

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015**

Item 15, Report No. 35, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 20, 2015.

**15**

**ZONING BY-LAW AMENDMENT FILE Z.14.009  
DRAFT PLAN OF SUBDIVISION FILE 19T-15V001  
SILVERPOINT (PENINSULA) INC.  
WARD 4 - VICINITY OF TESTON ROAD AND DUFFERIN STREET**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Senior Manager of Development Planning, dated October 7, 2015:**

**Recommendation**

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

1. THAT Zoning By-law Amendment File Z.14.009 (Silverpoint (Peninsula) Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands from RVM2(H) Residential Urban Village Multiple Family Zone Two with the Holding Symbol "(H)", subject to Exception 9(1205) to RVM2 Residential Urban Village Multiple Family Zone Two (six detached dwelling units on a public road), OS2 Open Space Park Zone (open space) and OS5 Open Space Environmental Protection Zone (valleyland buffers) in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-15V001 (Silverpoint (Peninsula) Inc.) BE APPROVED, to facilitate a plan of subdivision for six single-detached dwelling units as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1 to this report.
3. THAT Draft Plan of Subdivision File 19T-15V001 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 6 residential units (22 persons equivalent).

**Contribution to Sustainability**

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

Goal 2: To ensure sustainable development and redevelopment

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

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

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation

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 the impact on local infrastructure
- low impact development techniques to promote groundwater infiltration
- the use of shade trees to reduce energy consumption and the heat island effect

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- drought tolerant native species to reduce water consumption and promote sustainable design
- low flow pumping fixtures to reduce water consumption
- EnergyStar appliances and energy efficient light fixtures to reduce energy consumption
- low E and argon filled glazing/window units to reduce heat loss/heat gain
- air seal/foam insulation package to all doors and windows to reduce air infiltration/heat loss

#### **Economic Impact**

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

#### **Communications Plan**

On May 22, 2015, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands. A copy of the Notice of Public Hearing was posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the subject lands in accordance with the City's Notice Sign Procedures and Protocol. The recommendation of the Committee of the Whole to receive the Public Hearing report of June 16, 2015, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on June 23, 2015. A community meeting was also held at the City of Vaughan City Hall by the Owner on May 27, 2015.

The following is a summary of, and responses to the concerns identified by residents at the community meeting and comments by Mr. Dyer, Lady Fenytrose Avenue, at the Public Hearing:

##### i) Impact on View to Open Space

The proposed development will obstruct the view of the Maple Nature Reserve and adjacent open space areas for existing residents living on Janessa Court and Lady Fenytrose Avenue. The land located south of Janessa Court was advertised as being green space and residents paid a premium to back onto this site.

#### Response

The subject lands were approved for the development of detached dwellings through OPA #600, which was approved by Vaughan Council on September 25, 2000, the implementing Block 12 Community Plan, and are currently zoned to permit a maximum of 13 detached dwellings, as discussed in the History of Land Use Policies Section of this report. In order to mitigate the impact of the proposed development, tree and shrub planting is proposed along both sides of the proposed public road where it abuts existing residential lots, and along the east side of the subject lands adjacent to the existing stormwater management pond.

##### ii) Consistency and Compatibility with Existing Neighbourhood

The proposed development is not consistent with the surrounding neighbourhood with regards to lot size and building setbacks.

#### Response

The subject lands are zoned as-of-right for a maximum of 13 single detached dwellings with a minimum lot frontage of 11 m. The proposed Draft Plan of Subdivision consists of six lots with frontages ranging from 14.79 m to 16.76 m for two-storey detached dwellings. The surrounding community consists predominately of two-storey detached dwellings on lots with frontages ranging from 10.67 m to 18.29 m.

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The proposed Draft Plan of Subdivision provides for lot depths ranging from 27.83 m to 44.2 m. The surrounding community directly adjacent to the proposed development (i.e. Janessa Court and Lady Fenyrose Avenue) consists predominately of lots zoned RD1 Residential Detached Zone One and RD2 Residential Detached Zone Two, which require a minimum lot depth of 30 m. The proposal exceeds the minimum lot depth requirement of the RD1 and RD2 Zones, with the exception of the joint property line between Lots 4 and 5, as shown on Attachment #4.

The Owner has provided a demonstration plan shown on Attachment #5, which establishes conceptual building footprints for each of the proposed lots, including the following:

- a front yard setback of 4.5 m, with the exception of encroachments for a covered porch on Lots 3, 4 and 5;
- a rear yard setback of 7.5 m to the dwelling, with a reduced setback of 3 m for unenclosed decks; and,
- an interior side yard setback of 1.2 m, with a reduction on one side of the dwelling to 0.6 m.

The proposed demonstration plan reflects a building footprint that is generally consistent with the setback requirements of the RD1 and RD2 Zones, thereby establishing a compatible development with adjacent properties that is in keeping with the character of the overall neighbourhood.

The Owner has provided a conceptual front elevation for a typical detached dwelling, as shown on Attachment #6. The subject development must proceed in accordance with the approved Block 12 Architectural Design Guidelines, prepared by Watchorn Architect Inc., and with the approved Block 12 Community Landscape Masterplan and Urban Design Guidelines, prepared by Paul Cosburn Associates Ltd. This will ensure an architectural and landscape character that is compatible with the surrounding neighbourhood.

#### iii) Functionality of Proposed Public Road

Concerns were raised regarding the functionality and compatibility of the proposed public road, particularly regarding access for municipal services (i.e. garbage, snow removal) and emergency (i.e. fire, ambulance) vehicles.

#### Response

The subject lands were originally approved to permit 13 single-detached dwelling lots accessed by a private common element condominium road. The Owner originally submitted Draft Plan of Condominium (Attachment #7) and Zoning By-law Amendment applications to implement the proposal, as discussed in the History of Land Use Policies and Previous Development Applications sections of this report. As a result of comments received by the public regarding the proposed private condominium road, the Owner revised the proposal to permit six lots for detached dwellings accessed by a public road ("Street A") as shown on Attachment #4.

The surrounding right-of-way widths within the neighbourhood (i.e. Janessa Court and Lady Fenyrose Avenue) measure 17.5 m with an 8 m wide pavement area from curb to curb. The right-of-way width for proposed "Street A" is 15 m with an 8 m wide pavement area from curb to curb, together with a sidewalk and landscaped boulevard on the east side of the street, as shown on Attachment #4. The 2.5 m difference between the existing right-of-ways and the proposed "Street A" results from a servicing easement located along the frontage of each proposed lot to facilitate hydro, gas, cable and telecommunication services, as shown on Attachment #4.

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The Vaughan Development Engineering and Infrastructure Planning Services Department (DEIPS) has no objections to the proposed “Street A” as described above, subject to DEIPS approving the final alignment and design prior to registration of Draft Plan of Subdivision 19T-15V001.

iv) Parking

Residents raised concerns regarding where cars will be parked as a result of the proposed development.

Response

Each of the proposed lots will accommodate a dwelling with a two-car garage and a 6 m by 6 m driveway to facilitate two additional parking spaces, for a total of four parking spaces, as shown on Attachment #5. Exception 9(1205) of Zoning By-law 1-88 requires three parking spaces for each unit. Accordingly, the proposed development exceeds the Zoning By-law requirements by one parking space on each lot. In addition, the proposed public street is 8 m in width, which allows parking to occur on the road, as permitted by the City of Vaughan Parking By-law 1-96.

v) City Lands Required for Public Road

The proposal will require a land exchange between the Owner and the City in order to facilitate the proposed public road on City-owned lands.

Response

In order to facilitate a proper functioning public right-of-way, the Owner will require a 0.06 ha parcel of land owned by the City of Vaughan and currently forms part of a linear park, as shown on Attachment #4. However, the lands will remain in the City's ownership as these lands will be used for a public road. In exchange, the Owner is proposing to convey 0.06 ha of private land (Blocks 9 and 10), as shown on Attachment #4, for park purposes, as described in the Subdivision Design section of this report.

vi) Notification of October 7, 2015 Committee of the Whole Meeting

On September 24, 2015, the Vaughan Planning Department mailed a courtesy notice for this Committee of the Whole meeting to those individuals who made a deputation and requested notification at the Public Hearing on June 16, 2015, respecting the subject applications.

**Purpose**

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

1. Zoning By-law Amendment File Z.14.009 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RVM2(H) Residential Urban Village Multiple Family Zone Two with the Holding Symbol “(H)”, subject to Exception 9(1205) to RVM2 Residential Urban Village Multiple Family Zone Two (six detached dwelling units on a public road), OS2 Open Space Park Zone (open space) and OS5 Open Space Environmental Protection Zone (valleyland buffers) in the manner shown on Attachment #4, together with the site-specific zoning exceptions to the RVM2 Residential Urban Village Multiple Family Zone Two identified in Table 1 of this report.

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2. Draft Plan of Subdivision File 19T-15V001, as shown on Attachment #4, to facilitate a residential Draft Plan of Subdivision consisting of the following:
- |  |         |
|--|---------|
| Lots for Single Detached Residential Dwellings (Lots 1 to 6) | 0.44 ha |
| Open Space Block/Buffers (Blocks 7 to 9 inclusive)           | 0.09 ha |
| Park (Block 10)  | 0.02 ha |
| Public Right-of-Way (Street "A")                             | 0.17 ha |
| Total  | 0.72 ha |

#### **Background - Analysis and Options**

##### Synopsis:

*The Owner is proposing to develop the subject lands for a residential plan of subdivision consisting of six lots for detached dwelling units, including the conveyance of land for park and open space purposes, as shown on Attachment #4. The Vaughan Planning Department supports the Zoning By-law Amendment and Draft Plan of Subdivision Applications since they implement the Vaughan Council approved Official Plan and Block Plan, and are compatible with the surrounding existing and planned land uses.*

##### Location

The subject lands shown on Attachments #2 and #3 are located south of Teston Road, east of Dufferin Street, with proposed public right-of-way access from Janessa Court, City of Vaughan. The surrounding land uses are shown on Attachment #3.

##### History of Land Use Policies

Prior to the adoption of Vaughan Official Plan 2010 (VOP 2010), the subject lands were designated "Low Density Residential" by OPA #600, which was approved by Vaughan Council on September 25, 2000. The "Low Density Residential" designation permits detached and semi-detached dwellings.

On September 22, 2003, Vaughan Council approved the Block 12 Community Plan, which provided a detailed planning framework in accordance with OPA #600 for the Block 12 Planning area, bounded by Dufferin Street, Teston Road, Bathurst Street and Major Mackenzie Drive. The Block Plan approval process addresses such matters as the extent of servicing and infrastructure details including road and pedestrian networks, lot patterns and the precise location of community services such as schools, parks and community centres. The Block 12 Community Plan served as a comprehensive blueprint for the creation of individual plans of subdivision. The approved Block 12 Community Plan identifies the subject lands as a block for residential land uses.

