner must relocate the existing switchgear and easement, described as Part 1 of Plan 65R-21587, to an appropriate location, to the satisfaction of the City of Vaughan and PowerStream Inc., at the Owner's expense and at no cost to the City of Vaughan. A condition to this effect is included in Attachment #1.

Vaughan Cultural Services Division

The Cultural Services Division has no objection to Draft Plan of Subdivision File 19T-12V008; however, it is noted that the subject lands lie in an area identified as being of high archaeological potential in the City's database of archaeological resources. A majority of the lands subject to this application overlaps with Draft Plan of Subdivision File 19T-97V37, which has been cleared of all archaeological concerns (Ministry of Tourism, Culture and Sport letter dated September 19, 2002, citing the report titled "Recommendation for Clearance of Archaeological Resource Concerns, Draft M-Plan for Registration, Majorwest Development Corporation, Phase 2, Vellore Woods Community, File 19T-97V37, Part of Lots 20 and 21, and Part of Road Allowance Between Lots 20 and 21, Concession 5 [formerly Township of Vaughan], City of Vaughan, Regional Municipality of York, Archaeological Services Inc. File #: 01FG-01, MCL File 19SB076"). The Cultural Services Division has advised that the remaining portion of Draft Plan of Subdivision File 19T-12V008 that does not overlap with File 19T-97V37 will not be subject to an archaeological assessment.

Vaughan Real Estate Division

The Vaughan Real Estate Division has confirmed that the Owner is not required to pay any additional cash-in-lieu of parkland as the cash-in-lieu of parkland dedication equivalent to 5% was already paid through previous Draft Plan of Subdivision Files 19T-97V26 and 19T-97V37.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 5, CW Report No. 32 – Page 7

Canada Post

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

School Boards

The York Region District School Board (YRDSB) and the York Catholic District School Board (YCDSB) have reviewed the proposed Draft Plan of Subdivision File 19T-12V008 and advise that they have no objections to the proposal or its approval.

Utilities

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

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

PowerStream Inc. reviewed the proposed Draft Plan of Subdivision and advised that it is the responsibility of the Owner to contact PowerStream Inc. to determine the type of available service in the area to supply this project and assess PowerStream Inc.'s charges.

Relationship to Vaughan Vision 2020/Strategic Plan

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

i) **Manage Growth and Economic Well Being**

The development facilitates intensification as an infill site. The subject lands were planned as a school site; therefore, the proposed Draft Plan of Subdivision is not using further agricultural land to accommodate additional residential development. The proposed residential subdivision is providing further intensification of a low density residential community with similar residential building forms, which will support the existing and planned services (including the expansion of public transportation systems). The proposed development conforms with the in-effect Official Plan (OPA #600) and VOP 2010.

Regional Implications

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

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

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 5, CW Report No. 32 – Page 8

Conclusion

The York Catholic District School Board (YCDSB) no longer requires the subject lands for a school for their enrollment needs and has deemed the subject lands to be surplus. The subject lands were conveyed back to the original Owner, Majorwest Development Corp., who has, in turn, submitted a Draft Plan of Subdivision application for 43 single detached residential lots and a residential development Block.

The Vaughan Development Planning Department has reviewed Draft Plan of Subdivision File 19T-12V008, in accordance with the applicable policies of the City's Official Plan, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The application will facilitate a low density residential development form that is consistent and compatible with the surrounding land uses, and conforms to the density, land use and applicable policies of the Official Plan, and requirements of Zoning By-law 1-88. The Development Planning Department can support the approval of the proposed Draft Plan of Subdivision, subject to the recommendation in this report and the conditions of approval included as Attachment #1.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-12V008

Report prepared by:

Daniel Woolfson, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

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

COMMITTEE OF THE WHOLE JUNE 18, 2013

DRAFT PLAN OF SUBDIVISION FILE 19T-12V008 MAJORWEST DEVELOPMENT CORP. WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND VELLORE WOODS BOULEVARD

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Draft Plan of Subdivision File 19T-12V008 (Majorwest Development Corp.) to facilitate the residential subdivision shown on Attachment #4, BE APPROVED, subject to the conditions of approval set out in Attachment #1.

Contribution to Sustainability

The application implements the following Goal and Objective of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth.