Following approval of the Block 12 Community Plan, Vaughan Council approved Zoning By-law Amendment File Z.99.063 and Draft Plan of Subdivision File 19T-99V08 on May 25, 2004, to permit 885 detached and 184 semi-detached residential units with frontages varying from 10.67 m to 18.29 m. The approved Subdivision Plan (65M-4266) and Zoning By-law (241-2004) identified the subject lands as a future detached unit condominium development with a maximum of 13 detached units and permit a minimum lot frontage of 11 m.

##### Previous Development Applications

The Owner previously submitted Draft Plan of Condominium (Common Element) File 19CDM-14V003 together with Zoning By-law Amendment File Z.14.009 to facilitate the creation of 12 lots for freehold detached dwellings, served by a private common element condominium road and visitor parking spaces, as shown on Attachment #7. The applications were considered at a Public Hearing on June 17, 2014, with concerns from the residents as discussed in the Communications Plan section of this report.

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As a result of comments received at the Public Hearing, the Owner revised the applications. Instead of the 12 unit condominium development shown on Attachment #7, the Owner is proposing a Draft Plan of Subdivision with six lots for freehold detached dwellings accessed by a public road (Attachment #4), and the revised zoning exceptions identified on Table 1.

#### Official Plan

The subject lands are designated “Low-Rise Residential” and “Oak Ridges Moraine Settlement Area” by VOP 2010. The “Oak Ridges Moraine Settlement Area” designation permits development as set out in the “Low-Rise Residential” designation in VOP 2010. The “Low-Rise Residential” designation permits detached residential units that reinforce the scale, massing, setback and orientation of other built and approved detached houses in the immediate area. The Owner is proposing detached dwelling units on six lots with frontages ranging from 14.79 m to 16.76 m. The RVM2(H) Zone, Exception 9(1205) in Zoning By-law 1-88 requires a minimum lot frontage of 11 m. Accordingly, the proposal conforms to the Official Plan.

#### Zoning

The subject lands are zoned RVM2(H) Residential Urban Village Multiple Family Zone Two with the Holding Symbol “(H)” by Zoning By-law 1-88, and subject to Exception 9(1205). Zoning Exception 9(1205) permits a maximum of 13 detached dwellings on the subject lands on lots with a minimum frontage of 11 m. The proposed lots for detached dwellings comply with the permitted use provisions of Exception 9(1205). However, the following site-specific zoning exceptions are required to facilitate the development:

Table 1

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements of the RVM2 (H) Zone, Exception 9(1205)</b>	<b>Proposed Exceptions to the RVM2 (H) Zone, Exception 9(1205)</b>
a.	Minimum Interior Side Yard Setback	1.2 m	0.6 m (on one interior side of a detached dwelling)
b.	Minimum Setback to an OS5 Zone for an Unenclosed Deck (Lots 3 to 5 inclusive on Attachment #4)	i) 5 m for Lot 3 ii) 7.5 m for Lots 4 and 5	3 m for Lots 3, 4 and 5

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

#### a) Minimum Interior Side Yard Setback

The Owner has requested an exception to the interior side yard setback requirement in order to maximize the interior dwelling floor space and provide for greater building articulation. The Vaughan Planning Department has no objections to the reduced interior side yard setback as it will have minimal impact on the overall streetscape. This is also a common exception granted to residential developments throughout the City.

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b) Minimum Setback to an OS5 Zone for an Unenclosed Deck

The Owner has requested reductions in the minimum setback to an OS5 Zone, as stipulated in Exception 9(1205) to Zoning By-law 1-88, in order to permit an unenclosed deck in each rear yard of the proposed residential lots. The Vaughan Planning Department can support the proposed setback reduction to 3 m as the proposed unenclosed decks will back onto valley lands and will have minimal visual impact on adjacent properties.

Holding Symbol “(H)”

The conditions for removing the Holding Symbol “(H)” from the subject lands include Vaughan Council identifying and allocating servicing capacity for the development of the lands, and the approval of a Site Development Application, as the lands were originally planned for a common element condominium development consisting of 12 detached dwellings. In lieu of a Site Development Application, the Owner has submitted a Draft Plan of Subdivision Application together with a demonstration plan, as shown on Attachments #4 and #5, respectively, to ensure an appropriate and compatible lot pattern and building placement.

The Vaughan Planning Department is satisfied with the proposed Draft Plan of Subdivision as discussed in this report and the Vaughan Development Engineering and Infrastructure Planning Services (DEIPS) Department has confirmed that Council can allocate available and unrestricted servicing capacity from the York Sewage Servicing / Water Supply System for a total of six residential units. Accordingly, should Vaughan Council concur, the implementing Zoning By-law for the subject lands can include a provision to remove the “(H)” Holding Symbol from the property to facilitate the development of this site.

Subdivision Design

Draft Plan of Subdivision File 19T-15V001 as shown on Attachment #4, consists of six lots for detached dwellings with frontage on “Street A”. The proposed “Street A” maintains a 15 m right-of-way and will be conveyed to the City of Vaughan as a public road. Open Space (Block 9) and Park (Block 10) blocks are proposed to be combined with the existing park and open space network adjacent to the Maple Nature Reserve. The proposed buffer areas adjacent to the existing valley (Blocks 7 and 8) will be dedicated to either the TRCA or the City of Vaughan. Conditions to this effect are included in Attachment #1.

The proposed Draft Plan of Subdivision includes 0.06 ha of land owned by the City of Vaughan for the purposes of creating an appropriately aligned public road right-of-way (Street “A”), as shown on Attachment #4. The lands located west of the proposed public road identified as Blocks 9 and 10 on Attachment #4, total 0.06 ha and were originally intended to facilitate access to the subject lands via a private road, as shown on Attachment #7. These blocks will be conveyed by the Owner to the City of Vaughan for a linear park as described above, thereby resulting in no net loss of open space due to the proposed public road.

All development within the Draft Plan of Subdivision, as shown on Attachment #4, must proceed in accordance with the approved Block 12 Architectural Design Guidelines, prepared by Watchorn Architect Inc., and in accordance with the approved Block 12 Community Landscape Masterplan and Urban Design Guidelines, prepared by Paul Cosburn Associates Ltd. Conditions to this effect are included in Attachment #1 to this report.

The subject lands are located within Block 12, which is subject to a Developer's Group Agreement. The Owner is required to satisfy all obligations, financial or otherwise, of the Block 12 Developer's Group Agreement to the satisfaction of the Block 12 Trustee. A condition to this effect is included in Attachment #1.

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The Vaughan 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 Engineering and Infrastructure Planning Services Department (DEIPS)

The Vaughan DEIPS Department provides the following comments:

a) Road Network

The proposed infill development is to be served via a new public road, shown as Street 'A' on Attachment #4. This new road will connect to Janessa Court, an existing public road currently serving 19 single-family detached homes. Street 'A' is a non-standard local cul-de-sac road and provides access to the proposed six (6) single-family homes. Due to the existing constraints of the proposed infill development, design of Street 'A' has been modified, hence resulting in a geometric configuration which does not conform to City Standards. Street 'A' has a right-of-way of 15 m, which includes a standard local road pavement width of 8 m, a 2.5 m wide servicing easement located on each lot abutting the west side of the road, and a boulevard with sidewalk located on the east side of the road. The 2.5 m wide easement will accommodate hydro, gas, cable and telecommunication services. Modified angle bends have been proposed to fit the physical constraints of the site.

An operational review of Street 'A' was carried out by Poulos and Chung traffic consultants which demonstrated the proposed design will adequately accommodate the typical City fire and garbage vehicles. No daylight triangles are proposed at the intersection of Janessa Court and Street 'A' to avoid property impacts on the adjacent existing residential lots. The operational review concluded sufficient sight line distances are available at the Street 'A' intersection with Janessa Court, and at modified angle bends. Modifications to the existing trail may be required to ensure adequate sight line distances are available at Street 'A' crossing.

This non-standard road is being accepted with consideration for the significant site constraints associated with this infill development and the results of the operational assessment report that confirms that the roadway design accommodates all the necessary municipal services and the needs of the utility providers and roadway users. The proposed non-standard Street 'A' is being accepted subject to DEIPS approving the final alignment and detailed design prior to registration of Draft Plan of Subdivision File19T-15V001. A condition to this effect is included in Attachment #1.

b) Water and Sanitary Servicing

The Owner has submitted a Functional Servicing Report prepared by Schaeffers Consulting Engineers, dated June 26, 2015, which demonstrates that the water supply, sanitary servicing and stormwater management plans for the subject development are consistent with City's criteria and can be accommodated by the Block 12 Spine services.

The subject lands will be serviced by a new 200 mm watermain, which will be connected to the existing 200 mm watermain on Janessa Court.

The subject site will be serviced by a new 200 mm diameter sanitary sewer along the proposed road and along the existing Storm Water Management (SWM) Pond 2. This sewer will be connected to the existing 200 mm diameter sanitary sewer located on an easement south of existing SWM Pond 2.

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c) Stormwater Management

The runoff from the subject lands is designed to be collected and conveyed to SWM Pond 2 via minor and major drainage systems. There is a 0.16 ha area draining south uncontrolled into the valley lands due to the grading constraints.

A Clean Water Collector System was not recommended due to the soil or groundwater conditions. However, a rear yard infiltration trench system, sized to infiltrate the first 5 mm of precipitation from the impervious areas has been incorporated into the subdivision design. The trenches will receive runoff from the rooftops and rear yards.

The subject site will be serviced by a new 375 mm diameter storm sewer along the proposed road. This sewer will be connected to the existing 450 mm diameter storm sewer located on easement north of the existing SWM Pond 2.

d) Servicing Capacity Allocation

On May 19, 2015, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City. Accordingly, servicing capacity for the subject development is available and unrestricted for the proposed six detached dwelling units. A condition to this effect is included in the recommendation of this report.

e) Environmental Site Assessment

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

- Site Screening Questionnaire;
- Soil Probe Ltd. (SPL) report entitled "Phase One Environmental Site Assessment, Proposed Janessa Court Development, Block 12 at Janessa Court and Lady Fenytrose Avenue, City of Vaughan, Ontario" dated January 7, 2014;
- SPL report entitled "Phase Two Environmental Site Assessment, Proposed Janessa Court Development, Block 12 at Janessa Court and Lady Fenytrose Avenue, Vaughan, Ontario" dated January 7, 2014; and
- Ministry of the Environment (MOE) Record of Site Condition (RSC) # 212908 filed to the Environmental Site Registry on April 3, 2014.

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

f) Lot Grading

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

g) Noise Report

The Owner has submitted an Environmental Noise Analysis prepared by Valcoustics Canada Ltd, dated March 19, 2015, which concludes that there are no environmental noise sources that will produce sound exposure levels exceeding the Ministry of Environment and City of Vaughan noise guidelines. Noise mitigation is not required for the proposed development site.

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##### Toronto and Region Conservation Authority (TRCA)

The TRCA has no objections to Zoning By-law Amendment File Z.14.009, subject to the implementing Zoning By-law recognizing the open space buffer areas (Blocks 7 and 8) with an appropriate open space category prohibiting development, being the OS5 Open Space Environmental Protection Zone.

The TRCA has no objection to Draft Plan of Subdivision File 19T-15V001, subject to the conditions of approval in Attachment #1c).

##### Archaeological

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

##### Parkland Dedication

The lands are designated "Low-Rise Residential" by VOP 2010 and were identified as such by OPA #600 and on the Block 12 Community Plan. The subject lands were considered in the overall parkland dedication calculation for the Block 12 Community Plan. Accordingly, no further cash-in-lieu or parkland dedication is required.

##### Vaughan Parks Development Department

An existing pedestrian trail connection from Lady Fenyrose Avenue to the Maple Nature Reserve traverses through the subject lands, as shown on Attachments #3 and #4.

The Owner shall ensure that the construction and realignment of the trail shall coincide with the construction of "Street "A", and that the appropriate signage is installed to the satisfaction of the Vaughan Parks Development Department and at no cost to the City. In addition, all proposed works that impact or disturb the use of the existing trail must be restored to existing or better conditions. The Owner is to design and construct the realignment of the trail to AODA (Accessibility for Ontarians with Disabilities Act) standards, including, but not limited to, bollards and ramps to ensure smooth and safe connection between the road, sidewalk and the existing trail to the satisfaction of the Parks Development Department and at no cost to the City. Conditions to this effect are included in Attachment #1.

##### School Boards

The York Region District School Board, York Catholic District School Board, and Conseil Scolaire de District Catholique Centre-Sud, have no objections to the subject development applications, and require no conditions.

##### Canada Post

Canada Post Corporation has no objection to the proposed development applications, subject to their Conditions of Approval in Attachment #1 e).

##### Utilities

Bell Canada and Rogers have no objections to the proposed Draft Plan of Subdivision.

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

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

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

i) **Lead and Promote Environmental Sustainability**

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

ii) **Plan and Manage Growth & Economic Well-Being**

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

#### **Regional Implications**

York Region has advised that the proposed development is located within the Bathurst Trunk Wastewater Service Area and will be serviced by Water Pressure District #6. York Region requires that the proposed Draft Plan of Subdivision receive water and wastewater servicing allocation from the City of Vaughan, which has been identified and allocated in the recommendation of this report.

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

York Region has no objection to the approval of the Zoning By-law Amendment and Draft Plan of Subdivision applications, subject to their pre-conditions and conditions in Attachment #1b).

#### **Conclusion**

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.14.009 and Draft Plan of Subdivision File 19T-15V001, in accordance with the applicable City Official Plan policies, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The applications will facilitate a six unit single detached residential development that is consistent and compatible with the surrounding land uses, and conforms to the Official Plan. Accordingly, the Vaughan Development Planning Department can support the approval of Zoning By-law Amendment File Z.14.009 and Draft Plan of Subdivision File 19T-15V001, subject to the recommendations in this report and the conditions of approval set out in Attachment #1.

#### **Attachments**

1. Standard Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision - File 19T-15V001 and Proposed Zoning
5. Demonstration Plan
6. Conceptual Elevation Plan
7. Previous Development Proposal (Draft Plan of Condominium - File 19CDM-14V003)

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**Report prepared by:**

Mark Antoine, Planner, ext. 8212

Christina Napoli, Senior Planner, ext. 8483

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

**COMMITTEE OF THE WHOLE    OCTOBER 7, 2015**

**ZONING BY-LAW AMENDMENT FILE Z.14.009  
DRAFT PLAN OF SUBDIVISION FILE 19T-15V001  
SILVERPOINT (PENINSULA) INC.  
WARD 4 - VICINITY OF TESTON ROAD AND DUFFERIN STREET**

**Recommendation**

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

1. THAT Zoning By-law Amendment File Z.14.009 (Silverpoint (Peninsula) Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands from RVM2(H) Residential Urban Village Multiple Family Zone Two with the Holding Symbol "(H)", subject to Exception 9(1205) to RVM2 Residential Urban Village Multiple Family Zone Two (six detached dwelling units on a public road), OS2 Open Space Park Zone (open space) and OS5 Open Space Environmental Protection Zone (valleyland buffers) in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-15V001 (Silverpoint (Peninsula) Inc.) BE APPROVED, to facilitate a plan of subdivision for six single-detached dwelling units as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1 to this report.
3. THAT Draft Plan of Subdivision File 19T-15V001 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 6 residential units (22 persons equivalent).

**Contribution to Sustainability**

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

Goal 2: To ensure sustainable development and redevelopment

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

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

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation

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 the impact on local infrastructure
- low impact development techniques to promote groundwater infiltration
- the use of shade trees to reduce energy consumption and the heat island effect
- drought tolerant native species to reduce water consumption and promote sustainable design
- low flow pumping fixtures to reduce water consumption

- EnergyStar appliances and energy efficient light fixtures to reduce energy consumption
- low E and argon filled glazing/window units to reduce heat loss/heat gain
- air seal/foam insulation package to all doors and windows to reduce air infiltration/heat loss

### **Economic Impact**

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

### **Communications Plan**

On May 22, 2015, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands. A copy of the Notice of Public Hearing was posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the subject lands in accordance with the City's Notice Sign Procedures and Protocol. The recommendation of the Committee of the Whole to receive the Public Hearing report of June 16, 2015, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on June 23, 2015. A community meeting was also held at the City of Vaughan City Hall by the Owner on May 27, 2015.

The following is a summary of, and responses to the concerns identified by residents at the community meeting and comments by Mr. Dyer, Lady Fenytrose Avenue, at the Public Hearing:

#### **i) Impact on View to Open Space**

The proposed development will obstruct the view of the Maple Nature Reserve and adjacent open space areas for existing residents living on Janessa Court and Lady Fenytrose Avenue. The land located south of Janessa Court was advertised as being green space and residents paid a premium to back onto this site.

#### **Response**

The subject lands were approved for the development of detached dwellings through OPA #600, which was approved by Vaughan Council on September 25, 2000, the implementing Block 12 Community Plan, and are currently zoned to permit a maximum of 13 detached dwellings, as discussed in the History of Land Use Policies Section of this report. In order to mitigate the impact of the proposed development, tree and shrub planting is proposed along both sides of the proposed public road where it abuts existing residential lots, and along the east side of the subject lands adjacent to the existing stormwater management pond.

#### **ii) Consistency and Compatibility with Existing Neighbourhood**

The proposed development is not consistent with the surrounding neighbourhood with regards to lot size and building setbacks.

#### **Response**

The subject lands are zoned as-of-right for a maximum of 13 single detached dwellings with a minimum lot frontage of 11 m. The proposed Draft Plan of Subdivision consists of six lots with frontages ranging from 14.79 m to 16.76 m for two-storey detached dwellings. The surrounding community consists predominately of two-storey detached dwellings on lots with frontages ranging from 10.67 m to 18.29 m.

The proposed Draft Plan of Subdivision provides for lot depths ranging from 27.83 m to 44.2 m. The surrounding community directly adjacent to the proposed development (i.e. Janessa Court

and Lady Fenytrose Avenue) consists predominately of lots zoned RD1 Residential Detached Zone One and RD2 Residential Detached Zone Two, which require a minimum lot depth of 30 m. The proposal exceeds the minimum lot depth requirement of the RD1 and RD2 Zones, with the exception of the joint property line between Lots 4 and 5, as shown on Attachment #4.

The Owner has provided a demonstration plan shown on Attachment #5, which establishes conceptual building footprints for each of the proposed lots, including the following:

- a front yard setback of 4.5 m, with the exception of encroachments for a covered porch on Lots 3, 4 and 5;
- a rear yard setback of 7.5 m to the dwelling, with a reduced setback of 3 m for unenclosed decks; and,
- an interior side yard setback of 1.2 m, with a reduction on one side of the dwelling to 0.6 m.

The proposed demonstration plan reflects a building footprint that is generally consistent with the setback requirements of the RD1 and RD2 Zones, thereby establishing a compatible development with adjacent properties that is in keeping with the character of the overall neighbourhood.

The Owner has provided a conceptual front elevation for a typical detached dwelling, as shown on Attachment #6. The subject development must proceed in accordance with the approved Block 12 Architectural Design Guidelines, prepared by Watchorn Architect Inc., and with the approved Block 12 Community Landscape Masterplan and Urban Design Guidelines, prepared by Paul Cosburn Associates Ltd. This will ensure an architectural and landscape character that is compatible with the surrounding neighbourhood.

### iii) Functionality of Proposed Public Road

Concerns were raised regarding the functionality and compatibility of the proposed public road, particularly regarding access for municipal services (i.e. garbage, snow removal) and emergency (i.e. fire, ambulance) vehicles.

#### Response

The subject lands were originally approved to permit 13 single-detached dwelling lots accessed by a private common element condominium road. The Owner originally submitted Draft Plan of Condominium (Attachment #7) and Zoning By-law Amendment applications to implement the proposal, as discussed in the History of Land Use Policies and Previous Development Applications sections of this report. As a result of comments received by the public regarding the proposed private condominium road, the Owner revised the proposal to permit six lots for detached dwellings accessed by a public road ("Street A") as shown on Attachment #4.

The surrounding right-of-way widths within the neighbourhood (i.e. Janessa Court and Lady Fenytrose Avenue) measure 17.5 m with an 8 m wide pavement area from curb to curb. The right-of-way width for proposed "Street A" is 15 m with an 8 m wide pavement area from curb to curb, together with a sidewalk and landscaped boulevard on the east side of the street, as shown on Attachment #4. The 2.5 m difference between the existing right-of-ways and the proposed "Street A" results from a servicing easement located along the frontage of each proposed lot to facilitate hydro, gas, cable and telecommunication services, as shown on Attachment #4.

The Vaughan Development Engineering and Infrastructure Planning Services Department (DEIPS) has no objections to the proposed "Street A" as described above, subject to DEIPS approving the final alignment and design prior to registration of Draft Plan of Subdivision 19T-15V001.

iv) Parking

Residents raised concerns regarding where cars will be parked as a result of the proposed development.

Response

Each of the proposed lots will accommodate a dwelling with a two-car garage and a 6 m by 6 m driveway to facilitate two additional parking spaces, for a total of four parking spaces, as shown on Attachment #5. Exception 9(1205) of Zoning By-law 1-88 requires three parking spaces for each unit. Accordingly, the proposed development exceeds the Zoning By-law requirements by one parking space on each lot. In addition, the proposed public street is 8 m in width, which allows parking to occur on the road, as permitted by the City of Vaughan Parking By-law 1-96.

v) City Lands Required for Public Road

The proposal will require a land exchange between the Owner and the City in order to facilitate the proposed public road on City-owned lands.