In accordance with the goal and objective 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:

1. Steel insulated doors
2. Basement insulation
3. R-40 blown insulation in attic
4. High efficiency furnaces
5. Use of low volatile organic compound (VOC) adhesives, sealants, paints, and building materials
6. Use of high efficiency plumbing fixtures
7. Use of high efficiency Low-E Argon windows and patio doors
8. Use of locally sourced building materials where feasible

Economic Impact

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

Communications Plan

On December 21, 2012, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the Vellore Woods Ratepayers' Association. The Vaughan Committee of the Whole's recommendation to receive the Public Hearing report of January 15, 2013 and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on January 29, 2013. No deputations were made at the Public Hearing on January 15, 2013; however, the following written comments have been received:

- i) Mrs. Jeanine Abbott, Vellore Woods Boulevard, correspondence dated May 12, 2013, respecting concerns with increased traffic and traffic congestion; and,
- ii) Mary-Lyn Delo, Planter Crescent, correspondence dated March 13, 2013, respecting concerns with illegal dumping on the currently vacant property.

Purpose

The Owner has submitted Draft Plan of Subdivision File 19T-12V008 on the subject lands shown on Attachments #2 and #3, to facilitate the development of a residential plan of subdivision consisting of 43 residential lots for single detached dwellings and a residential Block (to be consolidated with the abutting Block to the west) as shown on Attachment #4, with the following site statistics:

Lots 1, 2, 10, 34, 35, and 40-42 (Minimum 12.8 m Lot Frontage / 332.8 m ² Lot Area)	0.296 ha
Lots 3-9, 11-33, 36-39, and 43 (Minimum 11.1 m Lot Frontage / 288.6 m ² Lot Area)	1.301 ha
Block 44 (Part Block - Residential)	0.012 ha
Street "1" (17.5 m in width)	0.326 ha
TOTAL	1.935 ha

The York Catholic District School Board no longer requires the property for school purposes, has declared it surplus, and the lands were returned to the Owner, Majorwest Development Corp. for development.

Background - Analysis and Options

Location

The vacant subject lands shown on Attachments #2 and #3 are located on the northwest corner of Hawstone Road and Vellore Woods Boulevard, being Block 85 on Registered Plan 65M-3626 and Block 92 on Registered Plan 65M-3422, in Part of Lots 19 and 20, Concession 5, City of Vaughan. The subject lands have a total lot area of 1.935 ha with frontage on both Hawstone Road and Vellore Woods Boulevard and abut a neighbourhood park (Hawstone Park). The approved Block 32 - West Plan identifies the subject lands as an elementary school site, adjacent to a neighbourhood park (Hawstone Park).

Supporting Documents

The Owner has submitted the following reports in support of the application:

- Phase 1 Environmental Site Assessment, dated April 1997, prepared by Soil Engineers Ltd.;
- Addendum to Phase 1 Environmental Site Assessment, dated June 15, 1998, prepared by Soil Engineers Ltd.;
- Letter of Environmental Clearance, dated March 26, 2013, prepared by Soil Engineers Ltd.;
- Statement of Clearance and Letter of Reliance for Phase 1 Environmental Site Assessment, dated April 11, 2013, prepared by Soil Engineers Ltd.;
- Functional Servicing Report, dated July 2012, prepared by Schaeffers Consulting Engineers; and,
- Noise Impact Study, dated February 7, 2002, prepared by Sernas Associates.

Official Plan

The subject lands are designated "Low Density Residential" by in-effect OPA #600 (Vellore Urban Village 1), which permits the proposed single detached residential development. Section 4.2.1.1 iv) of OPA #600 states that the maximum permitted net density for a site designated "Low Density Residential" shall be 22 units per hectare (uph). The proposed density calculated over the subject lands and including the primary and local roads for the dwellings units is 22 uph, which conforms to the Official Plan.

City of Vaughan Official Plan 2010

The subject lands are designated “Low-Rise Residential” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012) and is pending approval from the Ontario Municipal Board. This designation permits detached dwelling units with no provision for minimum or maximum density. The proposal conforms to the new City of Vaughan Official Plan 2010.

Zoning

The subject lands are zoned RV4(W) Residential Urban Village Zone Four on a Wide and Shallow Lot (as shown on Attachment #3), by Zoning By-law 1-88, subject to site-specific Exception 9(1019), which permits single detached dwellings with a minimum lot frontage of 12 m, a minimum lot area of 282 m², and a minimum lot depth of 23.5 m. Lots 1, 2, 10, 34, 35 and 40-42 as shown on Attachment #4 comply with these requirements (minimum 12.8 m frontage and 332 m² lot area). The balance of the lots (35 proposed residential lots with minimum lot frontages of 11.1 m) comply with Note 7 of Schedule “A1” to Zoning By-law 1-88, which permits the minimum lot frontage to be reduced to 10.7 m and the minimum lot area to 252.4 m² where a single detached dwelling is constructed on a lot and provided that the maximum interior garage width is equal to or less than 50% of the lot frontage.