Response

In order to facilitate a proper functioning public right-of-way, the Owner will require a 0.06 ha parcel of land owned by the City of Vaughan and currently forms part of a linear park, as shown on Attachment #4. However, the lands will remain in the City's ownership as these lands will be used for a public road. In exchange, the Owner is proposing to convey 0.06 ha of private land (Blocks 9 and 10), as shown on Attachment #4, for park purposes, as described in the Subdivision Design section of this report.

vi) Notification of October 7, 2015 Committee of the Whole Meeting

On September 24, 2015, the Vaughan Planning Department mailed a courtesy notice for this Committee of the Whole meeting to those individuals who made a deputation and requested notification at the Public Hearing on June 16, 2015, respecting the subject applications.

Purpose

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

1. Zoning By-law Amendment File Z.14.009 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RVM2(H) Residential Urban Village Multiple Family Zone Two with the Holding Symbol "(H)", subject to Exception 9(1205) to RVM2 Residential Urban Village Multiple Family Zone Two (six detached dwelling units on a public road), OS2 Open Space Park Zone (open space) and OS5 Open Space Environmental Protection Zone (valleyland buffers) in the manner shown on Attachment #4, together with the site-specific zoning exceptions to the RVM2 Residential Urban Village Multiple Family Zone Two identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-15V001, as shown on Attachment #4, to facilitate a residential Draft Plan of Subdivision consisting of the following:

Lots for Single Detached Residential Dwellings (Lots 1 to 6)	0.44 ha
Open Space Block/Buffers (Blocks 7 to 9 inclusive)	0.09 ha
Park (Block 10)	0.02 ha
<u>Public Right-of-Way (Street "A")</u>	<u>0.17 ha</u>
Total	0.72 ha

## **Background - Analysis and Options**

### *Synopsis:*

*The Owner is proposing to develop the subject lands for a residential plan of subdivision consisting of six lots for detached dwelling units, including the conveyance of land for park and open space purposes, as shown on Attachment #4. The Vaughan Planning Department supports the Zoning By-law Amendment and Draft Plan of Subdivision Applications since they implement the Vaughan Council approved Official Plan and Block Plan, and are compatible with the surrounding existing and planned land uses.*

### Location

The subject lands shown on Attachments #2 and #3 are located south of Teston Road, east of Dufferin Street, with proposed public right-of-way access from Janessa Court, City of Vaughan. The surrounding land uses are shown on Attachment #3.

### History of Land Use Policies

Prior to the adoption of Vaughan Official Plan 2010 (VOP 2010), the subject lands were designated "Low Density Residential" by OPA #600, which was approved by Vaughan Council on September 25, 2000. The "Low Density Residential" designation permits detached and semi-detached dwellings.

On September 22, 2003, Vaughan Council approved the Block 12 Community Plan, which provided a detailed planning framework in accordance with OPA #600 for the Block 12 Planning area, bounded by Dufferin Street, Teston Road, Bathurst Street and Major Mackenzie Drive. The Block Plan approval process addresses such matters as the extent of servicing and infrastructure details including road and pedestrian networks, lot patterns and the precise location of community services such as schools, parks and community centres. The Block 12 Community Plan served as a comprehensive blueprint for the creation of individual plans of subdivision. The approved Block 12 Community Plan identifies the subject lands as a block for residential land uses.

Following approval of the Block 12 Community Plan, Vaughan Council approved Zoning By-law Amendment File Z.99.063 and Draft Plan of Subdivision File 19T-99V08 on May 25, 2004, to permit 885 detached and 184 semi-detached residential units with frontages varying from 10.67 m to 18.29 m. The approved Subdivision Plan (65M-4266) and Zoning By-law (241-2004) identified the subject lands as a future detached unit condominium development with a maximum of 13 detached units and permit a minimum lot frontage of 11 m.

### Previous Development Applications

The Owner previously submitted Draft Plan of Condominium (Common Element) File 19CDM-14V003 together with Zoning By-law Amendment File Z.14.009 to facilitate the creation of 12 lots for freehold detached dwellings, served by a private common element condominium road and visitor parking spaces, as shown on Attachment #7. The applications were considered at a Public Hearing on June 17, 2014, with concerns from the residents as discussed in the Communications Plan section of this report.

As a result of comments received at the Public Hearing, the Owner revised the applications. Instead of the 12 unit condominium development shown on Attachment #7, the Owner is proposing a Draft Plan of Subdivision with six lots for freehold detached dwellings accessed by a public road (Attachment #4), and the revised zoning exceptions identified on Table 1.

#### Official Plan

The subject lands are designated “Low-Rise Residential” and “Oak Ridges Moraine Settlement Area” by VOP 2010. The “Oak Ridges Moraine Settlement Area” designation permits development as set out in the “Low-Rise Residential” designation in VOP 2010. The “Low-Rise Residential” designation permits detached residential units that reinforce the scale, massing, setback and orientation of other built and approved detached houses in the immediate area. The Owner is proposing detached dwelling units on six lots with frontages ranging from 14.79 m to 16.76 m. The RVM2(H) Zone, Exception 9(1205) in Zoning By-law 1-88 requires a minimum lot frontage of 11 m. Accordingly, the proposal conforms to the Official Plan.

#### Zoning

The subject lands are zoned RVM2(H) Residential Urban Village Multiple Family Zone Two with the Holding Symbol “(H)” by Zoning By-law 1-88, and subject to Exception 9(1205). Zoning Exception 9(1205) permits a maximum of 13 detached dwellings on the subject lands on lots with a minimum frontage of 11 m. The proposed lots for detached dwellings comply with the permitted use provisions of Exception 9(1205). However, the following site-specific zoning exceptions are required to facilitate the development:

Table 1

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements of the RVM2 (H) Zone, Exception 9(1205)</b>	<b>Proposed Exceptions to the RVM2 (H) Zone, Exception 9(1205)</b>
a.	Minimum Interior Side Yard Setback	1.2 m	0.6 m (on one interior side of a detached dwelling)
b.	Minimum Setback to an OS5 Zone for an Unenclosed Deck (Lots 3 to 5 inclusive on Attachment #4)	i) 5 m for Lot 3 ii) 7.5 m for Lots 4 and 5	3 m for Lots 3, 4 and 5

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

#### a) Minimum Interior Side Yard Setback

The Owner has requested an exception to the interior side yard setback requirement in order to maximize the interior dwelling floor space and provide for greater building articulation. The Vaughan Planning Department has no objections to the reduced interior side yard setback as it will have minimal impact on the overall streetscape. This is also a common exception granted to residential developments throughout the City.

b) Minimum Setback to an OS5 Zone for an Unenclosed Deck

The Owner has requested reductions in the minimum setback to an OS5 Zone, as stipulated in Exception 9(1205) to Zoning By-law 1-88, in order to permit an unenclosed deck in each rear yard of the proposed residential lots. The Vaughan Planning Department can support the proposed setback reduction to 3 m as the proposed unenclosed decks will back onto valley lands and will have minimal visual impact on adjacent properties.

Holding Symbol “(H)”

The conditions for removing the Holding Symbol “(H)” from the subject lands include Vaughan Council identifying and allocating servicing capacity for the development of the lands, and the approval of a Site Development Application, as the lands were originally planned for a common element condominium development consisting of 12 detached dwellings. In lieu of a Site Development Application, the Owner has submitted a Draft Plan of Subdivision Application together with a demonstration plan, as shown on Attachments #4 and #5, respectively, to ensure an appropriate and compatible lot pattern and building placement.

The Vaughan Planning Department is satisfied with the proposed Draft Plan of Subdivision as discussed in this report and the Vaughan Development Engineering and Infrastructure Planning Services (DEIPS) Department has confirmed that Council can allocate available and unrestricted servicing capacity from the York Sewage Servicing / Water Supply System for a total of six residential units. Accordingly, should Vaughan Council concur, the implementing Zoning By-law for the subject lands can include a provision to remove the “(H)” Holding Symbol from the property to facilitate the development of this site.

Subdivision Design

Draft Plan of Subdivision File 19T-15V001 as shown on Attachment #4, consists of six lots for detached dwellings with frontage on “Street A”. The proposed “Street A” maintains a 15 m right-of-way and will be conveyed to the City of Vaughan as a public road. Open Space (Block 9) and Park (Block 10) blocks are proposed to be combined with the existing park and open space network adjacent to the Maple Nature Reserve. The proposed buffer areas adjacent to the existing valley (Blocks 7 and 8) will be dedicated to either the TRCA or the City of Vaughan. Conditions to this effect are included in Attachment #1.

The proposed Draft Plan of Subdivision includes 0.06 ha of land owned by the City of Vaughan for the purposes of creating an appropriately aligned public road right-of-way (Street “A”), as shown on Attachment #4. The lands located west of the proposed public road identified as Blocks 9 and 10 on Attachment #4, total 0.06 ha and were originally intended to facilitate access to the subject lands via a private road, as shown on Attachment #7. These blocks will be conveyed by the Owner to the City of Vaughan for a linear park as described above, thereby resulting in no net loss of open space due to the proposed public road.

All development within the Draft Plan of Subdivision, as shown on Attachment #4, must proceed in accordance with the approved Block 12 Architectural Design Guidelines, prepared by Watchorn Architect Inc., and in accordance with the approved Block 12 Community Landscape Masterplan and Urban Design Guidelines, prepared by Paul Cosburn Associates Ltd. Conditions to this effect are included in Attachment #1 to this report.

The subject lands are located within Block 12, which is subject to a Developer’s Group Agreement. The Owner is required to satisfy all obligations, financial or otherwise, of the Block 12 Developer’s Group Agreement to the satisfaction of the Block 12 Trustee. A condition to this effect is included in Attachment #1.

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

Vaughan Development Engineering and Infrastructure Planning Services Department (DEIPS)

The Vaughan DEIPS Department provides the following comments:

a) Road Network

The proposed infill development is to be served via a new public road, shown as Street 'A' on Attachment #4. This new road will connect to Janessa Court, an existing public road currently serving 19 single-family detached homes. Street 'A' is a non-standard local cul-de-sac road and provides access to the proposed six (6) single-family homes. Due to the existing constraints of the proposed infill development, design of Street 'A' has been modified, hence resulting in a geometric configuration which does not conform to City Standards. Street 'A' has a right-of-way of 15 m, which includes a standard local road pavement width of 8 m, a 2.5 m wide servicing easement located on each lot abutting the west side of the road, and a boulevard with sidewalk located on the east side of the road. The 2.5 m wide easement will accommodate hydro, gas, cable and telecommunication services. Modified angle bends have been proposed to fit the physical constraints of the site.

An operational review of Street 'A' was carried out by Poulos and Chung traffic consultants which demonstrated the proposed design will adequately accommodate the typical City fire and garbage vehicles. No daylight triangles are proposed at the intersection of Janessa Court and Street 'A' to avoid property impacts on the adjacent existing residential lots. The operational review concluded sufficient sight line distances are available at the Street 'A' intersection with Janessa Court, and at modified angle bends. Modifications to the existing trail may be required to ensure adequate sight line distances are available at Street 'A' crossing.

This non-standard road is being accepted with consideration for the significant site constraints associated with this infill development and the results of the operational assessment report that confirms that the roadway design accommodates all the necessary municipal services and the needs of the utility providers and roadway users. The proposed non-standard Street 'A' is being accepted subject to DEIPS approving the final alignment and detailed design prior to registration of Draft Plan of Subdivision File19T-15V001. A condition to this effect is included in Attachment #1.

b) Water and Sanitary Servicing

The Owner has submitted a Functional Servicing Report prepared by Schaeffers Consulting Engineers, dated June 26, 2015, which demonstrates that the water supply, sanitary servicing and stormwater management plans for the subject development are consistent with City's criteria and can be accommodated by the Block 12 Spine services.

The subject lands will be serviced by a new 200 mm watermain, which will be connected to the existing 200 mm watermain on Janessa Court.

The subject site will be serviced by a new 200 mm diameter sanitary sewer along the proposed road and along the existing Storm Water Management (SWM) Pond 2. This sewer will be connected to the existing 200 mm diameter sanitary sewer located on an easement south of existing SWM Pond 2.

c) Stormwater Management

The runoff from the subject lands is designed to be collected and conveyed to SWM Pond 2 via minor and major drainage systems. There is a 0.16 ha area draining south uncontrolled into the valley lands due to the grading constraints.

A Clean Water Collector System was not recommended due to the soil or groundwater conditions. However, a rear yard infiltration trench system, sized to infiltrate the first 5 mm of precipitation from the impervious areas has been incorporated into the subdivision design. The trenches will receive runoff from the rooftops and rear yards.

The subject site will be serviced by a new 375 mm diameter storm sewer along the proposed road. This sewer will be connected to the existing 450 mm diameter storm sewer located on easement north of the existing SWM Pond 2.

d) Servicing Capacity Allocation

On May 19, 2015, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City. Accordingly, servicing capacity for the subject development is available and unrestricted for the proposed six detached dwelling units. A condition to this effect is included in the recommendation of this report.

e) Environmental Site Assessment

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

- Site Screening Questionnaire;
- Soil Probe Ltd. (SPL) report entitled "Phase One Environmental Site Assessment, Proposed Janessa Court Development, Block 12 at Janessa Court and Lady Fenyrose Avenue, City of Vaughan, Ontario" dated January 7, 2014;
- SPL report entitled "Phase Two Environmental Site Assessment, Proposed Janessa Court Development, Block 12 at Janessa Court and Lady Fenyrose Avenue, Vaughan, Ontario" dated January 7, 2014; and
- Ministry of the Environment (MOE) Record of Site Condition (RSC) # 212908 filed to the Environmental Site Registry on April 3, 2014.

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

f) Lot Grading

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

g) Noise Report

The Owner has submitted an Environmental Noise Analysis prepared by Valcoustics Canada Ltd, dated March 19, 2015, which concludes that there are no environmental noise sources that will produce sound exposure levels exceeding the Ministry of Environment and City of Vaughan noise guidelines. Noise mitigation is not required for the proposed development site.

#### Toronto and Region Conservation Authority (TRCA)

The TRCA has no objections to Zoning By-law Amendment File Z.14.009, subject to the implementing Zoning By-law recognizing the open space buffer areas (Blocks 7 and 8) with an appropriate open space category prohibiting development, being the OS5 Open Space Environmental Protection Zone.

The TRCA has no objection to Draft Plan of Subdivision File 19T-15V001, subject to the conditions of approval in Attachment #1c).

#### Archaeological

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

#### Parkland Dedication

The lands are designated "Low-Rise Residential" by VOP 2010 and were identified as such by OPA #600 and on the Block 12 Community Plan. The subject lands were considered in the overall parkland dedication calculation for the Block 12 Community Plan. Accordingly, no further cash-in-lieu or parkland dedication is required.

#### Vaughan Parks Development Department

An existing pedestrian trail connection from Lady Fenytrose Avenue to the Maple Nature Reserve traverses through the subject lands, as shown on Attachments #3 and #4.

The Owner shall ensure that the construction and realignment of the trail shall coincide with the construction of "Street "A", and that the appropriate signage is installed to the satisfaction of the Vaughan Parks Development Department and at no cost to the City. In addition, all proposed works that impact or disturb the use of the existing trail must be restored to existing or better conditions. The Owner is to design and construct the realignment of the trail to AODA (Accessibility for Ontarians with Disabilities Act) standards, including, but not limited to, bollards and ramps to ensure smooth and safe connection between the road, sidewalk and the existing trail to the satisfaction of the Parks Development Department and at no cost to the City. Conditions to this effect are included in Attachment #1.

#### School Boards

The York Region District School Board, York Catholic District School Board, and Conseil Scolaire de District Catholique Centre-Sud, have no objections to the subject development applications, and require no conditions.

#### Canada Post

Canada Post Corporation has no objection to the proposed development applications, subject to their Conditions of Approval in Attachment #1 e).

#### Utilities

Bell Canada and Rogers have no objections to the proposed Draft Plan of Subdivision.

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

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

### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

i) **Lead and Promote Environmental Sustainability**

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

ii) **Plan and Manage Growth & Economic Well-Being**

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

### **Regional Implications**

York Region has advised that the proposed development is located within the Bathurst Trunk Wastewater Service Area and will be serviced by Water Pressure District #6. York Region requires that the proposed Draft Plan of Subdivision receive water and wastewater servicing allocation from the City of Vaughan, which has been identified and allocated in the recommendation of this report.

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

York Region has no objection to the approval of the Zoning By-law Amendment and Draft Plan of Subdivision applications, subject to their pre-conditions and conditions in Attachment #1b).

### **Conclusion**

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.14.009 and Draft Plan of Subdivision File 19T-15V001, in accordance with the applicable City Official Plan policies, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The applications will facilitate a six unit single detached residential development that is consistent and compatible with the surrounding land uses, and conforms to the Official Plan. Accordingly, the Vaughan Development Planning Department can support the approval of Zoning By-law Amendment File Z.14.009 and Draft Plan of Subdivision File 19T-15V001, subject to the recommendations in this report and the conditions of approval set out in Attachment #1.

### **Attachments**

1. Standard Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision - File 19T-15V001 and Proposed Zoning
5. Demonstration Plan
6. Conceptual Elevation Plan
7. Previous Development Proposal (Draft Plan of Condominium - File 19CDM-14V003)

**Report prepared by:**

Mark Antoine, Planner, ext. 8212  
Christina Napoli, Senior Planner, ext. 8483

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

MAURO PEVERINI  
Senior Manager of Development Planning

/LG /CM

# **ATTACHMENT NO. 1**

## **STANDARD CONDITIONS OF DRAFT APPROVAL**

### **DRAFT PLAN OF SUBDIVISION FILE 19T-15V001 (THE PLAN) SILVERPOINT (PENINSULA) INC. (OWNER) LOTS 24 AND 25, CONCESSION 2, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (THE CITY) THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-15V001, ARE AS FOLLOWS:**

The Owner shall satisfy the following Conditions of Approval:

1. The conditions of Approval of the City of Vaughan as set out on Attachment No. 1a)
2. The Conditions of Approval of York Region as set out on Attachment No. 1b) and dated June 23, 2015.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 1c) and dated July 31, 2015.
4. The Conditions of Approval of Enbridge Gas as set out on Attachment No. 1d) and dated May 25, 2015.
5. The Conditions of Approval of Canada Post as set out on Attachment No. 1e) and dated May 28, 2015.

#### **Clearances**

1. 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 commenting agencies agree to registration by phases and provide clearances, as required in Conditions in Attachment No's. 1a), 1b), 1c), 1d) and 1e), for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
2. The City shall advise that Conditions on Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. York Region shall advise that Conditions on Attachment No. 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. The Toronto and Region Conservation Authority shall advise that the Conditions on Attachment No. 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Enbridge Gas Distribution Inc. shall advise that the Conditions on Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Canada Post shall advise that the Conditions on Attachment No. 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

## **ATTACHMENT NO. 1a)**

### **CONDITIONS OF APPROVAL**

#### **City of Vaughan Conditions**

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Malone Given Parsons, drawing #15-2343, dated February 19, 2015, revised on May 14, 2015 and further revised on August 18, 2015.
2. The lands within this Plan shall be appropriately zoned by a zoning by-law which has come into effect in accordance with the provisions of The Planning Act.
3. The Owner shall pay any and all outstanding application fees to the Vaughan Planning Department, in accordance with the in-effect Tariff of Fees By-law.
4. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block 12 Plan, if required, to reflect any significant alterations caused from this Plan approval.
5. The Owner shall enter into a subdivision agreement with the City to satisfy all financial and other conditions, with regard to such matters as the City may consider necessary, including payment of development levies and the woodlot development charge, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
6. The Owner shall agree to create easements for maintenance purposes for all lots providing less than 1.2 m side yards, or having roof encroachments, prior to transfer of land.
7. Prior to final approval, easements required for utility, drainage and construction purposes shall be created and granted to the appropriate authority(ies), free of all charge and encumbrances.
8. The road allowance within this Plan shall be named to the satisfaction of the City, in consultation with the Regional Transportation and Community Planning Department. Proposed street names shall be submitted by the Owner for approval by Vaughan Council and shall be included on the first engineering drawings.
9. The road allowance included in the Plan, intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves shall be designed to the satisfaction of the City and shall be dedicated to the City free of all charge and encumbrances. 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.
10. 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.
11. The Owner shall agree that the location and design of the construction access shall be approved by the City and/or the appropriate authority.
12. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.

13. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the Plan; any modification to off-site driveways required to accommodate this Plan shall be co-ordinated and completed at the cost of the Owner.

14. Prior to the initiation of grading, and prior to the registration of the Plan or any phase thereof, the Owner shall submit to the City for review and approval the following:

A detailed engineering report that describes the storm drainage system for the proposed development within this Plan, which 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) the location and description of all outlets and other facilities;
- c) storm water management techniques which may be required to control minor or major flows; and
- d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

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

15. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.

16. The Owner shall agree in the subdivision agreement 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.

17. Prior to final approval, the Owner shall pay the proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the Plan.

18. 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.

19. The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.

20. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermain within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis 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.

21. a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assign regarding the design,

installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a development agreement with PowerStream Inc. which addresses the foregoing requirements.