The proposal complies with the minimum lot frontage, lot depth and lot area requirements as listed in the RV4(W) Zone of Zoning By-law 1-88. The Owner has not requested any site-specific exceptions to the RV4(W) Zone standards, and therefore, intends to comply with the applicable development standards of Zoning By-law 1-88.

The subject lands are zoned RV4(W) without a Holding Symbol (‘H’), as the site was originally intended to be developed with an elementary school. As noted later in this report, the subject lands have not been allocated servicing capacity. As such, a condition is included in Attachment #1, requiring that the Plan not be registered, that no Building Permits are issued, and that the Owner not enter into any Purchase and Sale Agreements until servicing for the subject lands is enforced and allocated by Vaughan Council.

Subdivision Design

The proposed Draft Plan of Subdivision shown on Attachment #4 includes 8 lots and a residential Block with frontage on Hawstone Road, 9 lots with frontage on Vellore Woods Boulevard, and 26 lots with frontage on Street “1”. The cul-de-sac road (Street “1”) maintains a 17.5 m right-of-way and is to be conveyed to the City of Vaughan as a public road. Block 44 is a residential development block that must be consolidated with the Block to the west (Block 43 on Registered Plan 65M-3798) to form a full developable lot, prior to any future development. A condition to this effect is included in Attachment #1.

An existing hydro switchgear and easement, in favour of PowerStream Inc., is currently located in the northeast corner of Lot 10, as shown on Attachment #4. The Owner must relocate the existing switchgear and easement, described as Part 1 of Plan 65R-21587, to an appropriate location, to the satisfaction of the City of Vaughan and PowerStream Inc., at the Owner’s expense and at no cost to the City of Vaughan. A condition to this effect is included in Attachment #1.

All development within the Draft Plan of Subdivision, as shown on Attachment #4, must proceed in accordance with the approved Block 32W Architectural Design Guidelines, prepared by Watchorn Architect Inc., and in accordance with the approved Block 32W Landscape Masterplan, prepared by TerraPlan Landscape Architects. Conditions to these effects are included in Attachment #1.

The Owner will be required to erect permanent wood fence treatments for flanking residential Lots 10, 13, 34, and 39, as shown on Attachment #4, to be coordinated with the environmental noise report. The Owner will also be required to erect a permanent 1.5 m high galvanized chain-link fence or approved equal along the limits of the residential lots that abut the park block to the west. Conditions to these effects are included in Attachment #1.

The subject lands are located within Block 32 West, which is subject to a Developer's Group Agreement. The Owner will be required to satisfy all obligations, financial or otherwise of the Block 32 West Developer's Group Agreement to the satisfaction of the Block 32 West Trustee and the City of Vaughan. A condition of approval to this effect is included in Attachment #1.

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

Vaughan Development/Transportation Engineering Department

The Development/Transportation Engineering Department provides the following comments:

a) Road Network

Access to 9 units will be from the existing Vellore Woods Boulevard, 8 units and one Block from the existing Hawstone Road, and 26 units from a new proposed 17.5 m right-of-way (R.O.W.) off of Hawstone Road, ending in a cul-de-sac. The road on the Plan (identified as Street '1' on Attachment #4) must be designed in accordance with the City's standards and criteria.

b) Storm Water Management

The majority of the site will drain to the existing 1050 mm diameter storm sewer within the Hawstone Road R.O.W. via a proposed manhole connection and storm sewer system servicing the units on the proposed road, and direct connections to the units fronting on Hawstone Road. The units fronting Vellore Woods Boulevard will connect directly to the existing 1950 mm diameter storm sewer within the R.O.W.

c) Sanitary Servicing

According to the Functional Servicing Report (FSR), the majority of the site will drain to the existing 200 mm diameter sanitary sewer within the Hawstone Road R.O.W. via a proposed manhole connection and sanitary sewer system to service the units on the proposed road, and direct connections to the units fronting Hawstone Road. The units fronting Vellore Woods Boulevard will connect directly to the existing 600 mm diameter sanitary sewer within the R.O.W. The FSR states that although the sewage generated from the site and discharging within the existing sanitary system is slightly higher than the existing design flow and not accounted for in the initial design, there are no capacity constraints and have provided design sheets to confirm.

d) Water Servicing

According to the FSR, the proposed development will connect to the existing 400 mm diameter watermain within the Hawstone Road R.O.W. via a new 150 mm diameter watermain servicing the lots within the proposed cul-de-sac, and direct connections to the above noted and existing 400mm diameter watermain within the Vellore Woods Boulevard R.O.W. for those units that front onto these respective roads. The FSR states that the existing water supply network along these roads is adequate to meet the expected water demands for the development.

e) Servicing Capacity Allocation

In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Council on June 26, 2012, servicing allocation capacity for this development has not been reserved nor assigned potential future capacity at this time. Therefore, servicing allocation capacity is currently not available to support the proposed development concept.

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

f) Environmental Site Assessment (ESA)

The Owner submitted the following documents in response to the City of Vaughan's request for a Phase 1 ESA due to the proposed road conveyance for the proposed development:

- Phase 1 Environmental Site Assessment, dated April 1997, prepared by Soil Engineers Ltd.;
- Addendum to Phase 1 Environmental Site Assessment, dated June 15, 1998, prepared by Soil Engineers Ltd.;
- Letter of Environmental Clearance, dated March 26, 2013, prepared by Soil Engineers Ltd.; and,
- Statement of Clearance and Letter of Reliance for Phase 1 Environmental Site Assessment, dated April 11, 2013, prepared by Soil Engineers Ltd.

Based on a review of the documents listed above, the Development / Transportation Engineering Department is satisfied with the submitted documents and no further environmental requirements are identified at this time in order for the Draft Plan of Subdivision to proceed. Future environmental reports documenting the sampling, analysis and removal / management of the stockpile onsite will be required by the Development / Transportation Engineering Department for review prior to final approval. A condition to this effect is included in Attachment #1.

g) Environmental Noise Impact

A Noise Report shall be submitted at the detailed design stage.

h) Lot Grading (Topography)

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

i) Street Lighting

The street lighting design shall meet City of Vaughan criteria.

j) Municipal Servicing Agreement

A Subdivision Agreement is required for the provision of the municipal services.

k) Transportation Network / Traffic

According to the City of Vaughan Transportation Impact Study Guidelines (Draft), a Traffic Impact Study is required when one or more of the following criteria are anticipated:

- the development / redevelopment will add more than 100 peak-hour direction person trips to the transportation system (the subject development has no potential to add same number of trips);
- the development/redevelopment has the potential to generate a 5% increase in motor vehicle traffic volumes on the Vaughan road network or on critical intersection turning movements, resulting in unacceptable or adverse operational and safety impacts;
- the development/redevelopment is located in an area of high roadway congestion; and,
- the development/redevelopment is not envisaged by local land use or transportation plans, or requires a change or exception to City planning or strategy.

The subject development did not fulfill the above criteria, therefore a traffic study is not required and the Development / Transportation Engineering Department is satisfied with the current traffic situation on the site.

I) Relocation of Street Utilities

An existing 6.0m x 6.0m hydro switchgear and easement, in favour of PowerStream Inc., is currently located in the northeast corner of Lot 10, as shown on Attachment #4. The Owner must relocate the existing switchgear and easement, described as Part 1 of Plan 65R-21587, to an appropriate location, to the satisfaction of the City of Vaughan and PowerStream Inc., at the Owner's expense and at no cost to the City of Vaughan. A condition to this effect is included in Attachment #1.

Vaughan Cultural Services Division

The Cultural Services Division has no objection to Draft Plan of Subdivision File 19T-12V008; however, it is noted that the subject lands lie in an area identified as being of high archaeological potential in the City's database of archaeological resources. A majority of the lands subject to this application overlaps with Draft Plan of Subdivision File 19T-97V37, which has been cleared of all archaeological concerns (Ministry of Tourism, Culture and Sport letter dated September 19, 2002, citing the report titled "Recommendation for Clearance of Archaeological Resource Concerns, Draft M-Plan for Registration, Majorwest Development Corporation, Phase 2, Vellore Woods Community, File 19T-97V37, Part of Lots 20 and 21, and Part of Road Allowance Between Lots 20 and 21, Concession 5 [formerly Township of Vaughan], City of Vaughan, Regional Municipality of York, Archaeological Services Inc. File #: 01FG-01, MCL File 19SB076"). The Cultural Services Division has advised that the remaining portion of Draft Plan of Subdivision File 19T-12V008 that does not overlap with File 19T-97V37 will not be subject to an archaeological assessment.

Vaughan Real Estate Division

The Vaughan Real Estate Division has confirmed that the Owner is not required to pay any additional cash-in-lieu of parkland as the cash-in-lieu of parkland dedication equivalent to 5% was already paid through previous Draft Plan of Subdivision Files 19T-97V26 and 19T-97V37.

Canada Post

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

School Boards

The York Region District School Board (YRDSB) and the York Catholic District School Board (YCDSB) have reviewed the proposed Draft Plan of Subdivision File 19T-12V008 and advise that they have no objections to the proposal or its approval.