- b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of PowerStream Distribution Inc. and the City.
22. The Owner shall convey the following lands to the City or the Toronto and Region Conservation Authority (TRCA), where appropriate, free of all charge and encumbrances:
- a) Blocks 7, 8 and 9 for open space purposes
  - b) Block 10 for park purposes
23. The Owner shall agree to erect fencing in the locations and of the types as shown on the approved construction drawing and as required by the City, in accordance with an Urban Design and Architectural Design Guidelines.
24. The Owner shall agree to pay the City at the time of registration of the Plan, payment at the rate of \$1,000.00 per residential unit, plus \$500.00 per future unit on each part lot, as per Schedule "I", in accordance with the Special Area Woodlot Development Charge By-law.
25. Prior to final approval, the Owner shall submit a tree assessment, including an inventory of all existing trees, assessment of significant trees to be preserved, and proposed methods of tree preservation/or remedial planting; the Owner shall agree to undertake the measures identified in the City-approved assessment.
26. Prior to final approval, the Owner shall agree in the subdivision agreement to the following:
- a) A control architect shall be retained at the cost of the owner with concurrence of the City to ensure compliance with the architectural design guidelines
  - b) Prior to submission of individual Building Permit applications, the control architect shall have stamped and signed drawings certifying compliance with the Vaughan Council approved Block 12 Community architectural design guidelines;
  - c) The City may undertake periodic review to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by a control architect and retain another control architect, at the expense of the Owner;
  - d) Co-ordination of the urban design/streetscape elements including fencing treatments and street tree planting with the approved Block 12 Community landscape masterplan and urban design guidelines prepared by Paul Cosburn Associates Limited; and,
  - e) Edge restoration along the valley lands.
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 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 proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement.”
- The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is NOT a requirement of this subdivision agreement. The City of Vaughan does not control the return of such deposits and purchasers/tenants must direct inquiries regarding this return to their vendor/landlord.”
- “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the Canadian Radio and Telecommunications Commission (CRTC) authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.”
- “Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Zoning By-law 1-88, as amended, as follows:
  - a) The maximum width of a driveway shall be 6 metres measured at the street curb, provided circular driveways shall have a maximum combined width of 9 metres measured at the street curb.
  - b) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Width of Driveway
6.0 - 6.99m <sup>1</sup>	3.5m
7.0 - 8.99m <sup>1</sup>	3.75m
9.0 – 11.99m <sup>1</sup>	6.0m
12.0m and greater <sup>2</sup>	9.0m

<sup>1</sup>The Front Yard on Lots with a Frontage of between 6.0 – 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

<sup>2</sup>The Front Yard on Lots with a Frontage of 12.0m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2.”

- "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 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."
- "Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this subdivision agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings."
- "The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is NOT a requirement of this subdivision agreement."
- "The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City, or the Region of York and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter, the maintenance of the noise attenuation feature or fencing shall be the sole responsibility of the Lot Owner. Landscaping provided on Regional Road right-of-ways by the Owner or the City for aesthetic purposes shall be approved by the Region and maintained by the City with the exception of the usual grass maintenance."

- “Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner’s responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice.”
  - “Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City’s waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue.”
- (b) abutting or in proximity of any parkland or walkway:
- “Purchasers and/or tenants are advised that the lot abuts a “Neighbourhood Park” of which noise and lighting may be of concern due to the nature of the park for active recreation.”
- (c) encroachment and/or dumping:
- “Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot/block to the park and/or open space are prohibited.”
- (d) gate of access point:
- “Purchasers and/or tenants are advised that the installation of any gate of access point from the lot/block to the park is prohibited.”
- (e) Landfill:
- “Purchasers and/or tenants are advised that the City of Toronto owned and operated a landfill within 4 kilometres of the property and the facility is now closed and will be redeveloped into a passive park.”
- (f) Storm Water Management (SWM) pond and open space:
- “Purchasers and/or tenants are advised that the adjacent open space or stormwater management facility are designed for renaturalization and therefore, shall receive minimal maintenance.”
- (g) Oak Ridges Moraine:
- “Purchasers and/or tenants are advised that the Plan lies within the boundary of the Oak Ridges Moraine as defined through the Oak Ridges Moraine Conservation Plan, April 22, 2002.”

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

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. No Building Permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan.
- the Block Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines, etc.
  - the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval.
  - the location of parks, open space, stormwater management facilities and trails.
  - the location of institutional uses, including schools, places of worship, community facilities.
  - the location and type of commercial sites.
  - colour-coded residential for singles, semis, multiples, and apartment units.
  - the following notes in BOLD CAPITAL TYPE on the map:

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

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

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

*[In such circumstances, the Owner is responsible for updating the map and forwarding it to the City for verification.]*
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. The Owner shall agree in the subdivision agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Draft Plan, to the satisfaction of the City.
32. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final Plan to the satisfaction of the City.

33. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available for the Plan.
34. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study for the review and approval of the City that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.
35. Prior to final approval of the Plan, and/or any conveyance of land, and/or any initiation of grading or construction, the Owner shall submit the Environmental Site Assessment (ESA) Phase 1 Report and if required, Phase 2 Report and the Remedial Action Plan for the lands within the Plan, in accordance with the Ontario Regulation 153/04, "Soil, Ground Water and Sediment Standards" for Use Under Part XV.1 of the Environmental Protection Act. In addition, for park blocks and open space blocks, a Phase II Environmental Site Assessment (ESA) report is to be carried in accordance with the "Guideline Phase II Environmental Assessment, Proposed Parkland, City of Vaughan" and submitted to the City for review and approval.
36. Prior to the initiation of the grading or stripping of top soil and final approval, the Owner shall submit a top soil storage Plan detailing the location, size, slopes stabilization methods and time period, for the review and approval by the City. Top soil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the either park or school blocks.
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 agree in the subdivision agreement to construct a 1.5 metre high black vinyl chain link fence along the limits of the residential lots where they abut the open space, valley/woodlot, storm water management, and/or park blocks to the satisfaction of the City.
39. The Owner shall agree in the subdivision agreement to provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian, cycling facilities, transit routes, roundabouts, and carpooling and park-and-ride facilities (if applicable) to the satisfaction of the Development Engineering and Infrastructure Planning Services Department.
40. Prior to final approval of the Plan, the Owner shall submit an environmental noise and/or vibration report to the City for review and approval. The preparation of the noise/vibration report shall include the ultimate traffic volumes associated with the surrounding road network and railway to according to the Ministry of Environment Guidelines. The Owner shall convey any required buffer block(s) for acoustic barrier purposes, free of all costs and encumbrances, to the satisfaction of the City. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the approved noise/vibration report to the satisfaction of the City.
41. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 12 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 12. The Owner acknowledges that parkland shall be dedicated and/or cash-in-lieu paid in accordance the Planning Act and conform to the City's "Cash-in-lieu of Parkland Policy". This agreement shall also include a provision for additional developers to participate within the Developers' Group Agreement when they wish to develop their lands.

42. Prior to final approval of the Plan, the Trustee for Block 12 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 12 Developers' Group Agreement.
43. The Owner shall agree in the subdivision agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction the City.
44. The Owner shall agree in the Subdivision Agreement to construct, at no cost to the City, any required sidewalk and/or walkway shown on the approved construction drawings to the satisfaction of the City.
45. Any proposed road allowances, road widening, and daylight corners on the Plan shall be dedicated as public highway on the final plan for registration to the satisfaction of the City and free of all encumbrances.
46. The Owner agrees to include in the Purchase and Sale Agreement for all lots adjacent to the open space areas associated with the creeks, a statement which advises of the public land setback from the top of bank of the creek and that public walkways may be located in this setback area.
47. The Owner shall agree to provide additional information or modify the proposed armour stone retaining wall and sanitary sewer alignment located within SWM Pond #2 to the satisfaction of the Environmental Services Department.
48. Prior to final approval of the Plan, the Owner shall retain the services of a qualified transportation consultant to undertake a functional transportation design report of the proposed intersection design/roadway network. The Owner shall implement the recommendations of the approved functional transportation design report including any adjustments, if required, to the roadway and lotting design to the satisfaction of the City.
49. The Owner shall combine Street "A" with Blocks 230 and Part of Block 196 on Plan 65M-3892 to form the road allowance for the subject lands, to the satisfaction of the City
50. The Owner is to design and construct the realignment of the existing trail to AODA (Accessibility for Ontarians with Disabilities Act) standards including but not limited to bollards and ramps to ensure a smooth and safe connection between the road, sidewalk, and the existing trail to the satisfaction of the Parks Development Department and at no cost to the City.
51. The Owner shall ensure that the construction and realignment of the trail shall coincide with the construction of the new road and that the appropriate signage is installed to the satisfaction of the Parks Development Department and at no cost to the City.
52. Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
53. In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The Owner shall contact the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division, the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.



**Schedule of Pre-Conditions  
19T-15V001**

**Blocks 90, 91 and 92, Registered Plan 65M-4266  
(Silverpoint (Peninsula) Inc.)  
City of Vaughan**

Re: Malone Given Parsons Ltd., Project No. 15-2343, last revised May 14, 2015

1. 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. 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 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,

    - b. The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure;

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.
2. 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 19T-15V001 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.

**Schedule of Draft Plan Conditions**  
**19T-15V001**  
**Blocks 90, 91 and 92, Registered Plan 65M-4266**  
**(Silverpoint (Peninsula) Inc.)**  
**City of Vaughan**

Re: Malone Given Parsons Ltd., Project No.15-2343, last revised May 14, 2015

1. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
2. 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.
3. 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.
4. Prior to final approval, the engineering drawing showing the layout of the watermains and sewers shall be submitted to the Infrastructure Asset Management Branch for review and record.
5. 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. Engineering drawings showing details of the connection shall be submitted for approval.
6. For all lands, the Holding (H) provisions of Section 36 of the *Ontario Planning Act* shall be used in conjunction with all residential zone categories in order to ensure that final plan approval and development of these lands does not occur until such time as the Holding (H) symbol is removed in accordance with the provisions of the *Ontario Planning Act*. The Zoning Bylaw shall specify the terms under which Council may consider the removal of the Holding (H) symbol. Said terms shall include a minimum of the following:
  - The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
  - York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 6 months to 36 months depending on the complexity of the development) to permit the plan registration; or,
  - The Regional Commissioner of Environmental Services confirms servicing allocation for this development by a suitable alternative method and the City of Vaughan allocates the capacity to this development.

7. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Corporate Services Department, outlining all requirements of the Corporate Services Department.
8. 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.
9. The Regional Corporate Services Department shall advise that Conditions 1 to 8 inclusive, have been satisfied.