Utilities

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

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

PowerStream Inc. reviewed the proposed Draft Plan of Subdivision and advised that it is the responsibility of the Owner to contact PowerStream Inc. to determine the type of available service in the area to supply this project and assess PowerStream Inc.'s charges.

Relationship to Vaughan Vision 2020/Strategic Plan

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

i) Manage Growth and Economic Well Being

The development facilitates intensification as an infill site. The subject lands were planned as a school site; therefore, the proposed Draft Plan of Subdivision is not using further agricultural land to accommodate additional residential development. The proposed residential subdivision is providing further intensification of a low density residential community with similar residential building forms, which will support the existing and planned services (including the expansion of public transportation systems). The proposed development conforms with the in-effect Official Plan (OPA #600) and VOP 2010.

Regional Implications

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

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

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

Conclusion

The York Catholic District School Board (YCDSB) no longer requires the subject lands for a school for their enrollment needs and has deemed the subject lands to be surplus. The subject lands were conveyed back to the original Owner, Majorwest Development Corp., who has, in turn,

submitted a Draft Plan of Subdivision application for 43 single detached residential lots and a residential development Block.

The Vaughan Development Planning Department has reviewed Draft Plan of Subdivision File 19T-12V008, in accordance with the applicable policies of the City's Official Plan, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The application will facilitate a low density residential development form that is consistent and compatible with the surrounding land uses, and conforms to the density, land use and applicable policies of the Official Plan, and requirements of Zoning By-law 1-88. The Development Planning Department can support the approval of the proposed Draft Plan of Subdivision, subject to the recommendation in this report and the conditions of approval included as Attachment #1.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-12V008

Report prepared by:

Daniel Woolfson, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM

ATTACHMENT NO. 1

STANDARD CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF SUBDIVISION 19T-12V008 MAJORWEST DEVELOPMENT CORP. PART OF LOTS 19 AND 20, CONCESSION 5, 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 19T-12V008, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., Drawing #13:1, dated May 14, 2013.
2. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with Tariff of Fees By-law 187-2012.
3. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan, if required, to reflect any significant alterations caused from this Draft Plan of Subdivision approval.
4. 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.
5. The road allowances included within this Draft Plan of Subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
6. The road allowances included within this Draft Plan of Subdivision shall be named to the satisfaction of the City and the Regional Planning Department; proposed street names shall be submitted by the Owner for approval by Vaughan Council and shall be included on the first engineering drawings.
7. The road allowances included within this Draft Plan of Subdivision shall be designed in accordance with City of Vaughan 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.
8. Any dead ends or open sides of road allowances created by this Draft Plan of Subdivision 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.

9. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City.
10. 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.
11. 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 of Vaughan.
12. Prior to the initiation of grading, and prior to the registration of this Draft Plan of Subdivision or any phase thereof, the Owner shall submit to the City for review and approval the following:

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

- i) plans illustrating how this drainage system will be tied 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;
- ii) stormwater management techniques which may be required to control minor or major flows;
- iii) 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 at it relates to fish and their habitat;
- iv) the location or description of all outlets and other facilities which may require permits under Ontario Regulation 166/06 and/or the Lakes and Rivers Improvement Act;
- v) proposed methods of controlling and preventing erosion and siltation on-site and in downstream areas during and after construction;
- vi) retain an environmental monitor and report on the implementation and on-going maintenance of erosion and sediment controls; and,
- vii) overall grading plans for the Plan.

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.

13. 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.

14. 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, oversized and built temporarily or permanent by others to accommodate the development of the Plan.
15. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.
16. The Owner shall agree in the Subdivision Agreement to design, purchase material and install a street lighting system in the Plan in accordance with City Standards and specifications.
17. The Owner shall agree that all Lots or Blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
18. The Owner shall agree in the Subdivision Agreement to maintain adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.

The Owner shall provide the City with a report showing the chlorine residual results on a weekly basis. If at any time the water quality test results do not comply with the Safe Drinking Water Act, the Owner shall notify the City immediately and take corrective action as directed by the City and prepare a report of all actions taken.

The City will charge the Owner the current retail water and sewer rates for the water consumed in this program. The Owner's licensed water operator will meter the consumption of water for each flush and report the readings to the City on a monthly basis. The City will audit the consumption reports and inspect the flushing points periodically to ensure that the water consumption reported, accurately reflects the program.

19. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall submit the Environmental Site Assessment (ESA) Phase 1 Report and if required, Phase 2 Report and the Remedial Action Plan for the lands within the Plan in accordance with the Ontario Regulation 153/04, "Soil, Ground Water and Sediment Standards" for Use Under Part XV.1 of the Environmental Protection Act. Prior to final approval of the Plan, and/or any conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
 - (a) should site remediation be required to meet the applicable soil and ground water criteria set out in the above-noted regulation, the Owner shall submit to the City the report delineating the successful implementation of the approved Remediation Action Plan with verifying samplings and chemical analysis for review and approval by the Development / Transportation Engineering Department;

- (b) provide a certificate by a qualified professional that all lands within the Plan, and any lands and easements external to the Plan to be dedicated to the City and the Region, meet the applicable soil and groundwater criteria noted above;
 - (c) document proof of the satisfactory registration of the Record of Site Condition (RSC) for the lands within the Plan with the Environmental Site Registry (ESR) of the Ministry of Environment (MOE), which includes the acknowledgement from the MOE and a signed copy of the RSC by a Qualified Person, which must be submitted to the Development / Transportation Engineering Department for review and approval; and,
 - (d) reimburse the City for the costs of peer review of the above reports.
- 20. Prior to final approval of the Plan or prior to initiation of any grading or stripping of topsoil to any lands included in the Plan, 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, and shall not occur on either park or school blocks.
- 21. Prior to final approval of the Plan, the Owner shall covenant and certify to the City that they are not aware of any soil, groundwater or sediment contamination on or within lands to be conveyed to the municipality which could interfere with the intended use.
- 22.
 - (a) Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 32 West to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 32 West. This Agreement shall also include a provision for additional developers to participate within the Developers' Group Agreement when they wish to develop their lands.
 - (b) Prior to final approval of the Plan, the Trustee for Block 32 West shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 32 West Landowners Cost Sharing Agreement.
- 23. The Owner shall relocate the existing switchgear and easement within Lot 10, described as Part 1 of Plan 65R-21587, to an appropriate location to the satisfaction of the City and PowerStream, at the Owner's expense and at no cost to the City.
- 24. Prior to final approval, an Environmental Noise Impact Study, prepared at the Owner's expense, shall be submitted to the City for review and approval. The preparation of the noise study shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved noise study to the satisfaction of the City.
- 25. The Owner shall agree that all Lots or Blocks within the Plan that are left vacant six (6) months following completion of overall grading shall be topsoiled, to a minimum depth of 100 mm, seeded, maintained and signed to prohibit dumping and trespassing, to the satisfaction of the City.

26. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan which may be reflected in the final Plan to the satisfaction of the City.
27. The Owner shall agree to create easements for maintenance purposes for all lots providing less than 1.2 m side yards, or having roof encroachments, prior to transfer of land.
28. The road allowances within the Plan shall be designed in accordance with the City's engineering standards and shall be dedicated to the City free of all charge and encumbrances. The streets, Lots and Blocks shall be designed to coincide with the development pattern on adjacent properties.
29. The Owner shall agree that the location and design of the construction access shall be approved by the City and/or the appropriate authority.
30. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the Plan; any modification to off-site driveways required to accommodate this Plan shall be coordinated and completed at the cost of the Owner.
31. The Owner shall agree that Block 44 shall only be developed in conjunction with the adjacent lands (Block 43 on Registered Plan 65M-3798) to the west.
32. The Owner shall agree that on lots with flankages on a collector or primary road, as identified by the Architectural Design Guidelines and the City, a front elevation featuring a main entrance or in some cases, an upgraded elevation, shall face the flankage. The flankage elevation for such lots shall be approved by the Control Architect, and the Director of Development Planning, prior to issuance of a Building Permit.
33.
 - a) Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit Environmental Site Assessment report(s) in accordance with the "Ministry of Environment and Energy's Guidelines for Use at Contaminated Sites in Ontario, June 1996", as amended, and shall reimburse the City for the cost of peer review of the reports.
 - b) Should site remediation be required to meet the applicable soil and ground water criteria set out in the above Guidelines, the Owner shall submit to the City prior to final approval, a copy of the Record of Site Condition acknowledged by a Provincial Officer of the Ministry of the Environment.
 - c) The Owner shall provide a certificate by a qualified professional that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City, meet the applicable soil and ground water criteria noted above.
34. Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assign regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a Development Agreement with PowerStream Inc. which addresses the foregoing requirements.

35. 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 Inc. and the City.
36. 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 Urban Design and Architectural Design Guidelines.
37. 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.
38. 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 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 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 a park block:

- "Purchasers and/or tenants are advised that the Lot abuts a "Neighbourhood Park", and that noise and lighting should be expected from the designed active use of the park."