**ATTACHMENT NO. 1c)**  
**TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)**



July 31, 2015

**Re: Zoning By-law Amendment Application Z.14.009  
Draft Plan of Subdivision Application 19T-15V001  
Part of Lots 24 and 25, Concession 2  
Blocks 90-92, Registered Plan No. 65M-4266  
City of Vaughan  
(Silverpoint (Peninsula) Inc.)**

**TRCA's Conditions of Draft Plan Approval**

TRCA staff recommends approval of Draft Plan of Subdivision 19T-15V001, Blocks 90, 91 and 92, Registered Plan No. 65M-4266, City of Vaughan, Regional Municipality of York, prepared by Malone Given Parsons Ltd., revised May 14, 2015, subject to the following conditions:

1. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) and plans to the satisfaction of TRCA in accordance with the approved Block 12 Master Environmental Servicing Plan and more recent Functional Servicing Report (prepared by Schaeffers Consulting Engineers, revised April 2015), as may be amended to the satisfaction of TRCA and the City of Vaughan. This submission shall include:
  - i. A description of the storm drainage system (quantity and quality) for the proposed development;
  - ii. Plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system;
  - iii. Appropriate stormwater management techniques which may be required to control minor and major flows;
  - iv. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural system, both aquatic and terrestrial;
  - v. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
  - vi. Proposed measures to promote infiltration and maintain water balance for the plan area;
  - vii. Proposed measures to maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development;

- viii. An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation and any permitting requirements;
  - ix. Grading plans for the subject lands;
  - x. Cross-sections and details where grading is proposed in or adjacent to the Open Space Buffers (Blocks 7 and 8 inclusive);
  - xi. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
  - xii. The location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended; and
  - xiii. A response indicating how TRCA's detailed comments dated July 31, 2015 on Zoning By-law Amendment Application Z.14.009 and Draft Plan of Subdivision Application 19T-15V001 have been addressed and incorporated into the detailed engineering report (or reports) and plans.
- 2. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner prepare a tree protection and preservation plan for the site to the satisfaction of TRCA.
  - 3. That prior to the registration of this plan or any phase thereof, the Owner prepare comprehensive edge management plans/restoration planting plans to the satisfaction of TRCA for the Open Space Buffers (Blocks 7 and 8 inclusive).
  - 4. That prior to the registration of this plan or any phase thereof, the Owner prepare a plan that addresses the removal and restoration of historical, man-made intrusions in the Open Space Buffers (Blocks 7 and 8 inclusive) to the satisfaction of TRCA, which must include but is not limited to the removal of paths, culverts, structures, fences, debris, etc. and the restoration of these areas to a natural state.
  - 5. That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
  - 6. That the Open Space Buffers (Blocks 7 and 8 inclusive) be dedicated to TRCA or the City of Vaughan, free of all charges and encumbrances, to the satisfaction of TRCA.
  - 7. That the implementing zoning by-law recognize the Open Space Buffers (Blocks 7 and 8 inclusive) in an open space, or other suitable environmental zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.
  - 8. That the Owner provide a copy of the approved implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
  - 9. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA:

- i. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval (see TRCA's letter dated July 31, 2015);
  - ii. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA;
  - iii. To obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA;
  - iv. To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA;
  - v. To erect a permanent fence along all residential lots that abut the Open Space Buffers (Blocks 7 and 8 inclusive) to the satisfaction of TRCA;
  - vi. To prohibit grading works within the Open Space Buffers (Blocks 7 and 8 inclusive) unless approved by TRCA; and
  - vii. To prohibit retaining walls in or adjacent to the Open Space Buffers (Blocks 7 and 8 inclusive) unless approved by TRCA.
10. That this draft plan of subdivision be subject to red-line revision(s) in order to meet the requirements of TRCA's conditions of draft plan approval (see TRCA's letter dated July 31, 2015), if necessary, to the satisfaction of TRCA.
11. That the Owner provide a copy of the fully executed subdivision agreement to TRCA, when available, in order to expedite the clearance of conditions of draft plan approval.

**TRCA's Comments on the Zoning By-law Amendment Application**

TRCA's comments on Zoning By-law Amendment Application Z.14.009 can be found above within the conditions of draft plan approval for Draft Plan of Subdivision Application 19T-15V001.



Enbridge Gas Distribution  
500 Consumers Road  
North York, Ontario M2J 1P8  
Canada

May 25, 2015

Mark Antoine  
Planner  
City of Vaughan  
Development Planning Division  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

Dear Mark Antoine,

Re: Draft Plan of Subdivision and Zoning By-law Amendment  
Silverpoint (Penninsula) Inc.  
Pt Lots 24 & 25, Concession 2, Blocks 90, 91 & 92, Registered Plan No. 65M-4266  
City of Vaughan  
File No.: 19T-15V001 and Z-14-009  
Related: Z.14.008, DA.14.016 and 19CDM-14V003

No changes to identified conditions and comments that were previously identified under application 19CDM-14V003, DA-14-0146 and ZA-14008.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nikki DeGroot'.

**Nikki DeGroot**

Municipal Planning Advisor  
Distribution Planning & Records

**ENBRIDGE GAS DISTRIBUTION**

TEL: 416-758-4754

500 Consumers Road North York, Ontario M2J 1P8

[enbridgegas.com](http://enbridgegas.com)

**Integrity. Safety. Respect.**

ND/se



**ENBRIDGE GAS DISTRIBUTION INC.**

**500 Consumers Road  
North York, ON M2J 1P8**

**Mailing Address  
P.O. Box 650  
Scarborough, ON M1K 5E3**

APRIL 9<sup>TH</sup>, 2014

**MARK ANTONIE  
TOWN PLANNER  
CITY OF VAUGHAN  
DEVELOPMENT PLANNING DEPARTMENT  
2141 MAJOR MACKENZIE DR  
VAUGHAN ON L6A 1T1**

Dear Mark Antonie:

**RE: ZONING BY-LAW AMENDMENT, SITE DEVELOPMENT and  
DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS)  
SILVERPOINT (PENISULA) INC.  
PART LOTS 24 AND 25, CONCESSION 2 AND  
BLOCKS 90-92, REG. PLAN NO. 65M04266  
CITY OF VAUGHAN WARD: 4  
FILE NO.: DA-14-016, Z-14-009, 19CM-14V003**

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing [SalesAreA30@enbridge.com](mailto:SalesAreA30@enbridge.com) for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and /or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Distribution at no cost.

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact [SalesArea@enbridge.com](mailto:SalesArea@enbridge.com).

The applicant will grade all road allowances to as final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Regards,

A handwritten signature in black ink, appearing to read 'Nikki DeGroot', with a stylized flourish at the end.

**Nikki DeGroot**  
Municipal Coordination Advisor  
Distribution Planning  
(416) 758-4754  
[municipalnotices@enbridge.com](mailto:municipalnotices@enbridge.com)

ND: rv

## ATTACHMENT NO. 1e)

May 28, 2015

Mark Antoine  
City of Vaughan  
Planning Department

Reference: **19T – 15V001 – Related File: Z.14.009**  
**Pt lots 24 & 25, Concession 2, Blocks 90, 91 & 92 - City of Vaughan.**

Canada Post will not be requiring a CMB set-up fee for the above referenced project. It is requested that the following comments be incorporated into the conditions of Draft Approval for this plan

In order to provide mail service to the **6** lots, Canada Post requests that the owner/developer comply with the following conditions: (New Commenting)

- ⇒ The owner/developer will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the **City of Vaughan**.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.  
The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with Specific clauses in the Purchase offer, on which the homeowners does a sign off.

The owner/developer agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:

1. A Community Mailbox concrete base pad per Canada Post specifications.
2. Any required walkway across the boulevard, as per municipal standards
3. Any required curb depressions for wheelchair access

(2)

The owner/developer further agrees to determine, provide and fit up (a) suitable temporary Community Mailbox location(s) which may be utilized by Canada Post until the permanent mailbox pads, curbs, sidewalks and final grading have been completed at the permanent CMB site locations. (a gravel area with a single row of patio stones - spec to be provided) This is will enable Canada Post to provide mail service to new residences as soon as homes are occupied. **The developer further agrees to fit up the temporary area 30 to 60 days prior to the first occupancy and notify Canada Post of the first occupancies at this time. (The developer should provide evidence of how they intend to co-ordinate this activity in a timely manner to a safe and clean usable area)**

**\*\*If Applicable**, Canada Post Corporation's Multi Unit Policy will be in effect for any blocks designated to have Multi Unit Buildings. It will be the Owner's responsibility to purchase and maintain Centralized Mail Boxes for this development type.

**\*\*Any institutions in this plan** will be treated as a single business and will be provided mail delivery to 1 Point of Call

**\*\*The Developer** will be required to provide signature for a License to Occupy Land agreement for any Condominiums and provide winter snow clearance

**\*\* Enhanced Community Mailbox Sites** with roof structures will require documentation as per Canada Post Policy

**\*\* There will be one mail delivery point** to each unique address assigned by the Municipality

**\*\*\* It is requested** that the developer notify all new homebuyers of the process to initiate Mail Delivery. Once the homeowner has closed their home sale, the new homeowner can go to the local Post office and show their warranty documentation as well as a license for identification to begin the process of requesting mail delivery. Of note any mail which has been sent to this homeowner in the interim – to this new address - will also be available for pickup at this local Post Office - this is where mail will be held until mail delivery begins.

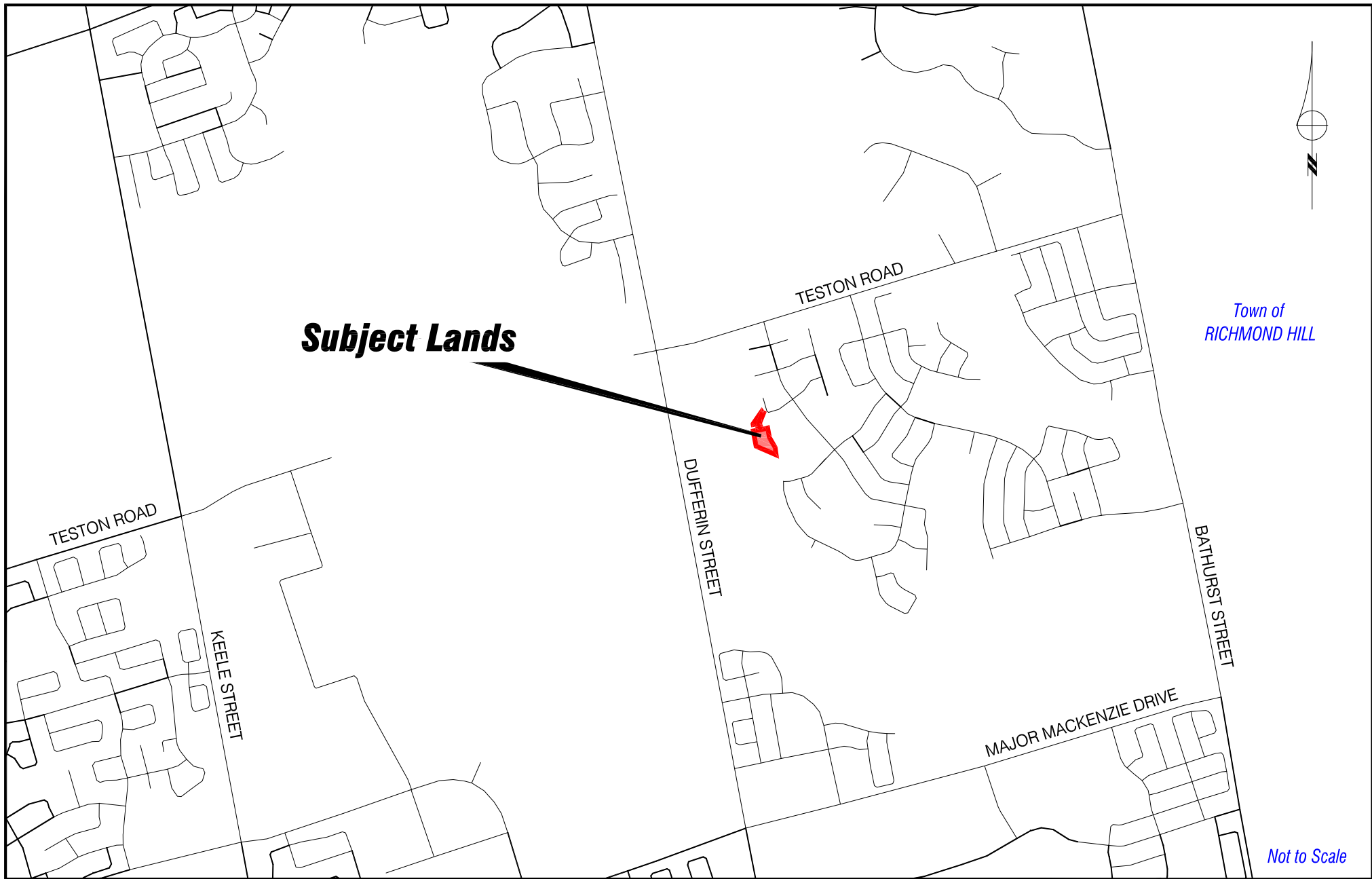
The Location of the Local Post Office is