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

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

"For further information, on proposed and existing land uses, please call or visit the City of Vaughan, Development Planning Department, at 2141 Major Mackenzie Drive, L6A 1T1; (905)832-8585."

"For detailed grading and berming information, please call the developer's engineering consultant, (name) at * _____".

"This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers."

[In such circumstances, the Owner is responsible for updating the map and forwarding it to the City for verification.]

40. 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.

41. The Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plan of Subdivision prior to release of the Plan for registration, provided such service provider has executed a Municipal

Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.

42. The Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the approved Block 32W Architectural Design Guidelines prepared by Watchorn Architect Inc.
43. The Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the approved Block 32W Landscape Masterplan prepared by Terraplan Landscape Architects.
44. Prior to final approval, the Owner shall erect permanent wood fence treatments for flanking residential Lots 10, 13, 34, and 39; to be coordinated with the environmental noise report.
45. Prior to final approval, the Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 m high galvanized chain-link fence or approved equal along the limits of the residential lots (Lots 27, 28, 29, and 30) that abut the park block to the west.
46. The following warning clause approved by Vaughan Council on September 29, 1997, with respect to "Tree Fees" shall be included in the Subdivision Agreement:
 - "Purchasers are advised that the planting of trees on City boulevards in front of residential units is a requirement of the Subdivision Agreement. A drawing depicting the conceptual location for boulevard trees is included as a schedule in this Subdivision Agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice."
 - "The City has not imposed an amount of a 'Tree Fee' or any other fee which may be charged as a condition of purchase for the planting of trees. Any 'Tree Fee' paid by the purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of a residential dwelling."
47. All lots (Lots 27, 28, 29, and 30) abutting the Park Block (Hawstone Park) shall be subject to upgraded rear elevations to the satisfaction of the Vaughan Development Planning Department.

Region of York Conditions

48. Prior to or concurrent with Draft Plan approval, 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 of Vaughan 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 Regional capacity assignment, adequate available water and wastewater servicing capacities to the subject development; and,
 - ii. York Region has advised in writing that it is no earlier than twelve (12) months prior to the expected completion of all water and wastewater infrastructure required to support the Region's capacity assignment pertaining to the City of Vaughan allocation used for the subject development;

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 of Vaughan 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 of Vaughan. This Agreement shall be registered on title, committing the Owner to the same terms as set out in item (A) above.
49. Prior to Draft Plan approval, the Owner shall enter into an Indemnity Agreement with York Region. The Agreement shall be registered on title, agreeing to save harmless York Region from any claim or action as a result of York Region releasing conditions and pre-conditions of draft approval as part of the draft approval of Plan of Subdivision File 19T-12V008 or any phase thereof by the City of Vaughan, including, but not limited to claims or actions resulting from, water or sanitary sewer service not being available when anticipated. The Agreement shall include a provision that requires all subsequent purchasers of the subject lands, who are not end users, to enter into a separate Agreement with York Region as a condition of the Agreement of Purchase and Sale, agreeing to indemnify York Region on the same terms and conditions as the Owner.
- (*) 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.
50. The road allowances included within the Draft Plan of Subdivision shall be named to the satisfaction of the area municipality and York Region.
51. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the City of Vaughan for the development proposed within this Draft Plan of Subdivision or any phase thereof. Registration of the Plan of Subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.

52. 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.
53. 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.
54. The Owner shall enter into an Agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law # 2012-36.
55. Prior to commencing any work within the Draft Plan of Subdivision, the Owner must confirm that sufficient wire-line communication / telecommunication infrastructure is currently available within the proposed development.

Bell Canada

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

Canada Post

58. The Owner/Developer agrees to include in all offers of Purchase and Sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
59. The Owner/Developer will be responsible for notifying the purchaser of the exact Community Mailbox location prior to the closing of any home.
60. The Owner/Developer will 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.
61. The Owner/Developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
 - i) an appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on;
 - ii) any required walkway across the boulevard, as per municipal standards; and,

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

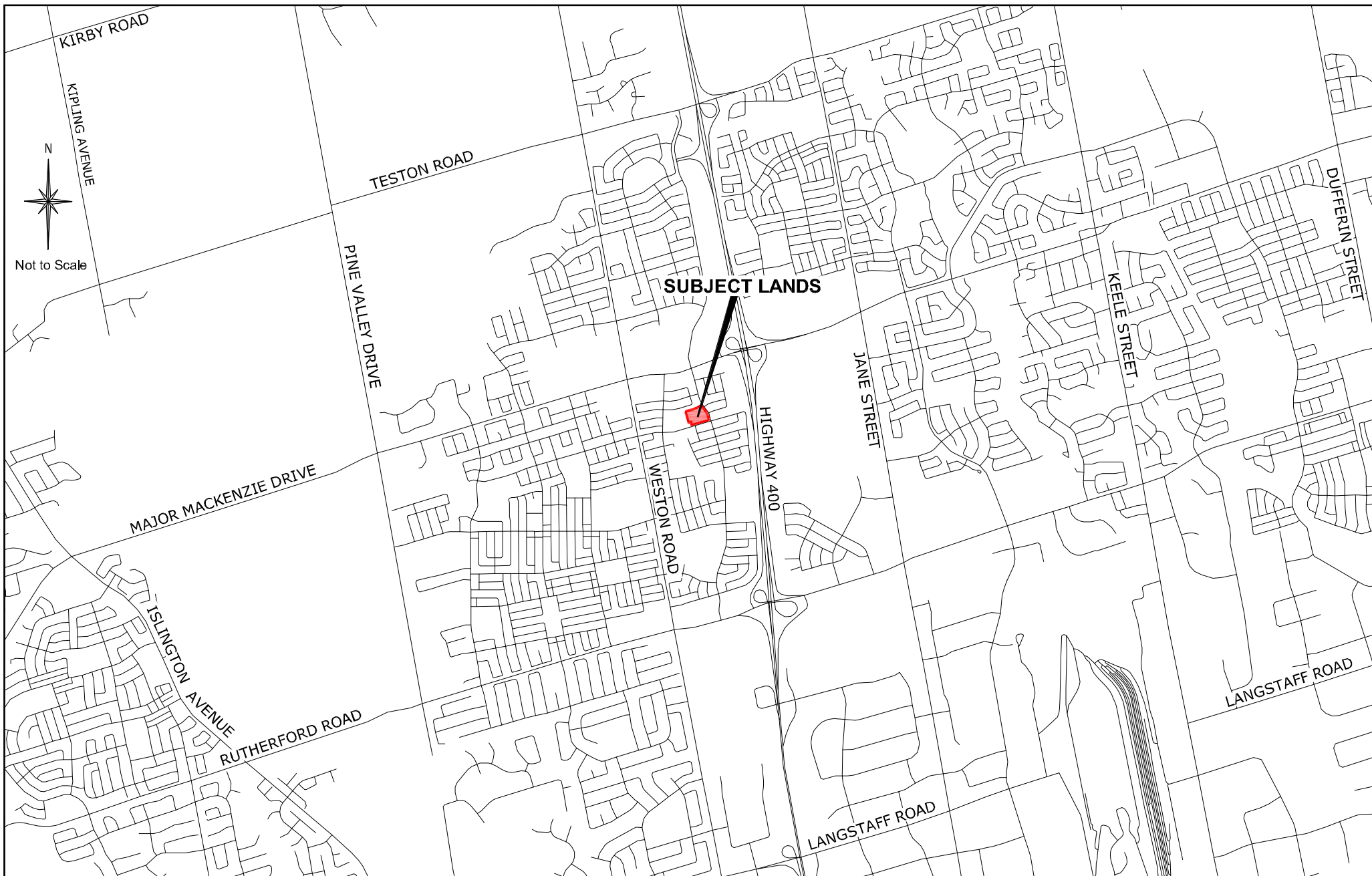
Enbridge Gas Distribution

63. The Owner/Developer is to contact the Enbridge Customer Connections Department to discuss installation and clearance requirements for service and metering facilities, and the Owner is to arrange for the installation of a gas plant prior to the commencement of the asphalt paving or landscaping. In the event that easements are required to service this development, the Owner will provide easements at no cost to Enbridge Gas Distribution.
64. The Developer is responsible for preparing a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities.
65. The Developer shall construct streets in accordance with composite utility plans previously submitted and approved by all utilities.
66. The Developer 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.
67. The Developer 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 m from the street line.

Other Conditions

68. 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 67 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
69. The City shall advise that Conditions 1 to 47 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

70. The Region of York (Regional Transportation and Community Planning Department) shall advise that Conditions 48 to 55 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
71. Bell Canada shall advise that Conditions 56 to 57 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
72. Canada Post shall advise that Conditions 58 to 62 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
73. Enbridge Gas Distribution Inc. shall advise that Conditions 63 to 67 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



Context Location Map

Location:
Part of Lots 19 & 20, Concession 5

Applicant:
Majorwest Development Corp.

N:\DFT\1 ATTACHMENTS\19\19c-12v008.dwg



Attachment

File:
19T-12V008

Date:
May 23, 2013

2