**51-B Caldari Road Concord, ON – Phone number 905-738-7059**

Should there be any concerns pertaining to these revised comments, please contact the undersigned.

Sincerely,

Michal Wojciak  
Officer, Delivery Planning  
Metro Toronto Region  
905-206-1247 x2026  
200-5210 Bradco Blvd  
Mississauga ON L4W 1G7



## Context Location Map

LOCATION:  
Part of Lots 24 & 25, Concession 2

APPLICANT:  
Silverpoint (Peninsula) Inc.

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## Attachment

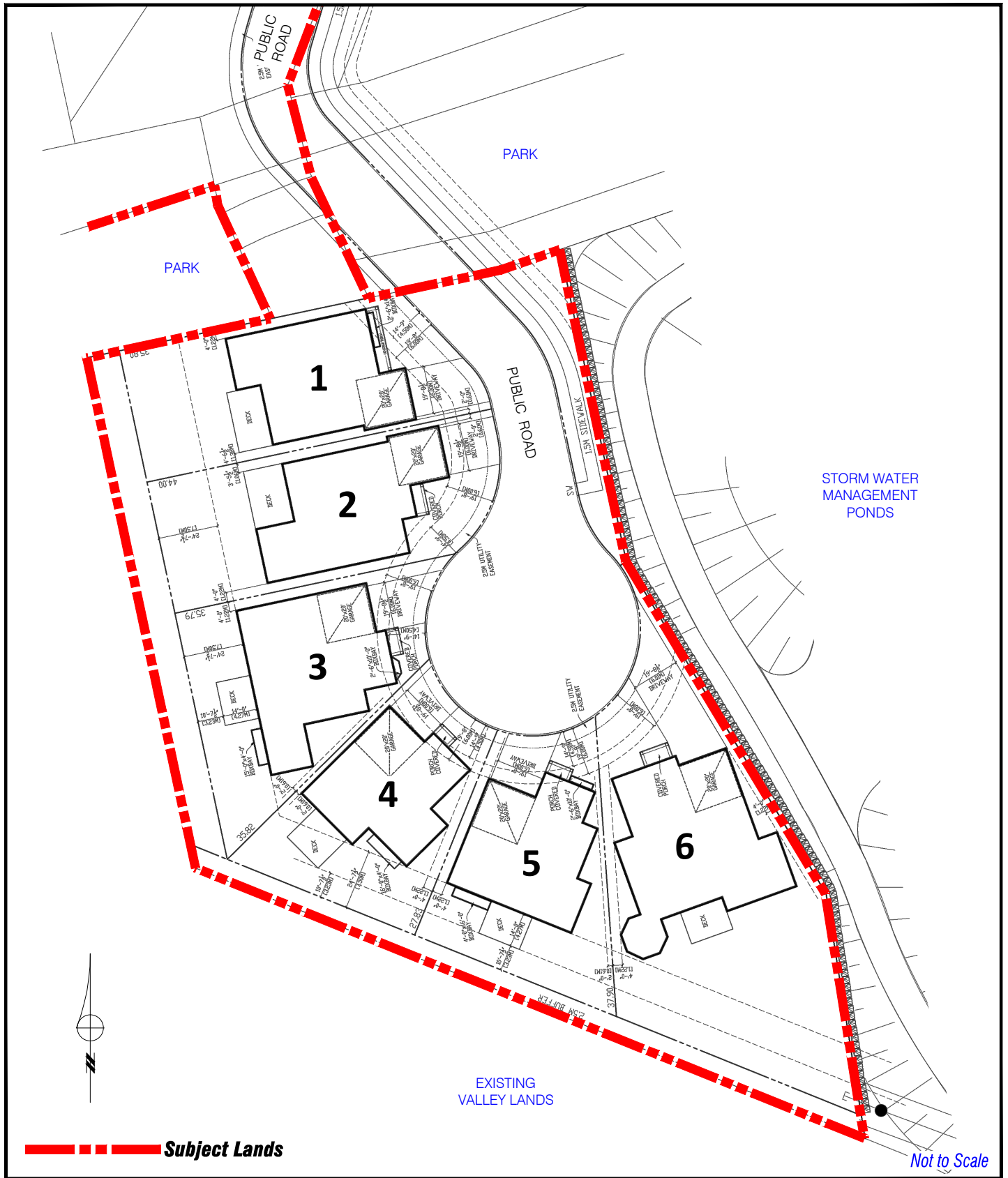
FILES: Z.14.009 &  
19T-15V001

DATE:  
October 7, 2015

2







## Demonstration Plan

LOCATION:  
Part of Lots 24 & 25, Concession 2

APPLICANT:  
Silverpoint (Peninsula) Inc.



## Attachment

FILES: Z.14.009 &  
19T-15V001

DATE:  
October 7, 2015

**5**



TYPICAL DETACHED FREEHOLD UNIT

*Not to Scale*

## Conceptual Front Elevation

LOCATION:  
Part of Lots 24 & 25, Concession 2

APPLICANT:  
Silverpoint (Peninsula) Inc.

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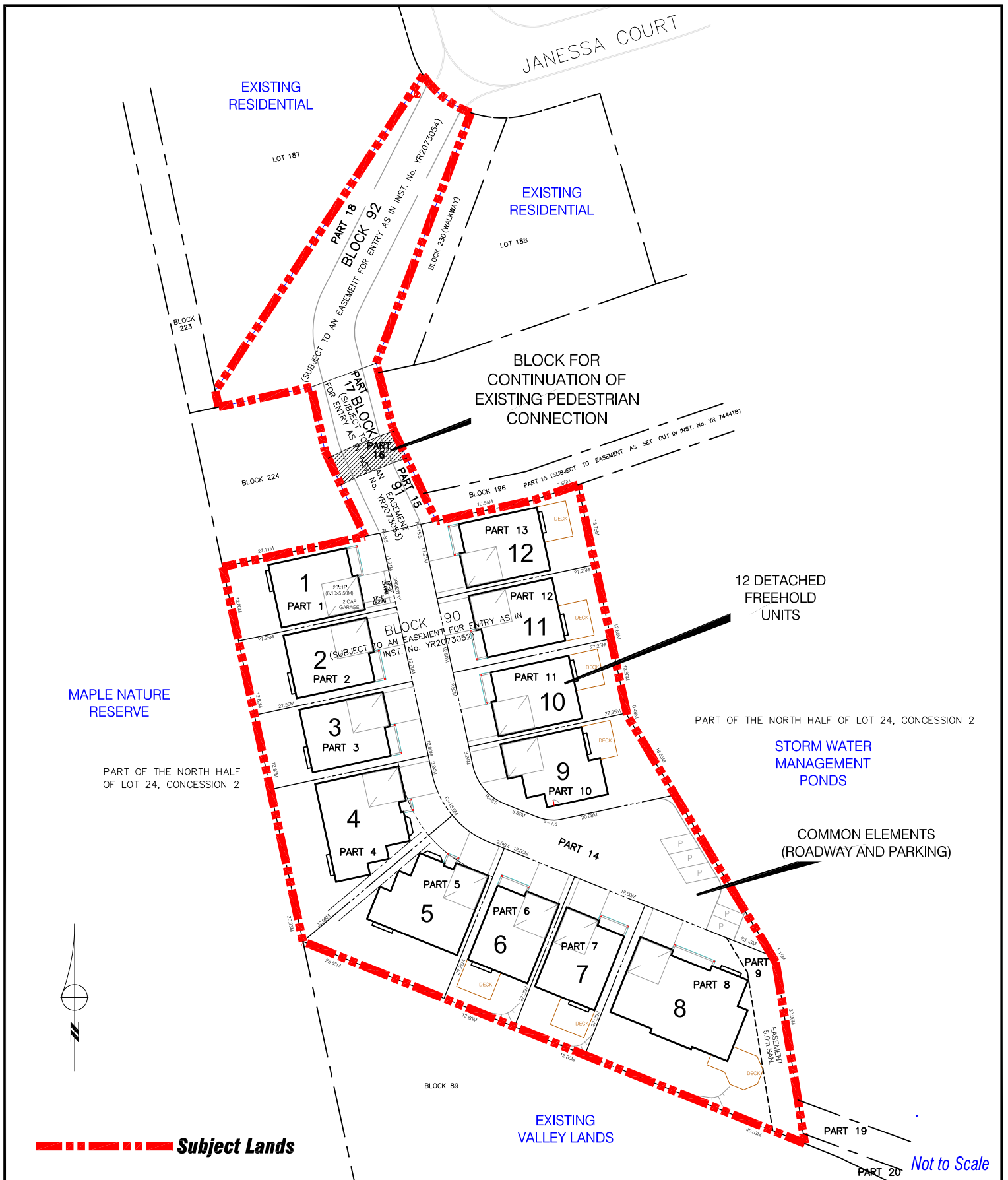


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FILES: Z.14.009 &  
19T-15V001

DATE:  
October 7, 2015

6



Previous Development Proposal  
(Draft Plan of Condominium  
File: 19CDM-14V003)

APPLICANT: Silverpoint (Peninsula) Inc. LOCATION: Part of Lots 24 & 25, Concession 2

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Attachment  
FILES: Z.14.009 & 19T-15V001  
DATE: October 7, 2015  
**7**